



INTRODUCING COMMUNITY-LED HOUSING



WEBINAR



An Ghníomhaireacht
Tithíochta
The Housing Agency

WEBINAR SERIES COMMUNITY-LED HOUSING

1 INTRODUCING COMMUNITY-LED HOUSING

12th February 12 - 1pm

SPEAKERS:

- **Dr Sara Brysch** - Co-author of Together: Towards Collaborative Living
- **Tom O'Donnell** - Self Organised Architecture

2 COMMUNITY-LED HOUSING AS AFFORDABLE HOUSING

25th February 12 - 1pm

SPEAKERS:

- **Eduard Cabré Romans** - Barcelona Municipal Institute for Housing and Renovation
- **Ailbhe Cunningham** - Cork Community Land Trust
- **Eve Olney** - Cork Community Land Trust

3 COMMUNITY-LED HOUSING FOR AGE FRIENDLY LIVING

11th March 12 - 1pm

SPEAKERS:

- **Maria Brenton** - UK Cohousing Network
- **Anne Connolly** - Cohousing Communities Ireland

4 STATE SUPPORT FOR COMMUNITY-LED HOUSING

26th March 11.30 - 1pm

SPEAKERS:

- **Elke Seipp** - Hamburg Baugemeinschaften Agency
- **Éadaoin Ní Chléirigh** - Irish Council for Social Housing
- **Hugh Brennan** - Ó Cualann Cohousing Alliance
- TBC

INTRODUCING COMMUNITY-LED HOUSING

- Introduction (7 mins) – Roslyn Molloy
- Presentation (20 mins) – Sara Brysch
- Presentation (20 mins) – Tom O’Donnell
- Audience Q&A (10 mins)
- Session close (3 mins)





WHAT IS COMMUNITY-LED HOUSING?

An umbrella term which encompasses a wide range of approaches to housing that share a common goal of meeting a local housing need via collaboration, empowerment and mutual support.

Common forms of community-led housing include:

- Co-operatives
- Cohousing
- Community Land Trusts



COMMUNITY-LED HOUSING IN OTHER COUNTRIES

DENMARK

33% of Copenhagen's housing is cooperative

NETHERLANDS

Support for CLH initiatives for older people through 'Knarrenhofs'

SWITZERLAND

In Zurich land is provided more affordably for CLH

UK

Has over 500 Community Land Trusts

GERMANY

Hamburg has a state agency which supports CLHs with land & financing



COMMUNITY-LED HOUSING IN IRELAND

In the past...

- Roughly 5% of social housing delivered in the 60s and 70s was co-operative.

Today...

- Community-led housing groups struggle to access land and finance to get their projects off the ground.



CONTINUING THE CONVERSATION...



Reports can be found at:

- [Self Organised Architecture Home – SOA](#)
- <https://www.housingagency.ie/publications>
- [Together: Towards Collaborative Living | TU Delft OPEN Books](#)



An Ghníomhaireacht
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TODAY'S SPEAKERS



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DR SARA BRYSCH

Architect and co- author of
Together: Towards Collaborative
Living



TOM O'DONNELL

Co-founder and director of Self
Organised Architecture (SOA
Research CLG)

SARA BRYSCH



An Ghníomhaireacht
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The Housing Agency



DR SARA BRYSCH

Architect and co- author of
Together: Towards Collaborative
Living

Webinar series_The Housing Agency

INTRODUCING COMMUNITY-LED HOUSING

Dr Sara Brysch
Architect, PhD (TU Delft) and co-author of TOGETHER Towards Collaborative Living



(Open access)



(Open access)



