

Welcome to the GMCLH Hub Prospectus

26th Feb 2022



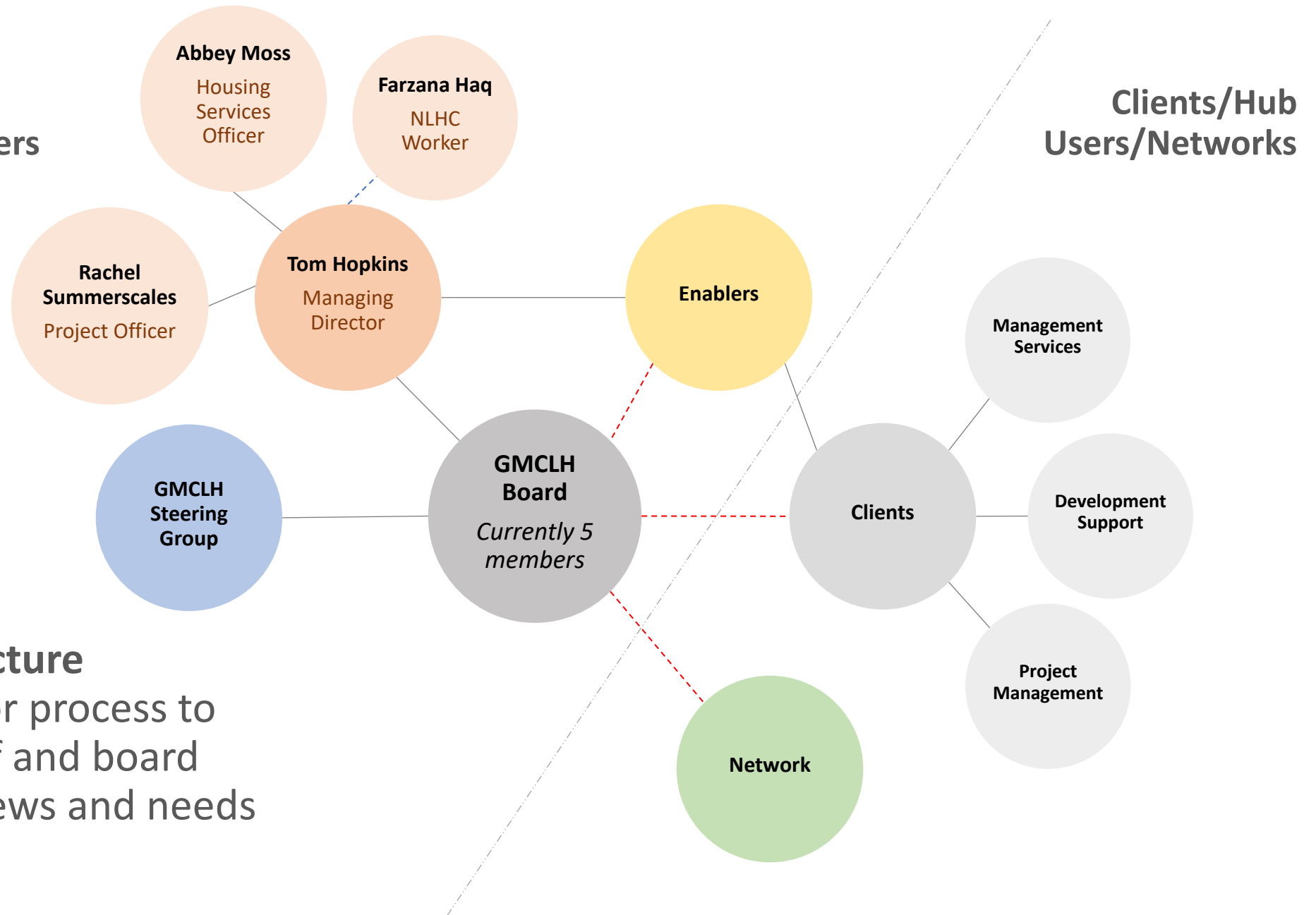
GM Community Led Homes

A hub for advice & support

The journey so far...



