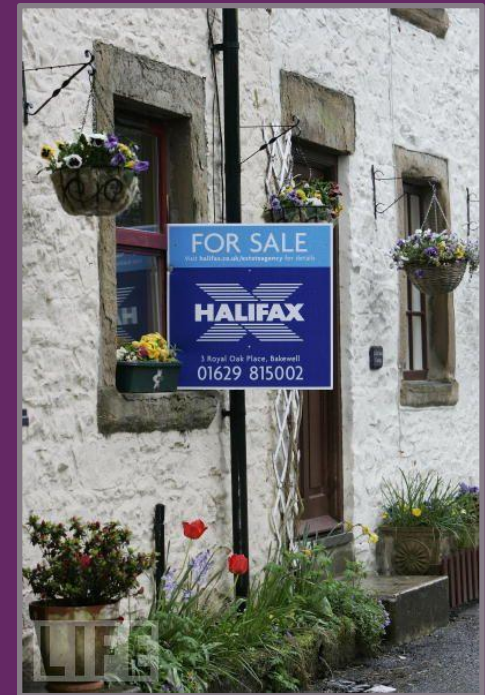


# The Nexus of Community-Led Planning and rural affordable housing

Prof Gavin Parker

School of Real Estate &  
Planning, University of  
Reading



# What?

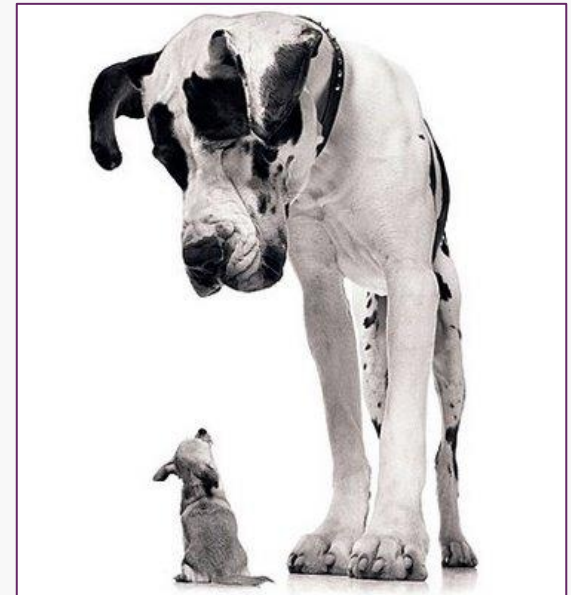
- **Project Brief**
  - Relationship between the Community-Led Planning process and affordable housing actions incorporated within Community-Led Plans.
  - How the timing and form of local authority housing function engagement affects this.

# Who?

- **Community Led Planning & Affordable Housing Research Project**
  - Homes and Communities Agency funded
  - Carried out by University of Reading / CCB
  - Focus on South East region with national case studies...
  - Draft report April 2010...

# A word on the context

- Context of CLP helping to ‘get things done’
- Community-led planning and policy implementation
- Policy-directed change ultimately is a: ‘problem of the smallest unit’ (McLaughlin 1987: p171)
- ‘Unblocking the pipeline’



# A word on participants

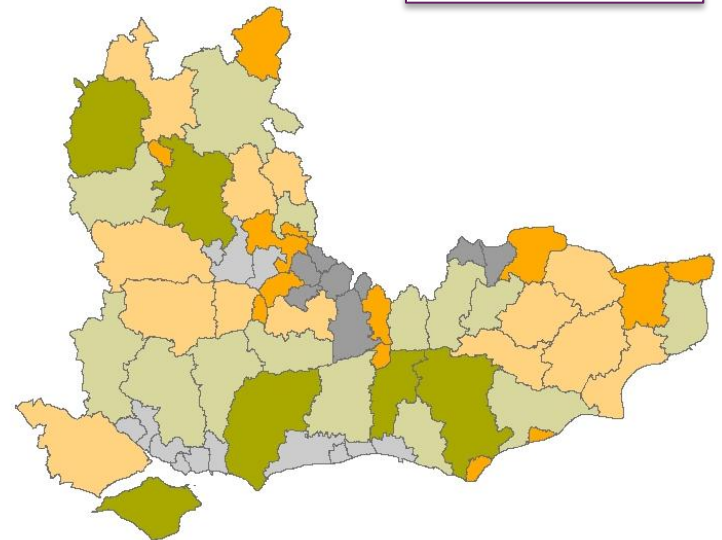
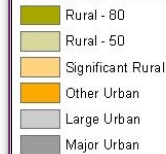
- **Community-Led Planning**
  - *‘actors able to create their own interaction rules are often successful in achieving efficient collective outcomes’ (Olsson, 2009: p268)*
  - Why highlight this?...
  - Fragility of CLP / community development...
  - Project is, in one sense, looking at the limits and possibilities of the ‘co-design of interaction rules’

