# **Community Land Trusts** and **Approved Housing Bodies**

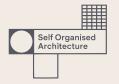
The Potential for Collaboration between Approved Housing Bodies (AHBs) and

101

Community Land Trusts in Ireland

Self Organised Architecture	

Ballyvolane



# Roadmapping a viable CLH sector for Ireland

Self Organized Architecture

ROADMAPPING A VIABLE COMMUNITY-LED HOUSING SECTOR FOR IRELAND

POLICY

#### ROADMAPPING A VIABLE COMMUNITY-LED HOUSING SECTOR FOR IRELAND

Self-organised and Community-Led Housing models (Cohousing) and the Community Land Trust as a basis for enabling democratic and permanently affordable housing and urban renewal in Ireland

OVERVIEW





## **Community-Led Housing**

## **Challenges Facing the Sector**

- Recognition
- No Support Structures
- Finance
- Land

#### **ROADMAPPING A VIABLE COMMUNITY-LED HOUSING** SECTOR FOR IRELAND

Self-organised and Community-Led Housing models (Cohousing) and the Community Land Trust as a basis for enabling democratic and permanently affordable housing and urban renewal in Ireland





#### *Number* 25 *of* 2021

### **AFFORDABLE HOUSING ACT 2021**

Provision of dwellings by housing authorities6. (2) A housing authority may, for the purposes of subsection (1), enter into—

(b) arrangements with a **community-led housing organisation, a housing co-operative or a community land trust**,

CLH: a Class of Affordable Housing



#### Number 25 of 2021

## **AFFORDABLE HOUSING ACT 2021**

 Cost Rental Model (Leading Role for AHBs)

 Shared Equity Model (Owner-Occupied tenure)

## Regulation for Affordable Housing:



### Number 25 of 2021

## **AFFORDABLE HOUSING ACT 2021**

- •Not yet
- expertese
- as partners

## Regulation for Community-Led Housing:

Likely to require development and financial

Local Authorities will seek recognised entities

Can Approved Housing Bodies support the development of a Community-Led Housing sector in Ireland?



## **APPROVED HOUSING BODIES**

- Not-for-Profit
- •450 Registered AHBs, 100,000 Homes
- Voluntary and Professional
- Large nationwide and small community-specific
- Work with Local Authorities
- Social and Supported Housing
- Approved Housing Bodies Regulatory Authority (Governance, Financial, Property Management and Tenancy Standards)





## Case Study

Enabling AHB / Social Developer: Build Homes
Second AHB: Own Supported Housing
Lionra Cooperative: Own Affordable Homes
Community Land Trust: Own Land
Strong Cooperation with Local Authority

Inclusive Neighbourhoods/Lionra Callan, Co. Kilkenny



Opportunites: AHB as **Development Partner** 

AHB as Enabler: Development Partner Mitigating Risk for Local Authority and CLT

- Experienced Development Partner to support Process
- Recognised and Regulated
- Land: Established Framework for Land Allocation
- Early Stage Project Support?
- Long-term support for residents

Opportunites: AHB as **Development Partner** 

**Development Partner Access Established Channels to Finance:** 

- Housing Finance Agency (Long-term, Low-interest Finance for Cost Rental)
- Development Finance
- Special Purpose Vehicles (eg. Credit Union)



## **Opportunites: AHB as** Enabler

- AHB as Development Partner: A Social Developer
- Community Land Trust as AHB? Insertion of a statutory definition of the Community Land Trust in the Housing (Regulation of Approved Housing Bodies) Act 2019?

Working Outside Regulatory Frameworks

## CHALLENGES

Working Outside Regulatory Frameworks

- Allocating Homes
- Balancing Top-Down and Bottom-Up Approaches
- Regulation as a Double-Edged Sword: Extra Level of Burocracy? **Restriction To Housing Only?** Mixed Income Approaches?
- Benefits for the AHB Extension of Mission? **Diversify Supply**



www.soa.ie | hello@soa.ie