Dr Darinka Czischke



Marije Peute

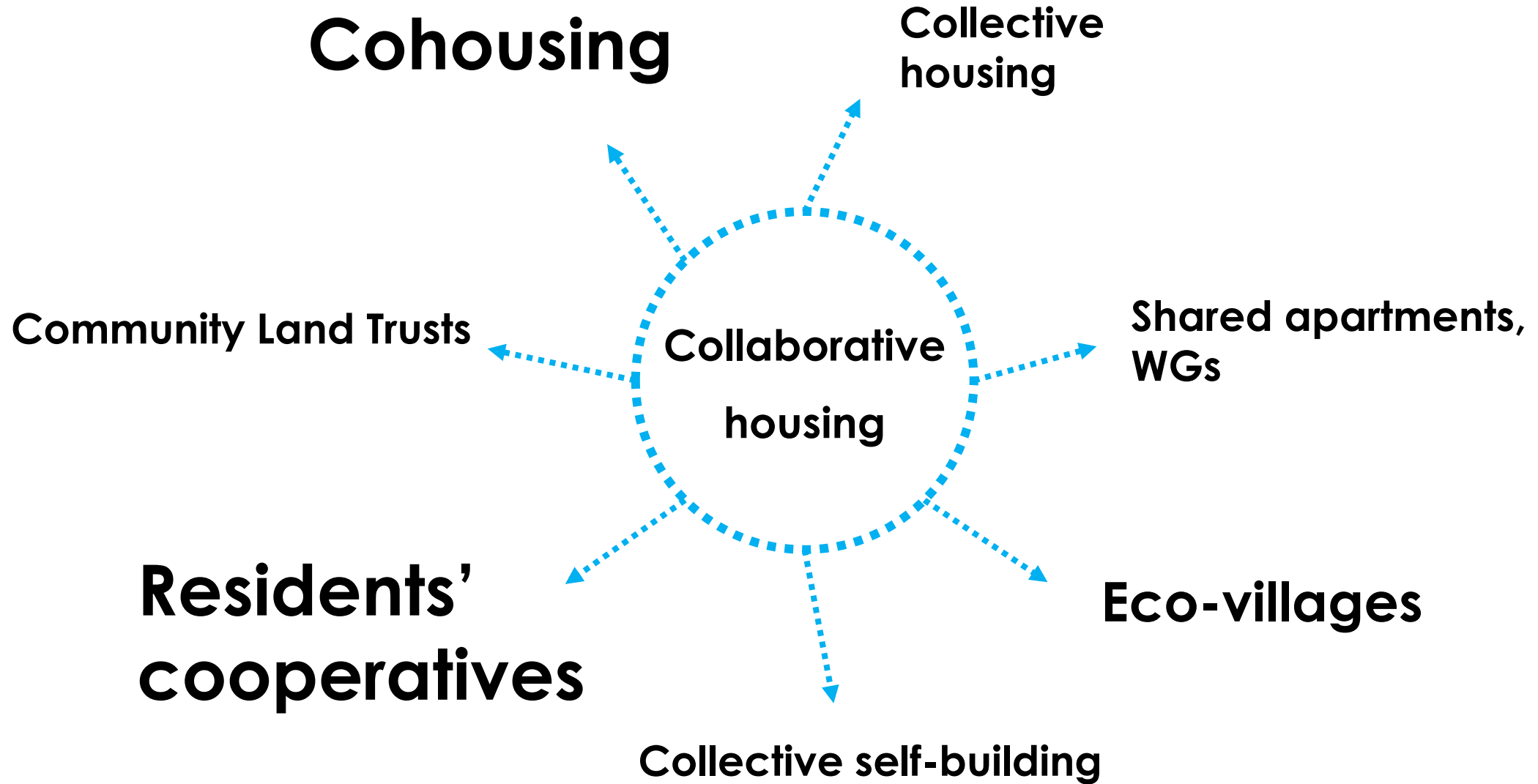


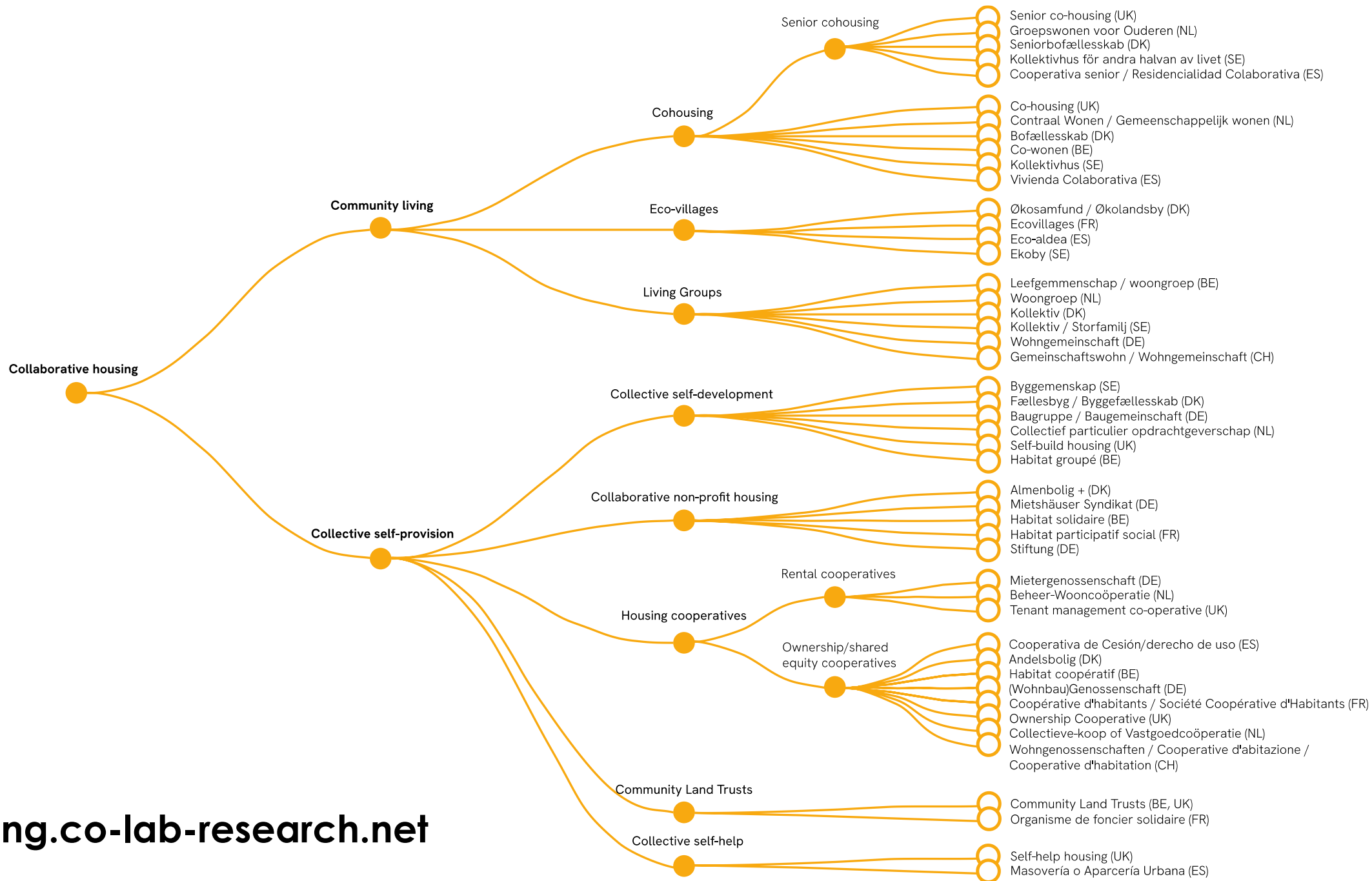
Dr Sara Brysch





**Collaborative
housing**







COLLABORATIVE HOUSING IN EUROPE

A PROJECT BY [CO-LAB RESEARCH](#)

[MAP](#)