# Approach



- Toolkit 9-stage as a start point
- South East CLP database as secondary source
- Covered the x33 'rural districts'
- Primary data - Structured interviews x20 key participants.
- [Does need further national work]

Local Authority District  
Classification 2005



# General issues

- **Strategic Housing function**
  - Focussed
  - Top-down?
- **Community-Led Planning**
  - Holistic
  - Bottom-up

*‘Community-Led Planning is holistic in scope, voluntary by nature and is the catalyst for a wide range of community action, as well as providing evidence for other agents and institutions’*



# CLP SE Database

- 20,000 action points from c1,047 PPs / CLPs
- 486 separate actions relating to housing identified
- 220 actions specifically on affordable rural housing



**COMMUNITY LED PLANS**  
South East Rural Community Councils

Home

**Welcome to Community Led Plans South East**  
This site contains information about Community Led Plans across the whole of the South East of England. Community Led Plans are produced by and for communities, based on a detailed consultation, involving the whole community which prompts action and influences others. [Read more...](#)

You are not logged in. [Login now](#)  
Community members can [register here](#)

**Search:**  
Type to search

**Site Statistics**

Community Plans	1043 plans
Actions Registered	20677 actions
Actions Completed	121 actions

**Area map:** (latest 30 updated community plans are marked)

**Community-Led Plan Process**

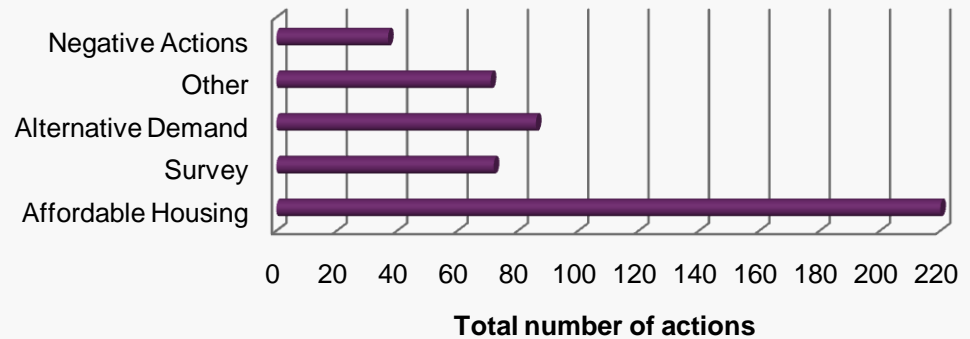
Step 1 Step 2 Step 3 Step 4 Step 5 Step 6 Step 7 Step 8 Step 9

**Step 1 - Getting Started**  
To start the process you need to get people interested using publicity and hold an open event to gather support to undertake the process. Register on this website to make contact with your Rural Community Council and Local Authority who will be happy to support you all the way through the process of producing your plan.

# CLP SE Database findings

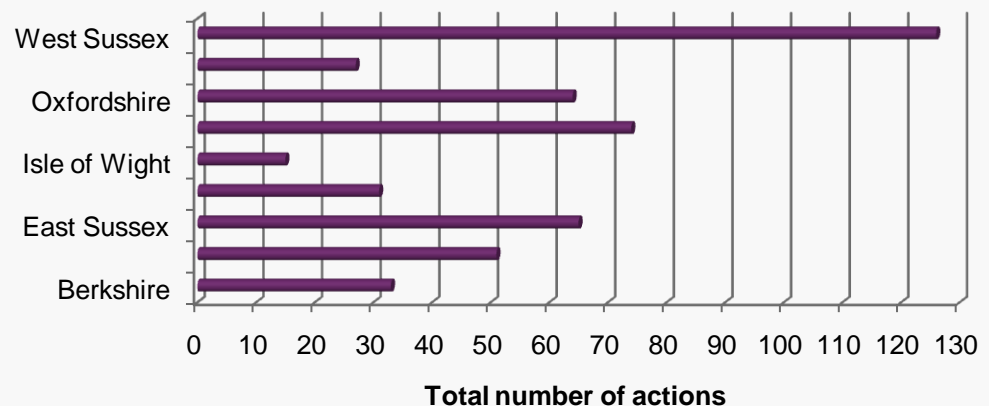
- Vast majority positive or seeking more information on RAH

**Figure 1: Total no. of actions per category**



- Wide spread but see...

