

Community Land Trusts and Approved Housing Bodies



The Potential for Collaboration between Approved Housing Bodies (AHBs)
and
Community Land Trusts in Ireland





Roadmapping a viable CLH sector for Ireland

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



ROADMAPPING A VIABLE
COMMUNITY-LED HOUSING
SECTOR FOR IRELAND

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POLICY



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FINANCE



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LAND



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GETTING YOUR GROUP READY



**ROADMAPPING A VIABLE
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OVERVIEW

Community-Led Housing

Challenges Facing the Sector

- Recognition
- No Support Structures
- Finance
- Land



Number 25 of 2021

AFFORDABLE HOUSING ACT 2021

Provision of dwellings by housing authorities
6. (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

Regulation for Affordable Housing:

- Cost Rental Model
(Leading Role for AHBs)
- Shared Equity Model
(Owner-Occupied tenure)



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AFFORDABLE HOUSING ACT 2021

Regulation for Community-Led Housing:

- Not yet
- Likely to require development and financial expertise
- Local Authorities will seek recognised entities as partners

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



Opportunities: 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

Opportunities: 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)



Opportunities: AHB as Enabler

Working Outside Regulatory Frameworks

- 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?

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



Thank You

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