Professionals/Paid Staff/Board Members



Current GMCLH Structure

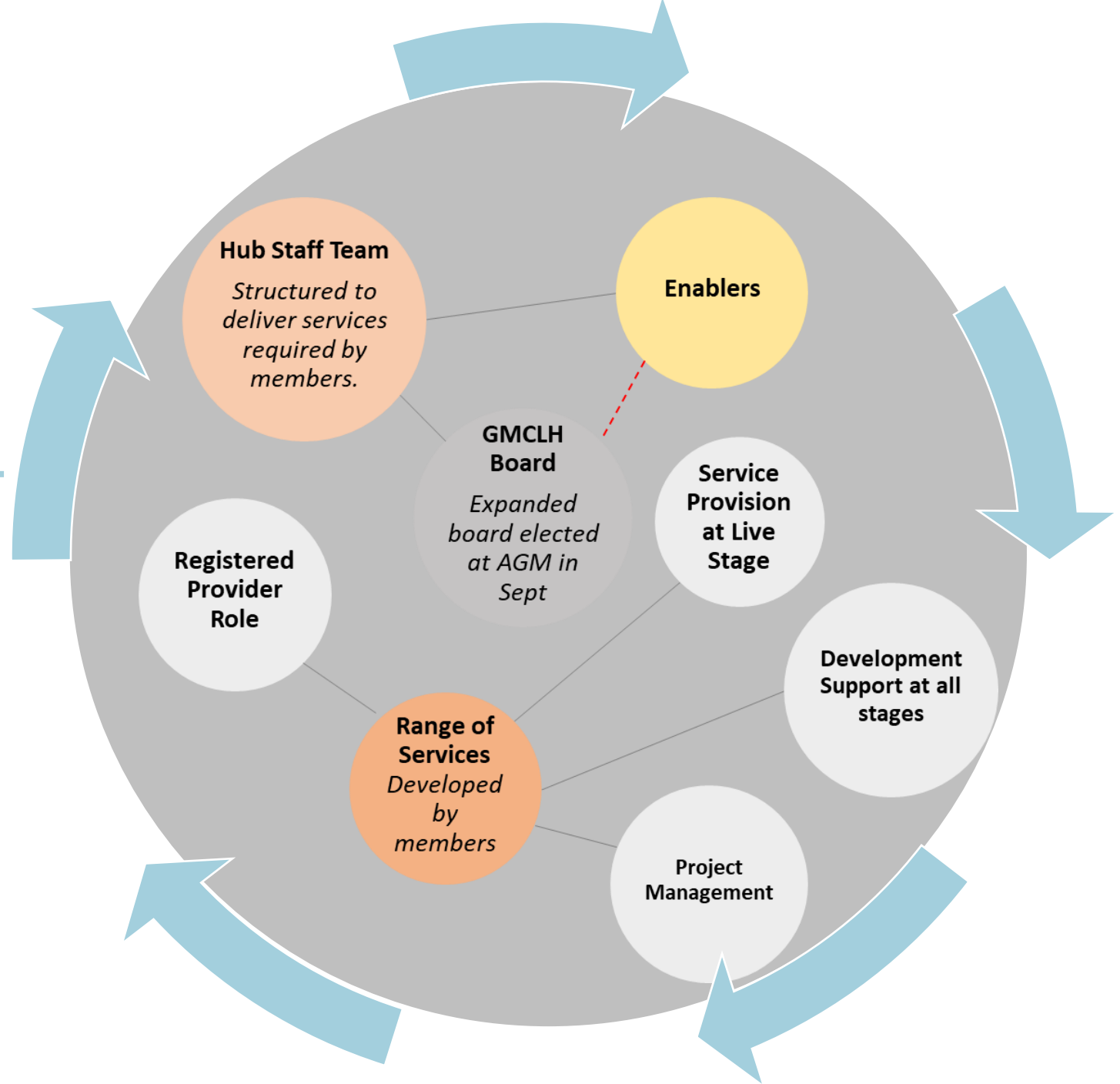
No formal structure or process to connect the Hub staff and board members with the views and needs of the membership.

Future GMCLH Structure

ACTIVE MEMBERSHIP

Members are involved in GMCLH governance

Members can influence the services delivered



Our main activities in 2021

**Building relationships
with Local Authorities,
Registered Providers
and Funders**

**Service Provision to
existing housing
co-ops**

**Building relationships
with groups and our
network**

**Monthly newsletter
and social media
updates**

**Support from Hub
staff and enabler
team**

**Monthly community
forum**

Project management

**Incorporation and
independence**

Projects in Focus

Case studies of some of the active CLH
projects in Greater Manchester



GM Community Led Homes

A hub for advice & support

47 CLH groups across GM at various stages.

- Concept = 6
- Group = 14
- Site = 10
- Plan = 8
- Build = 2
- Live = 7

27 of these are accessing Enabler support or are working closely with Hub staff.