**Figure 2: Total Number of Actions by County**



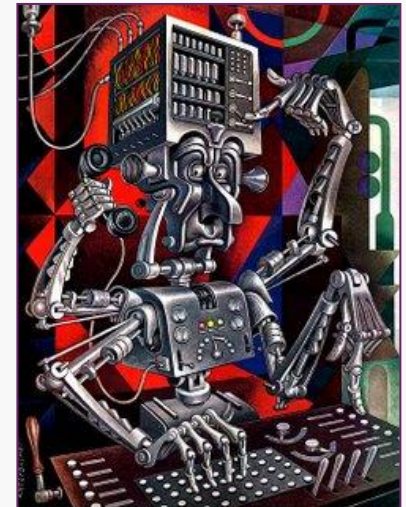
# CLP SE Database findings

Area	Parishes	Complete CLPs	Parish / CLP proportion	Actions	Housing AP per Plan	Rank
<b>Berkshire</b>	102	29	28.4%	31	1.07	(=5)
<b>Bucks.</b>	216	51	23.6%	49	0.96	(7)
<b>Sussex</b>	261	98	37.5%	184	1.88	(3)
<b>Hampshire</b>	258	10	3.9%	31	3.10	(2)
<b>Kent</b>	319	17	5.3%	64	3.76	(1)
<b>Oxfordshire</b>	320	53	16.6%	64	1.21	(4)
<b>Surrey</b>	88	23	26.1%	15	0.65	(8)
<b>IoW</b>	33	14	42.4%	15	1.07	(=5)
<b>Totals:</b>	<b>1597</b>	<b>295</b>	<b>Median: 24.85 %</b>	<b>453</b>	<b>Median: 1.07</b>	

# CLP SE Database findings

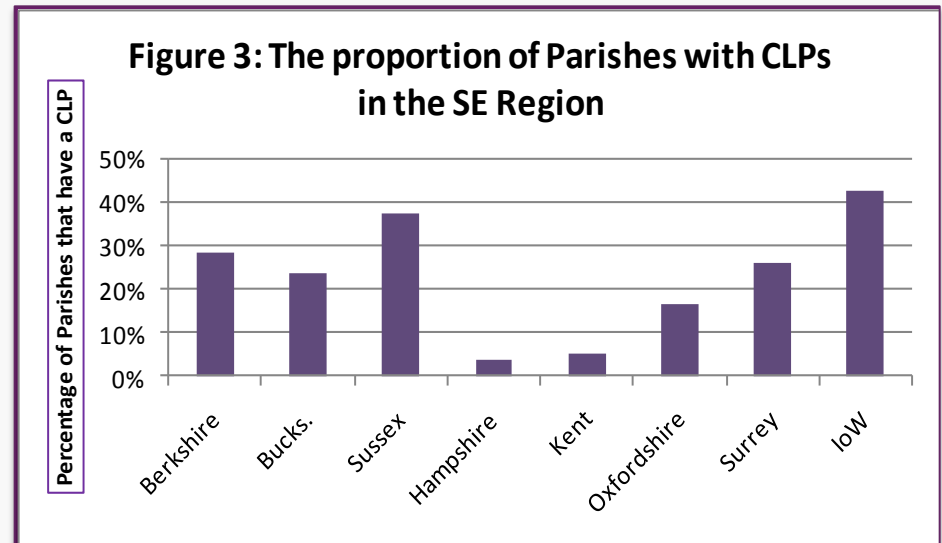
- Extrapolating from previous ...
- Average parish pop in the South East is 2,018
- The average pop. coverage of C-LPs in the South East..
- Over 2,113,000 covered
- c25% of SE population...

