



Community-led affordable rental housing - the five projects and the funding gaps

Project 1: Feasibility

Tasks

Forming or developing the organization
Establishing the character of the build
Designing the build
Policy development
Applying for viability funding
Evaluation

Funding

Some money available (Islands Housing Fund etc.)...
... but most projects will experience a gap

Project 2: Viability

Tasks

Finding + obtaining the site
Gaining planning permission
Establishing costs + the financial model
Applying for pre-construction funding
Evaluation

Funding

A site may be possible via the local authority
Modelling via local and regional development trusts + bodies
Planning = gap

Project 3: Pre-construction

Tasks

Engineers reports
Renewables study
Statutory duties and warrants
Legal review
Final design
Tendering + applying for construction funding
Revisiting governance
Evaluation

Funding

No obvious source of funding for most projects

Project 4: Construction

Tasks

Access
Building construction
Landscaping
Groundworks
Final legal review of policies
Evaluation

Funding

Government grants etc.
Mortgage
Trusts and charities

Project 5: Operating

Tasks

Maintenance
Management
Rent collection
Governance
Evaluation

Funding

Rents
Other funders for additional activities and features

Escalating costs: each project costs more than the last