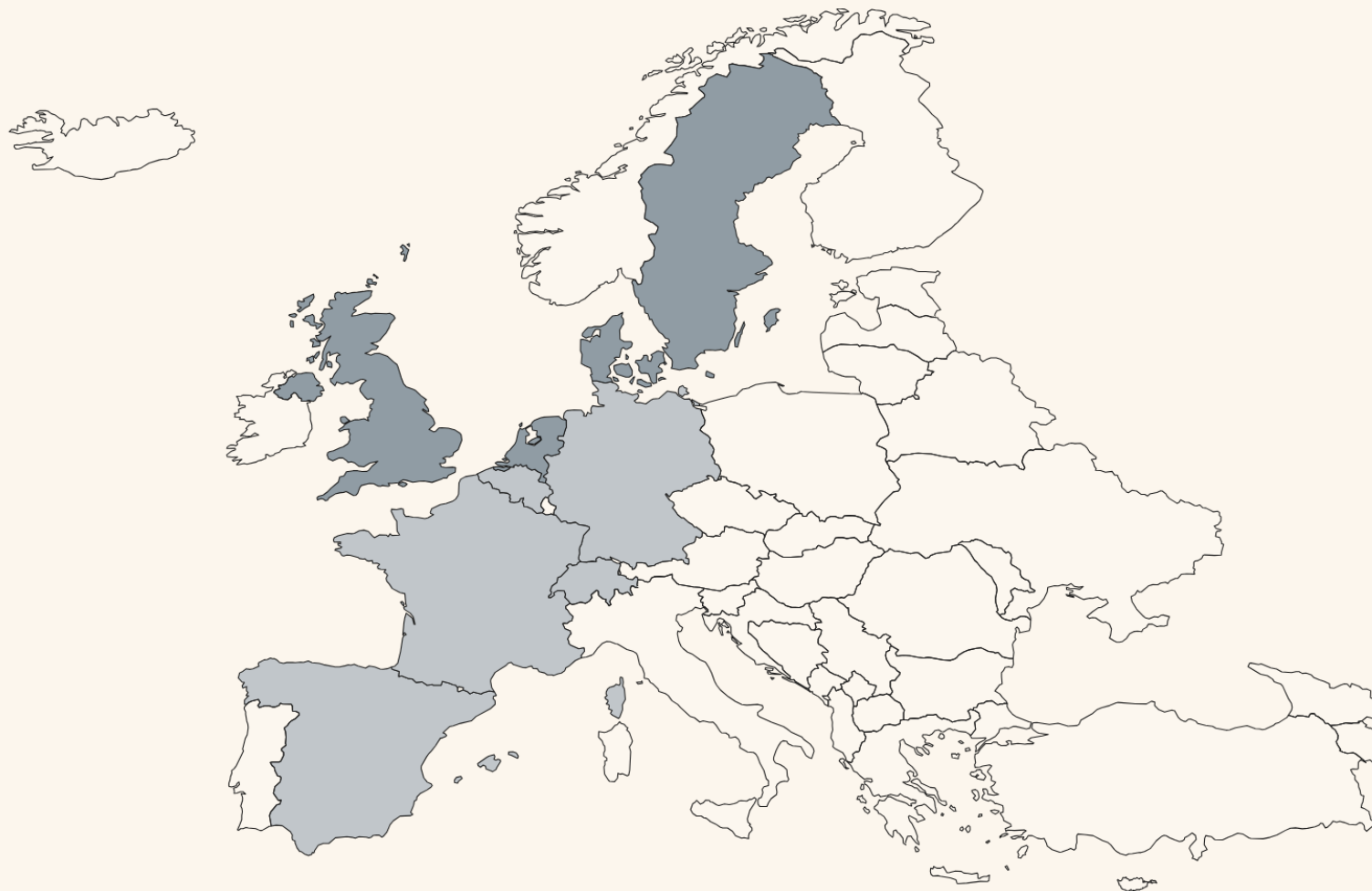
[TAXONOMY](#)

[ABOUT](#)

The Co-Lab Mapping Project maps and provides a scientifically-validated categorisation of the different collaborative housing forms in Europe, to create the basis for comparative and quantitative studies on collaborative housing.