Region	Estimated plans completed	Principal LAs	All LAs	Approx. population
Eastern	810	8	44	964,000
East Midlands	271	6	39	301,000
North East	100	5	20	243,000
North West	32	3	31	45,000
South East	599	14	53	1,209,000
South West	834	12	46	1,379,000
West Midlands	1376	6	27	2,612,000
Yorks & Humber	196	12	23	465,000
<b>Total</b>	<b>4,218</b>	<b>66</b>	<b>283</b>	<b>7,218,000</b>

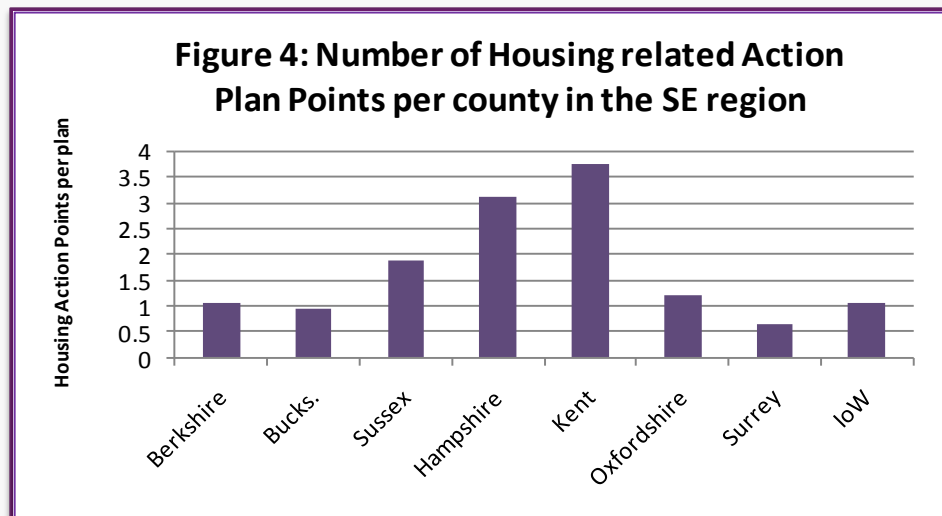


# CLP SE Database findings

- Good coverage but uneven...



- Indicates differences in context and practice...



# Primary Findings

- CLPs already play a role in *developing awareness breaking down initial barriers*, and prompting action for affordable housing *in* communities and Parish Councils.
- Many areas in the SE highlight affordable housing as a possible topic area for communities to consider.
- Areas where practice can be refined. Developing early awareness and understanding of context,
- Semi-formalising contact and interaction between Community Development Workers and those tasked with the housing delivery function (in particular the RHEs).

