Community Led Housing

North Yorkshire Council Funding Applications:
Development Fund

What Funding Can be Accessed?

The Development Fund will provide grant funding for capital costs to cover project management costs and construction costs.

This can be up to **50% of the total development cost** of the scheme and up to a **total of £100k per home** across all grants.

Capital funding will only be specifically granted to organisations whose financial and organisational capacity meets the Council's procurement requirements

Further Guidance is available by contacting:
Ruralhousingenablers@northyorks.gov.uk

Eligibility

Eligibility Criteria:

- A requirement that the community must be integrally involved throughout the process in key decisions (what, where, for who). They do not necessarily have to initiate and manage the development process, or build the homes themselves, though some do;
- A presumption in favour of community groups that are taking a long term formal role in ownership, management or stewardship of the land/homes and;
- A requirement that the benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity.

What Will We Fund?

The Development Fund will support a range of costs such as:

- Project management costs
- All professional costs: Design and Architectural costs, Quantity Surveyor, site surveys and investigations etc.
- Planning fees and any specialist planning advice
- Legal costs
- Procurement costs
- Site Management costs
- Site acquisition
- Any abnormal costs: e.g. contamination, site clearance etc.
- Construction Costs

This list is not exhaustive and there may be other activities identified, which could be supported by the Development Fund.

Additional Funding Outside of NYC

The North Yorkshire Council Community Housing Development fund can be used in one of two ways:

1. To support development alongside Homes England funding accessed by Registered Providers.

2. To fund one-off costs, such as site acquisition, site clearance, any abnormal costs, or be used as gap funding to support viability.

Please note that development funding will only be provided to a maximum of 50% of the total development cost for any scheme. Communities will be required to find the remaining 50% funding from other sources. This could be via a number of possible routes as follows:

- **Through a loan**, which is repayable over a fixed period through the rents. This is the traditional route undertaken. This would be a lower risk option for communities where they would utilise a Registered Provider as a full development partner.
- **Through other grant funding.** Communities have access to a wider range of grant funding sources, which would not be available to Registered Providers or other public sector bodies. Support and advice will be provided to communities both through the Council and specialist advisors on alternative sources of funding for community organisations.
- **Community Share Offers**. Specialist support can be made available to groups seeking to undertake a Community share offer. Your eligibility to undertake a Community Share offer will depend on your legal structure.

Other Funding Available

Further funding can be applied for via two separate grants. A **Feasibility Fund** grand and a **Community Development Fund** grant .

The Community Development Start–up Fund will provide funding of up to £10,000 per group to support the development of a specific community group, who are interested in developing a community-led housing scheme within their community.

The Feasibility Fund will provide funding of up to a maximum of £80,000 per group to undertake initial feasibility work to identify the potential to develop a community-led housing scheme. The outcome of any feasibility work will determine whether a scheme will progress to the development stage.

NORTH YORKSHIRE Community Housing Enablers

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