1 816
projects

29 597
dwellings



Dwellings per project



Completions by year



Housing tenures



Legal forms

Data & Definitions

Definitions

No information

- **Land**
- **Financing**
- **Co-production cultures**



1. Land lease mechanisms



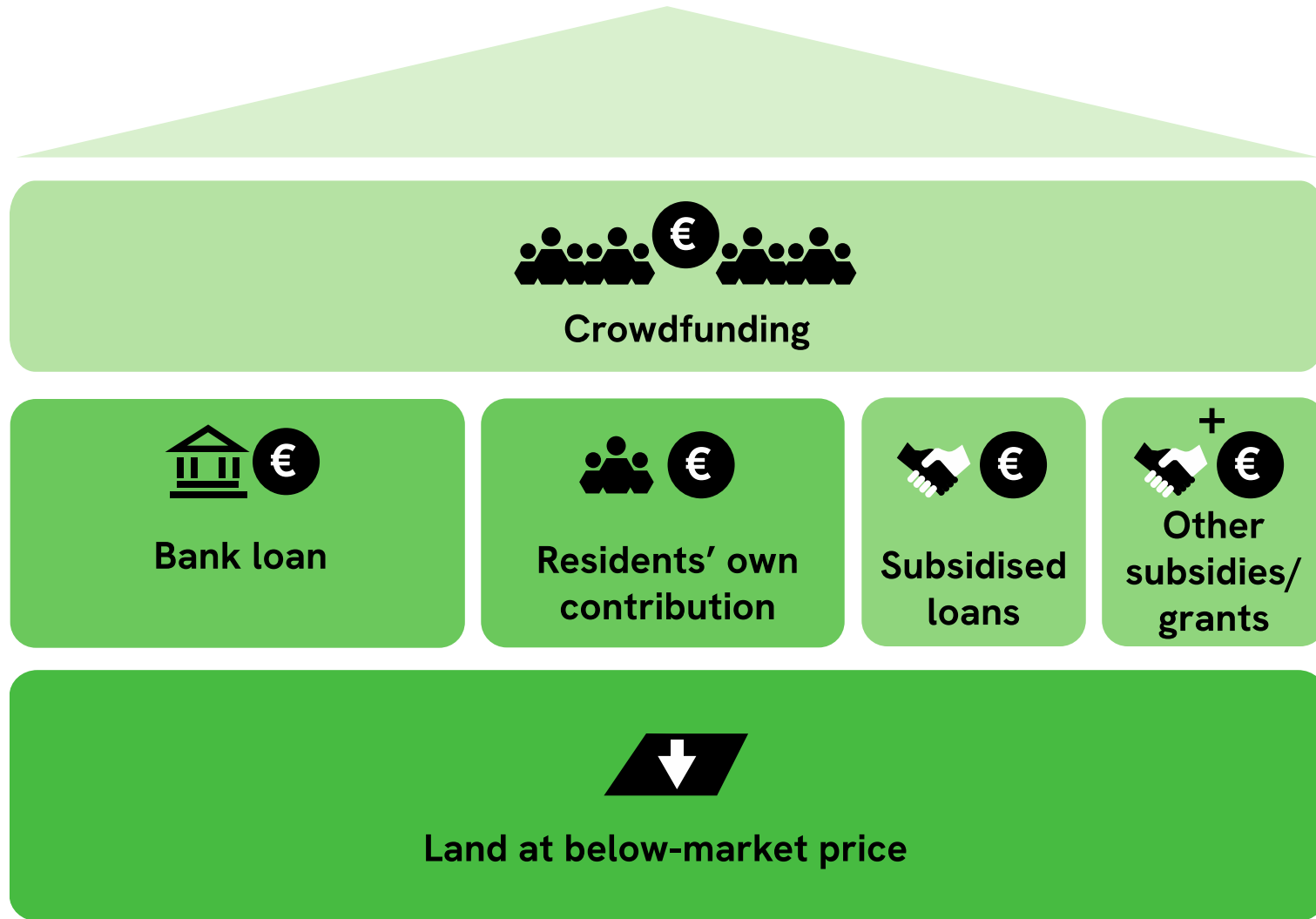
2. Urban planning mechanisms



3. Adaptive reuse of existing buildings



4. Land reform



Barcelona



policy

Access to public land through leasehold agreement between residents' cooperatives and the municipality.



finance

Public subsidies to support the construction of grant-of-use housing cooperatives.



umbrella org

Sostre Civic and La Dinamo: some of the organisations supporting the right-to-use housing cooperative model in Catalonia.

Amsterdam



policy

Reduced land prices for cooperatives.



finance

Municipal loan to bridge the financial gaps.



umbrella org

Kaartenbak: the municipality's central platform for cooperatives.

Copenhagen



policy

Municipality's right to reserve up to 25 per cent of non-profit housing for allocation to vulnerable citizens.