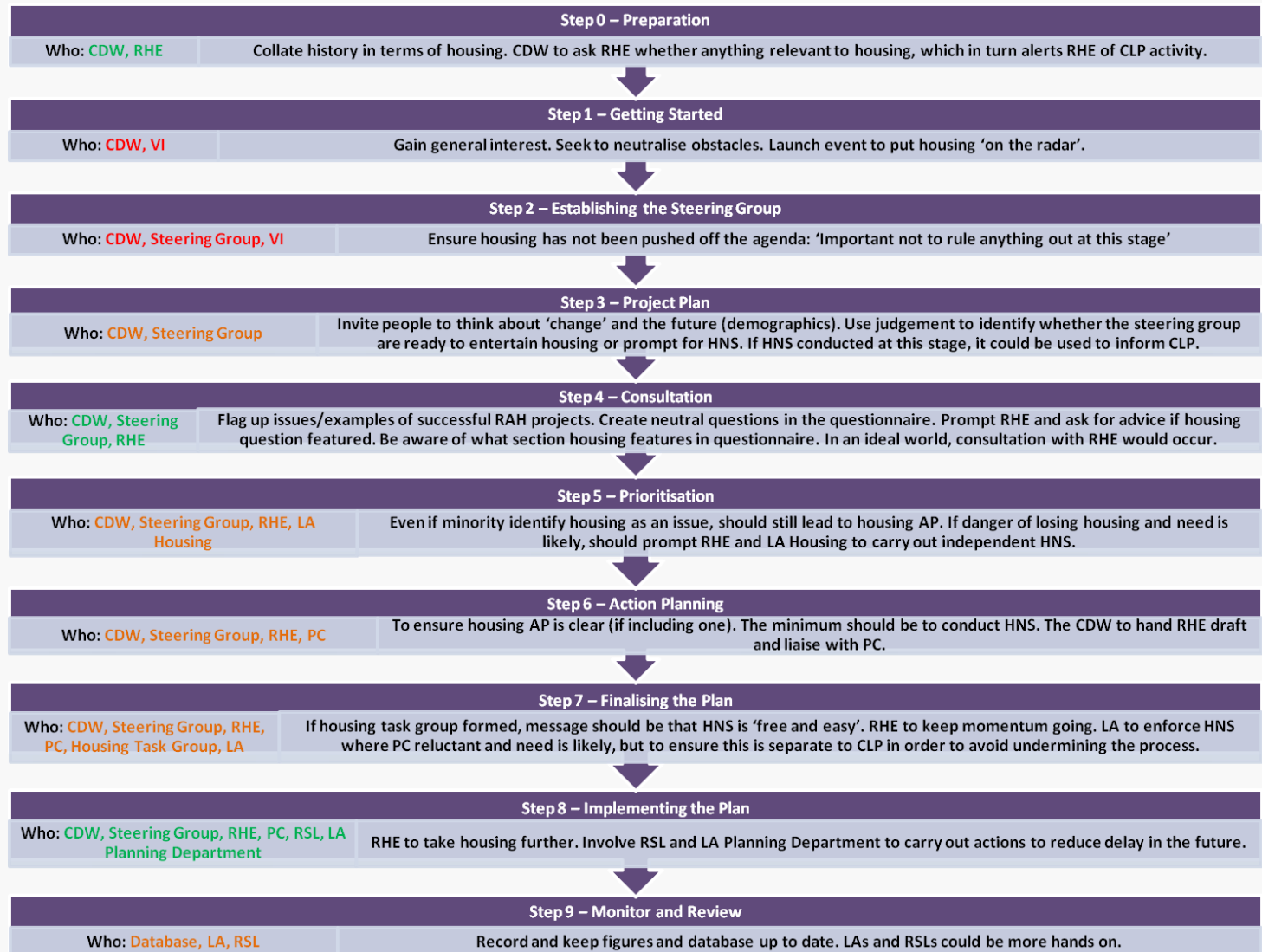
# Conclusions 1

- Clear evidence and further scope for Housing Needs Surveys through the CLP process.
- CDWs wary of highlighting single issues and risking the integrity of the CLP process.
- Success in approaching housing depends on *how* it is raised, as much as when.
- Relationship and communications between Community Development Workers and housing delivery agents should be refined.
- Cooperation but also distance to be maintained – and ‘neutrality’ of CDWs

# Conclusions 2

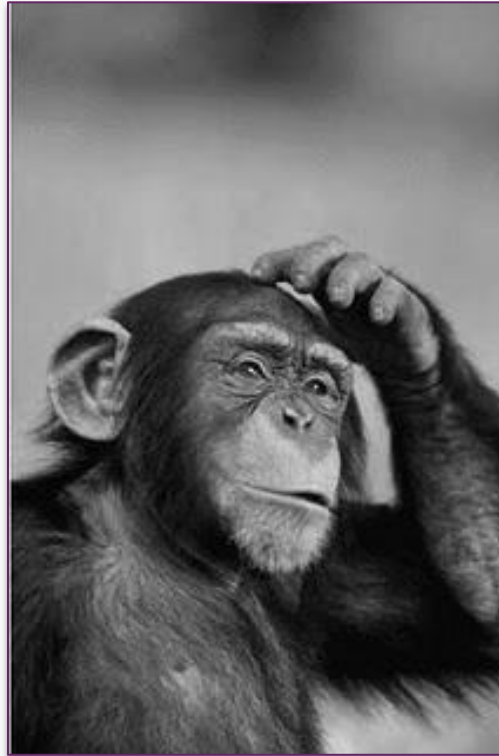
- CDWs need to be adept at seeing opportunities (e.g. for housing) while preserving the integrity of CLP.
- Introduction of housing needs may be earlier.
- Scope to remind Community-Led Planning groups about housing throughout the process.
- Refinement of housing related questions in CLP questionnaires OR abandon the limited housing questions in CLP surveys BUT...
- Include at least one question at consultation phase e.g. ‘are you aware of housing need in the community?’
- Issue is not one of *quantity* of need...
- More extensive national picture of actual practice of CLP helping to deliver rural affordable should be carried out

# Enhanced timeline



**Key:**  
**Red** = care needed.  
**Amber** = context dependent.  
**Green** = definite yes.  
 VI = Vested Interest (actors who are strongly pro or anti-development / housing in the community.)

# Questions?



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  - Telephone: 01183786460