Community Led Housing in Scotland:
RouteMap overview

More resources at: www.chtrust.co.uk/routemap

Communities Housing Trust

Nationwide Foundation

STAGE 1

ENQUIRY

- ⇒ Establish clear aspirations and requirements
- ⇒ Information and advice
- ⇒ Assess need for affordable housing and complementary opportunities
- ⇒ Consider likely funding solutions
- ⇒ Determine capacity and support/advice needed
- ⇒ Community and partner engagement

WATCH
Balmaha case study

STAGE 2

FEASIBILITY

- ⇒ Housing and Business Needs Survey
- ⇒ Land audit for availability of land (no land available – call for sites)
- ⇒ Feasibility/development funding
- ⇒ Technical appraisal of site and utilities
- ⇒ Business Plan, including initial Allocation Policy & tenure mix
- ⇒ Community input and partner engagement

WATCH
Staffin case study

STAGE 3

PROJECT DEVELOPMENT

- ⇒ Secure funding for land purchase and legal fees
- ⇒ Land acquisition (secure consents to develop land)
- ⇒ Consultants and Development Agent appointed
- ⇒ Agree procurement route to tender for project
- ⇒ Secure funding package for consents and construction project
- ⇒ Apply for planning and pre-construction consents

WATCH
Gairloch case study

STAGE 4

CONSTRUCTION

- ⇒ Appoint contractor
- ⇒ Start building
- ⇒ Continue liaison with contractor and community
- ⇒ Manage funding package drawdowns
- ⇒ Handover of properties
- ⇒ Community Open Day – celebrate!
- ⇒ End of defects period (12 months after handover)

WATCH
Ardgeal case study

STAGE 5

HOUSING MANAGEMENT

- ⇒ Advertise properties
- ⇒ Allocate properties
- ⇒ Legal agreements to rent or buy
- ⇒ Residents move into new homes
- ⇒ Ongoing housing management: allocations, rent collection and sales
- ⇒ Ongoing housing maintenance: repairs, long-term maintenance and annual servicing

WATCH
Applecross case study