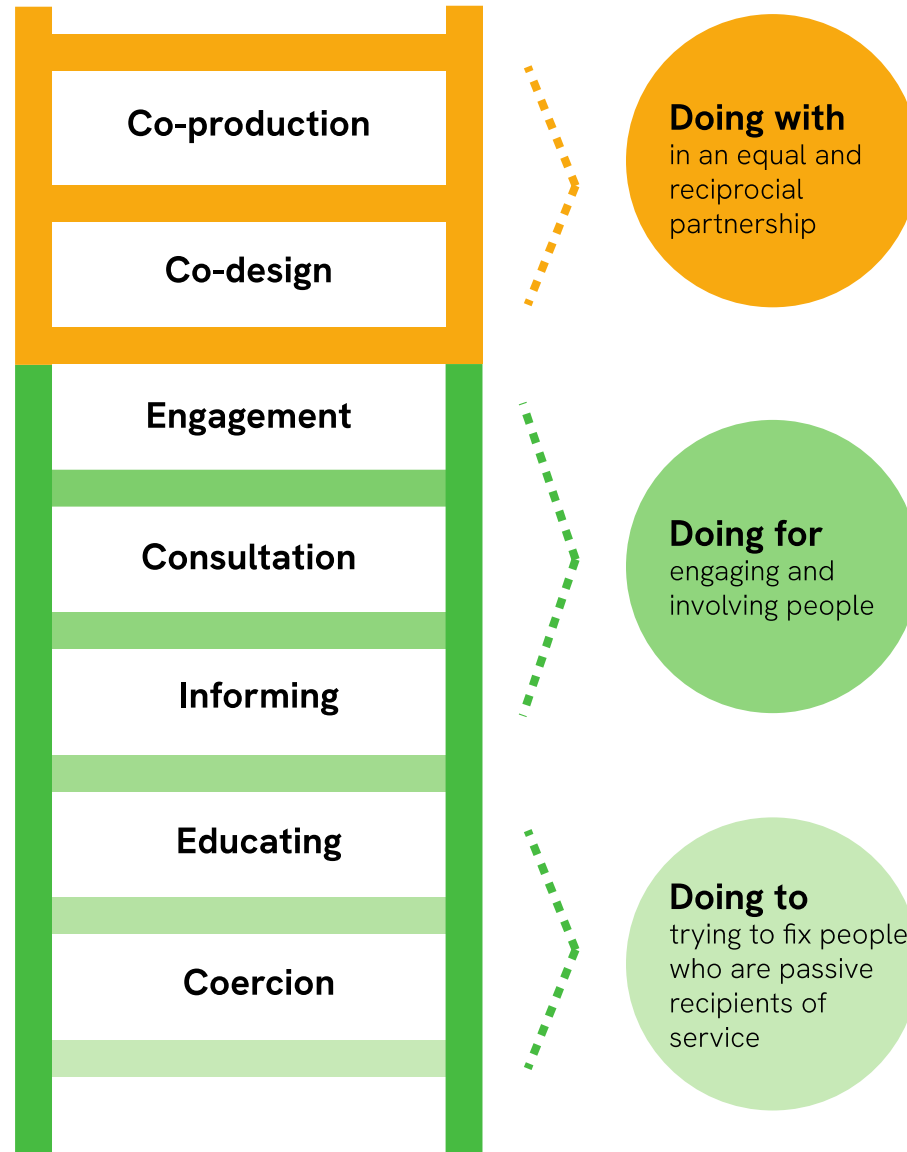
finance

Financial state support to build housing cooperatives during the 1980s.



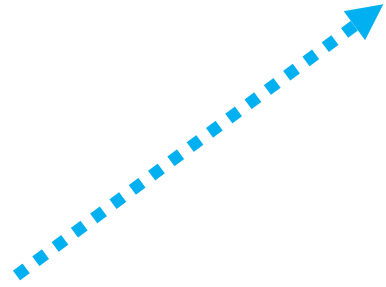
umbrella org

Bofaelleskab.dk: an umbrella organisation for Danish co-housing.

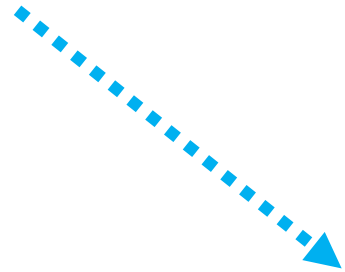
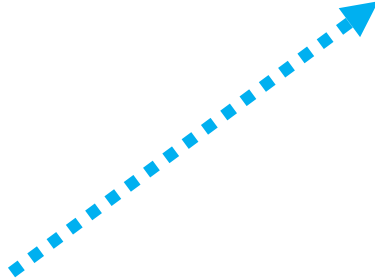




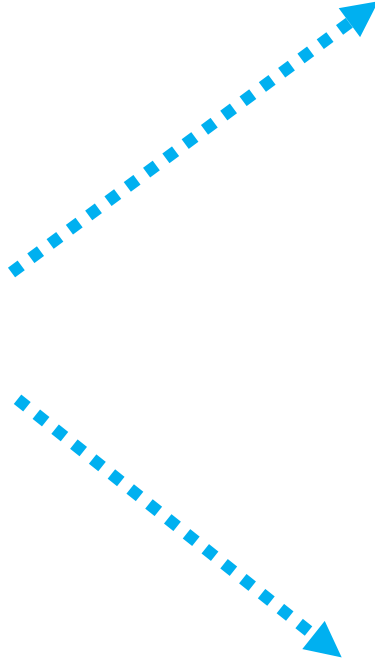
**Affordable
housing**



Affordable
housing



Affordable
housing



+



Collaboration

Collaboration ↔
in design

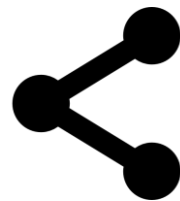
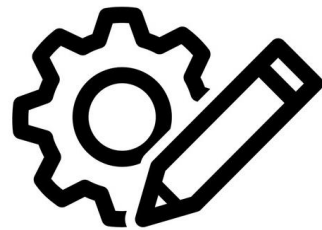


