

Community Led Housing: Governance



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CCH Governance and Management Guide

- **Values and Principles**
 - What is the organisation about?
 - How does it interact with its membership?
- **Governance and viability**
 - is the organisation operating in accordance with an appropriate Code of Governance?
 - Is the organisation financially viable?
- **Management**
 - is the organisation managing effectively and delivering excellent results?

MODEL	DESCRIPTION OF THE MODEL
Self Help Housing	groups of local people bringing empty properties back into residential use. Varies from long term tenancies to short life housing to meet immediate needs.
Cohousing	Intentional, self-managed community, made up of single private dwellings and additional shared communal facilities such as a common house. Can be mixed tenure.
Cooperative and tenant controlled housing	Housing organisation where members (tenants) democratically control and manage their homes. Autonomous of external organisations. Encouraged to cooperate with other cooperatives.
Community Land Trusts (CLTs)	Independent local organisations established to tackle dysfunctional housing market issues and create permanently affordable intermediate housing for purchase and for rent.
Development Trusts, Settlements and Social Action Centres	Community anchor organisations involved in a broad spectrum of community projects, charitable assistance, enterprise and community asset development that span social, economic and environmental concerns in a local area.

Legal Structures

- Company Limited by Guarantee
- Community Interest Company
- Societies
 - Co-operative Society
 - Community Benefit Society ('Ben-Comm')
- Charitable Incorporated Organisation

Charity Governance Code



1: ORGANISATIONAL PURPOSE

2:
LEADERSHIP



3:
INTEGRITY



4:
DECISION-MAKING,
RISK AND CONTROL



5:
BOARD
EFFECTIVENESS



6:
DIVERSITY



7:
OPENNESS AND
ACCOUNTABILITY



FOUNDATION:
THE TRUSTEE ROLE AND CHARITY CONTEXT

Constitution

- What is this group?
 - Name - Aims and core purpose - Powers - Profit making or non profit making - Equal opportunities statement
- Membership
 - Who are they - How do they become members - How are they removed
- Management
 - Committee / Board - Who is on the Board, how do they get there - Any - categories / criteria (eg residents, stakeholders) - How long are they on for, how do you get them off? - Officers? – conduct of board members
- Meetings
 - Members / Board - How often? - Quorum - Voting – Minutes - Delegations – committees, working groups
- Changing the constitution
- Dissolution

Principles of good governance

Ethics

Accountability and Democracy

Members First

Openness and Transparency

Diversity and inclusion

Review and Renewal

Clarity

Control

Structures

Code of Governance

A Constitution and composition of the Governing Body

B Essential functions of the Governing Body

C Induction and information

D Recruitment, renewal and review

E Responsibilities of the Chair

F Conduct of the Governing Body's business

G The Senior Staff Member or Service Agency

H Sub Committees

I Openness, transparency and accountability

J Diversity and inclusion

K Audit and risk

L Conduct and probity

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Locality

- *Creating a better operating environment*
- *Specialist advice and support*
- *Peer learning and connection*
 - *CLH members network (19th July)*
 - *Knowledge and exchange programme*
- *Resources for action*
 - www.mycommunity.org.uk/take-action/community-led-housing
 - www.neighbourhoodplanning.org

Lighthouse

- Knowledge questionnaire
- Financial history, staff numbers and investment
- The People in your Organisation
- What you do, and who your customers are
- How you do things, how well you do them, and how you know!
- How you manage your finances

Working with local authorities

- Working alongside your team
- Develop policies
- Resources
- Early stage support
- CDC triage and support for CLH groups

More information

- Choosing a Legal Structure
 - <https://locality.org.uk/wp-content/uploads/2018/03/Choosing-a-legal-structure-toolkit.pdf>
- CCH Governance and Management Guide
<http://www.cch.coop/wp-content/uploads/2017/09/CCH-Governance-Management-Guidance-2017.pdf>

“ Locality supports local community organisations to unlock the power in their community to create a fairer society.

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