That's a potential **400** new Community Led Homes.



GROUP STAGE

YOUTHOUSE CO-OP

- Working with Rachel (Project Officer) and Barbara (Enabler)
- Co-op registration pending
- Exploring conversion of a care home into housing for young people who are homeless or at risk of becoming homeless
- Exploring modular housing with MSA [MSA LIVE 22 – Manchester School of Architecture](#)
- Developing relationships with key partners



LandAid



SITE STAGE

MUCH

- Manchester Urban Co-housing
- Senior Cohousing Development
- 15 – 20 homes
- South Manchester
- Seeking land - minimum 0.5 acres
- Home | cohousingmanchester.uk



PLAN STAGE

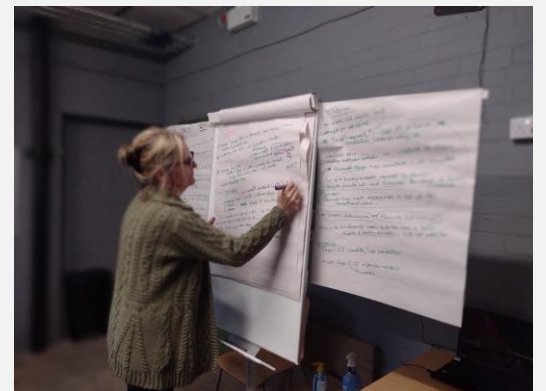
LANGLEY COMMUNITY BENEFITS SOCIETY

- Resonance Community Developers Fund
- Project Managed by the Hub
- Site Search underway with Rochdale Borough Council
- Aim to create c. 20 houses and then more...
- [Home \(langleycommunity.co.uk\)](http://langleycommunity.co.uk)
- [Rochdale's community-led housing pioneers lead the way to more social homes - The Meteor](#)



GMCVO

B Y A architects



BUILD STAGE

THE BROUGHTON TRUST AND INSPIRING HOUSING

- 2 CLH projects funded by Salford Council and delivered by Derive
- Planning permission approved for both
- Contractors appointed
- Over 60 affordable units
- [Salford's Inspiring Homes Community Land Trust](#), are creating much needed [social housing - The Meteor](#)



Salford City Council



Derive
Salford

broughton
trust

LIVE STAGE

SENSIBLE HOUSING CO-OP NEW LONGSIGHT HOUSING CO-OP

- Sensible has 28 homes and members have engaged the Hub to provide housing management services including rent and repairs. [Sensible Housing Co-operative \(sensiblehousingcooperative.org.uk\)](http://sensiblehousingcooperative.org.uk)
- NLHC has 85 homes and members have engaged the Hub to provide a rent collection service, HR and policy review support. [New Longsight Housing Co-operative \(wordpress.com\)](http://wordpress.com)
- Staff members Tom and Abbey deliver these services.



SeNsible
Housing CO-OP LTD



More about what we've been
doing and the people and
groups we're working with...

Background and Progress to Date

In early 2020 the GM Hub carried out consultations to ensure that our development was in line with the needs of the CLH groups we are here to support.

Despite a global pandemic slowing down many of our actions we are delighted to report on our progress with your suggestions.

Provide support for **established groups** so that they remain **strong and viable** organisations.

We are currently providing support to **9** established providers, from Co-ops to Emmaus projects, supporting expansion plans as well as strengthening governance and operations management.

27 active projects are accessing support from our Enabler team or Hub staff at all stages of CLH development from 'Group' to 'Live'.

In total we are aware of over **50** CLH groups.

Our networking reaches many more groups in GM and beyond which provides excellent learning opportunities.

Have the same organisational **values** and **priorities** as the CLH projects we are here to serve.

In August 2021 The Hub applied to register as an independent **Community Benefit Society** with founder members drawn from the existing Steering Group.

All founder members are from a CLH group or the VCSE sector.

The launch event in February will help us shape this even further.

Work in
partnership to
save groups the
requirement to
become a
**registered
provider.**

In order to become a Registered Provider we must first acquire or develop some homes.

The Hub has secured the resources to enable us to apply to be a Registered Provider.

The challenge now is identifying a suitable partner project to provide the housing stock required.

Act as a
**development
agent** for CLH
groups with
access to
Homes England
grant.

