Community-led Development Routemap

Part a
for community-led projects

This routemap supports community groups in engaging with tenants and residents on new housing projects.

The outlined activities are linked to the three briefing papers listed below. Click on the links to read more.

£ VIABILITY
Briefing paper 1
Neighbourhood Guide to Viability

GOVERNANCE
Briefing paper 2
"Good Housekeeping" working with partners and ensuring good governance

DESIGN
Briefing paper 3
Design for everyone: a guide to the design process

ABC Briefing paper section numbers

Once your project is proven feasible, explore suitable housing models, write your business plan and measure your potential for long-term viability.

03/ Project planning

Use development appraisal tool to test site specific viability — VA3
Explore housing development models — GA6
Create a Design Brief — DA2
Develop a business plan — VA4

To develop your design brief, seek professional advice and training on good design. Run workshops to strengthen your group's design understanding and capacity.

04/ Designing

Agree building methods — GA1.6
Develop design based on good design principles — DA3
Secure a site — VA2
Explore funding options to assist the site preparation process — VA3
Appoint architects — DA2

To ensure the project's long term viability, continue to evaluate your financial planning. Enjoy your new community and share the success of your project with others. Set some fresh objectives for the future

07/ Moving in

Move in & start living in a new community — GGA8
Maintain and manage design quality — DA6
Plan for longterm viability — VA8

Run a visioning workshop — DA1
Apply for seedcorn funding to help your group get started — VA5
Start a group and build a membership — GA1
Agree on good governace codes — G2

01/ Getting together

Establish a group that share common values and objectives. A visioning workshop will help define your aims and address any differences at an early stage.

Run a feasbility study — AVA1
Create your group's constitution — GA3
Look for a site — DA1
Explore your group's legal structures — GA5

02/ Gearing up

Strong foundations are key to building successful structures and systems. Develop your constitution and explore legal structures to protect your group from unforeseen challenges. Do not proceed without completing a feasibility study.

Monitor good governace codes — GA3
Explore options for working with development partners — VA6
Finalise design and get permission — DA4
Explore other supplementary means of capital funding such as government grants and loans — VA5

05/ Consolidating

When finalising your design brief and preparing for a planning application, ensure everyone understands all design outcomes. Do not proceed until the site and capital funds have been secured.

Monitor design quality — DA5
Promote progress — GB
Maintain good governance — GA1.7
Keep a close eye on key development factors.
Carefully monitor cashflow — VA7

06/ Building

To support the construction process, strengthen your group's governance and carefully monitor each stage of the development.

Community-led Development Routemap

Part b
for landlord-led housing projects

This routemap supports landlords in engaging with tenants and residents on new housing projects.

The outlined activities are linked to the three briefing papers listed below. Click on the links to read more.

£ VIABILITY
Briefing paper 1
Neighbourhood Guide to Viability

GOVERNANCE
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Briefing paper 3
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ABC Briefing paper section numbers

01/ Project start up

Identify an available site or housing need and start a dialogue with residents.

- Run a design visioning workshop — DA1
- Do a community audit — DA1
- Run resident housing audit — GB1

02/ Project set up

Project management and decision-making responsibilities can be set up to involve residents.

- Write an engagement plan — GA1.5
- Build capacity with local people — GA1.5
- Set up governance to include residents — GB2
- Visit other recent housing projects for ideas — DAX

03/ Scoping the project parameters

Understand and test the options, objectives and constraints of the development and its design.

- £ Discuss technical issues with residents — VB2
- Explore opportunities through themed workshops — DA2

04/ Briefing

Brief all professionals involved based on feedback from residents and consider procurement options for design and construction.

- Agree on resident role in selecting developers and architects — GB2
- Consult on options, through exhibitions, drop-ins and discussions — DA3
- £ Identify future residents — VB3
- Co-create a planning and design brief — DA2

05/ Planning and design

Residents can continue to be involved in design refinements in response to eg budget, site analysis and input from the professional team.

- Communicate regulary through project updates — GA1.8
- £ Discuss future management and maintenance arrangements — VB4
- Explore apprenticeships and training opportunities — G2

06/ Construction phase

Monitor the build process and quality from the initial stages and throughout the process.

- Monitor design quality — DA5
- £ Set up management and maintenance arragements that involve or are led by residents — VB4
- Explore potential forcommunity-led temporary uses of the site

07/ Completion and monitoring

People are likely to move into their new homes in staggered phases, presenting the opportunity to adapt the design in response to early tenant feedback.

- Run post-occupation quality surveys — DA6
- £ Act on feedback for next project — VA8
- Run community event to celebrate opening and encourage new residents to meet — GA8