



**A GUIDE TO THE**

# Community-led Housing Fund

# General principles for Community-led Housing Fund Grant

**Revenue grant funding is available to local communities and eligible housing groups to help:**

- **Develop knowledge and capacity.**
- **Cover project set up costs.**
- **Develop project business plans.**
- **Facilitate site related design, technical and financial input.**
- **Apply for planning permission.**

**Limited levels of capital funding is available to support community-led developments where public subsidy is not available, or reasonably achievable from other sources.**

**All homes funded through the community-led housing fund must:**

- **Be secured as affordable housing in perpetuity.**
- **Meet planning, building regulations and acceptable space standards.**

## **What is the Community-led Housing Fund**

Our community-led housing fund provides revenue and capital funding to support the development of community-led affordable housing across the New Forest area.

Grant funding is available to support community-led housing from inception through to delivery.

Applicants for funding will be supported by our Housing Enabling Team, who will work closely with communities and housing groups to help them identify what funding they require at each stage of their project.

## **What Community-led Housing projects are eligible for funding**

Community-led housing schemes come in many forms and are characterised by the leading role that communities play in addressing local housing need. To be considered as a community led scheme your project must demonstrate that:

1. There is meaningful community involvement and engagement throughout the process.
2. The community plays a long-term role in the ownership, management or stewardship of the homes.
3. The benefits to the local area or community are clearly defined and legally protected in perpetuity.

Whilst community-led housing can serve geographical (e.g. a town or parish) or theme based housing (e.g. a scheme for Commoners housing), funding will only be available for affordable housing projects that address the housing needs of those with a local connection to the New Forest District and/or the New Forest National Park.

## Revenue Grant Funding

Revenue grant funding is available to help community led housing projects achieve three key project stages.

1. Initial group formation and training up to £5,000.
2. Project & group development up to £10,000. This includes, but is not restricted to establishing a constitution, creating a legal body, preparing a business plan, developing a project plan.
3. Site related technical, financial and project delivery up to £35,000. This includes, but is not restricted to site options and appraisals, Scheme design, financial appraisals, planning and pre-construction costs.

Applications for revenue grant funding for stages one and two can be submitted separately or jointly. Applications for stage three will only be considered once a community led project group has:

- Been formally and legally constituted
- Appropriate governance structures and procedures.

The maximum revenue grant funding available to any one scheme is £50,000.

## Capital Grant Funding

Capital grant funding is available to community-led housing schemes as a contribution towards total scheme costs, this can include acquisition, works, professional fees and other on-costs.

For smaller schemes grant funding is available up to £40,000 per unit to a maximum of £120,000 per project, where other sources of public subsidy are not available.

For larger schemes a maximum of £120,000 is available where other public funding is not available, or where joint funding is necessary and supported by Homes England.

Capital grant funding will only be allocated to approved bodies that have a:

- Recognised legal status.
- Formally adopted constitution.
- An agreed governance structure and procedures.
- A viable and deliverable business or project plan.

## How to apply

If you would like to apply to the Community-led Housing Fund you will need to complete a funding application form in full.

This should be accompanied with any supporting evidence required e.g. proof of legal status.

Paper copies of the application are available on request.

To request a form please contact the Housing Strategy and Development Team.

**Email: [housing.development@nfdc.gov.uk](mailto:housing.development@nfdc.gov.uk)**

**Telephone: 023 8028 5129**

Revenue grants of up to £5,000 will be agreed through an approval letter. Grants in excess of £5,000 and all capital grants will be subject to a formal grant agreement with New Forest District Council.

## Payment of Community-led Housing Fund Grant

Payments of revenue grant funding will be made direct to the applicant following confirmation of agreed expenditure, unless otherwise agreed by the District Council in advance.

Stages payments may be considered in exceptional circumstances.

Payment of capital grant funding will be paid on the following basis. 50% payment at start on site 50% payment at practical completion, unless otherwise agreed by the District Council.

Applications for eligible projects will be awarded whilst Community-led Housing Fund Grant remains available.

## Further advice and information on the Community-led Housing Fund

If you would like further advice and information, or would like to apply for the Community-led Housing Fund please contact;

New Forest District Council  
Housing Strategy and Development Team  
Appletree Court, Beaulieu Road, Lyndhurst.  
Hampshire. SO43 7PN

Email: [housing.development@nfdc.gov.uk](mailto:housing.development@nfdc.gov.uk)

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