3 GM groups secured grants from the Community Housing Fund in 2020.

1 group were successful in 2021.

The Hub has also contributed to a nationwide recommendation to government on the future of funding for CLH and the government commissioned independent review, both of which recommend future investment in community led housing.

Develop **new forms** of community led housing.

Current projects include

- housing co-ops, co-housing
- tiny homes, mutual home ownership
- self-build, modular homes, affordable homes
- supported living models for people who are younger, older, in between ages, homeless, students, LGBTQ+, from defined communities, key workers and veterans...

...the list goes on.

We are proud that GM is showcasing that community led housing can provide solutions for all sorts of people in all sorts of ways.

Enhance
community group
relationships with
partners -
funders, local
authorities,
Homes England
and developers.

This is an ongoing area of development but we are currently in contact with groups in every GM authority (apart from Stockport) and building relationships with key officers.

In Salford there are two CLH developments with planning permission granted and in Oldham a community self-build already has some residents in their own homes.

We are working closely with the Resonance Fund, GMCVO and GMCA who are supporting and financing a number of CLH projects, and GMCVO host the registered office for the new CBS.

In Trafford we are supporting a co-housing group to purchase a site as part of a wider developer led project.

We have also strengthened connections with Housing Associations – Irwell Valley Homes provided the Hub with a base before we became independent, and others are working in partnership with community groups to develop exciting projects.

Offer
**management
services** to
community led
housing groups.

From October 2021 the Hub has delivered services to **2** housing co-ops.

The Hub has enabled the co-ops to pool resources to buy in expertise that would otherwise have been more difficult for them to access.

Using these pooled resources the Hub has been able to employ a Housing Services Officer to support the two co-ops.

Both co-ops expect to work with the Hub to provide additional support services in the near future to provide expertise with their planned maintenance programmes.

Increase democratic accountability.

Until September 2021 the Hub was managed by a Steering Group with representatives from CLH groups, Irwell Valley Homes, GMCA and GMCVO.

Now we have incorporated as a CBS the Hub will grow both the board and the membership.

This is a major development area over the next few months as we work towards a September AGM with Board elections and our Membership Offer.

Be **responsive** to
the needs of
local people.

One of our core aims is to always be responsive to the needs of local people interested in community led housing.

We keep our community updated through a monthly newsletter and our social media and invite feedback and requests at our monthly forum and through close relationships between Hub staff and key group members.

Building a membership for the Community Benefit Society will allow the Hub to be even more responsive to member needs.

Some things you
asked for are still
a **work in
progress...**

Help the community to benefit from S106 opportunities – this remains a target

Offer protection from the Right to Buy, to keep housing affordable – this remains a target.

Stand uniquely amongst all other housing associations and registered providers in GM – this remains a future aspiration.

Who are our potential members?

47 CLH groups across GM at various stages.

- Concept = 6
- Group = 14
- Site = 10
- Plan = 8
- Build = 2
- Live = 7

27 of these are accessing Enabler support or are working closely with Hub staff.

That's a potential **400** new Community Led Homes.

The following summary uses a traffic light system to demonstrate where in the pipeline they sit.

Ready to Go Projects

- **Inspiring Housing CLT** – Salford. Part of Inspiring Communities Together who are working with SCC to create 24 affordable rent houses as part of the St Luke's former school site development. Planning permission is in place – start on site 2022 – complete 2023.
- **LGBT Foundation** – Manchester. Working to develop GM's first purpose-built LGBT Extra Care Scheme with 103 apartments in Whalley Range in partnership with MCC and Anchor HA. Planning application to be submitted April 2022 - start on site March 2023 - complete March 2025.
- **Langley Community Benefits Society** – Rochdale. Local group creating affordable and social housing for people who wish to remain in Langley. Financed through the Resonance programme. Planning application to be submitted 2022 – start on site late 2022 – completion 2023.
- **Firs Housing Co-op** – Trafford. A Resonance financed project creating community led housing alongside a new leisure and community centre. The housing will provide approx. 20 homes for families with children with additional needs which will also be suitable for independent living in the future.

Ready to Go Projects

- **Emmaus South Manchester** – Manchester. Will provide a home and meaningful work for previously homeless men and women – 19 units. Planning due to be submitted 2022.
- **Broughton Trust Housing** - Salford. Part of The Broughton Trust Charity who are working with SCC to create 45 social rent apartments and houses on the Irwell Valley former school site. Planning granted 17 November 2021 - estimated start Feb 22 - estimated completion June 23.
- **Housing People Building Communities** – Wigan. Partnership project with Wigan HQ to self build 29/29 houses for ex-military veterans. Pre-App registered Oct 2021 – est. start June 2022 – est. completion - Dec 2023.
- **Emmaus Salford** – Salford. Already housing 22 former homeless people on a permanent basis and recently added 10 ‘pods’ to provide short term accommodation in partnership with SCC. The charity are currently seeking new, larger premises in Salford.

Land identified or secured – yet to submit planning and secure finance

- **Commoners Co-op** – Manchester. Site secured in principle in Fallowfield to create 10 apartments.
- **CASC** – Bury. Negotiating on Asset Transfer of Philips Park Stables with Bury Council. Affordable co-housing for local creative practitioners. 17 units plus gallery/communal/community integration space.
- **St Cuthbert's Church** – Manchester. Affordable co-housing scheme for local people – church plus local organisations. Need to negotiate adjacent land from MCC.
- **Timperley Sports Club** – Trafford. Resonance project. Phase 1 sports centre in progress. Phase 2 CLH just started – partnerships being explored.
- **Manchester Intergenerational Co-housing – Manchester/Trafford**. Exploring the creation of co-housing as part of the Bold St development

Group well established – consultation underway – partnerships being formed – site search active

- **Bury Affordable Housing** – Bury. Key worker families looking to build together – 10 units. Attempting to use Asset Transfer to secure Fletcher Fold site.
- **Manchester Student Housing MASH** – Manchester. Aiming to provide student co-op accommodation – a model well established elsewhere in the UK. Seeking their first property.
- **Oldham St Angels** – Bury. Project addressing homelessness – already opened Town Centre support hub and now looking to develop accommodation.
- **Project Recce** – Stockport/Tameside. Project training military veterans up to enter the construction trade. Exploring the possibility to build CLH in partnership with Tameside Link and Irwell Valley Homes. Possible site with planning secured.

Group well established – consultation underway – partnerships being formed – site search active

- **Tameside Link** – Tameside. Established charity aiming to provide supported living for adults with a high level of additional needs. Developing a partnership with Project Recce (above) and Irwell Valley Homes. Possible site with planning secured.
- **Workhouse** – Manchester. Working with Manchester School of Architecture and House Tiny to develop a range of modular self build housing for creatives and former homeless people in Hulme. Councillor support in place to utilise MCC owned sites.
- **House Tiny** – Manchester. Working together with Workhouse and Manchester School of Architecture to develop a range of tiny sized modular housing for first time buyers in Hulme. Councillor support in place to utilise MCC owned sites.

Group well established – consultation underway – partnerships being formed – site search active

- **Youthouse** – Trafford plus other boroughs. Housing Co-op currently housing young people, some formerly homeless, in private accommodation. Now looking to develop their own co-ops and have a Youthouse in every borough.
- **NW Nest** – GM wide. Established group looking for land to create an eco co-housing project for members.
- **Afro Caribbean Friends and Community Association** – Manchester. Established community group looking to create CLH on the site of the existing community centre.
- **Co-op Living Freehold Society** – Manchester. Co-op looking to retrofit older properties to create co-op houses. Currently looking to take over the Satvika co-op house in Chorlton.

Group well established – consultation underway – partnerships being formed – site search active

- **Manchester Urban Co-Housing** – Manchester/Trafford. Long established group with firm plans in place for an older persons co-housing. Looking for land in South Manchester.
- **Manchester Settlement Charity** – Manchester. Established charity looking to create CLH for local people and move on accommodation for young asylum seekers (via an unaccompanied minors contract already in place with MCC).
- **Apiary Housing Co-op** – Manchester. Newly established co-op looking to supportively house transgender tenants.

GMCLH Hub Staff Team

Tom Hopkins

Hub Director

E: tom.hopkins@gmclh.org | **T:** 07594 072108 |

Abbey Moss

Housing Services Officer

E: abbey.moss@gmclh.org | **T:** 07552249194 |

Rachel Summerscales

Project Officer

E: rachel.summerscales@gmclh.org | **T:** 07570 002033 |

W: www.gmclh.org

Download our membership application form here to become a shareholder in Greater Manchester Community Led Homes [GMCLH CBS Membership Application Form Feb 2022.docx](#)

Sign up to our monthly newsletter here <http://eepurl.com/ht-3q1>