Affordability?
in housing



Collaboration ↔
in design

Affordability?
in housing

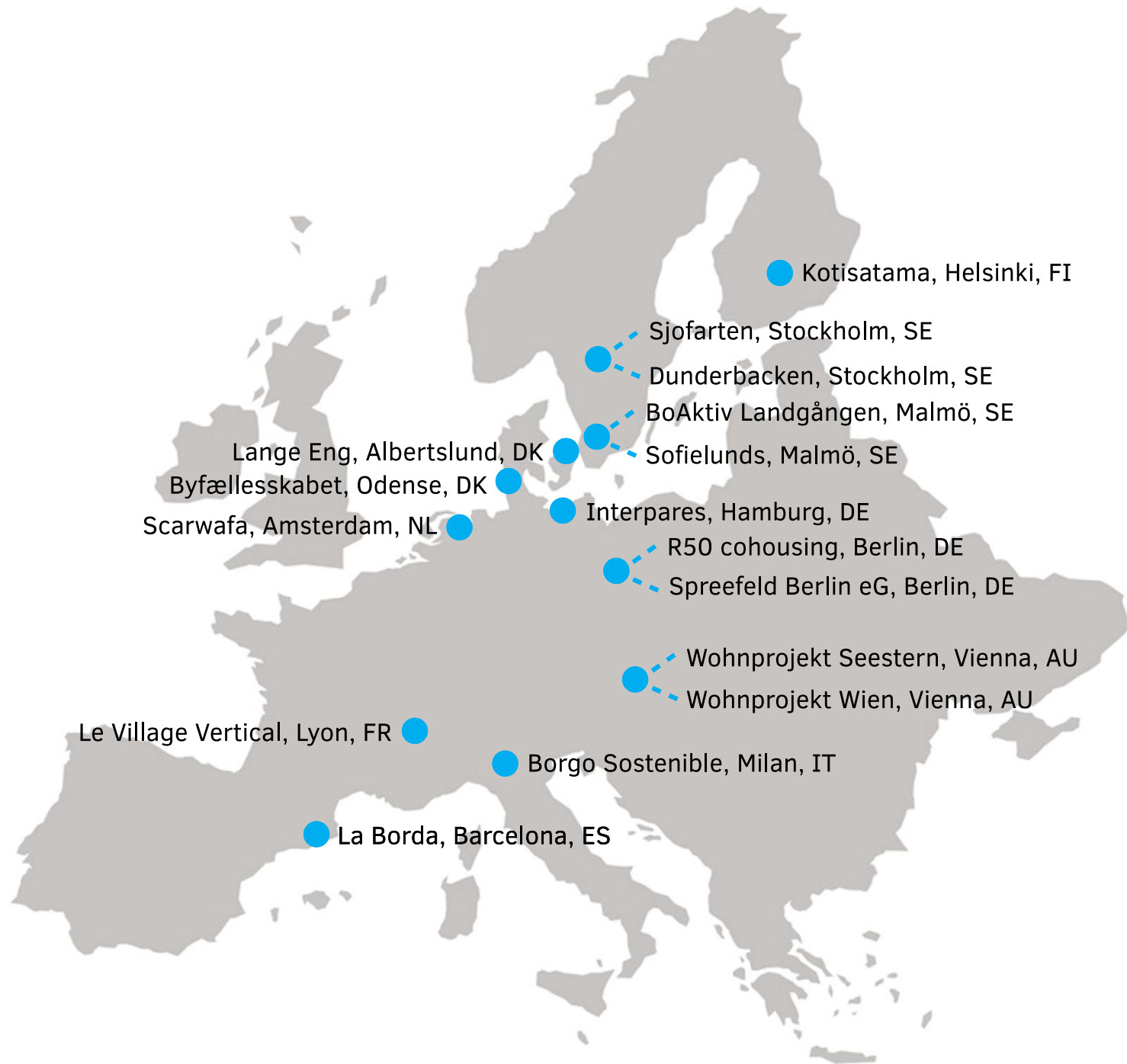




Towards a new Existenzminimum

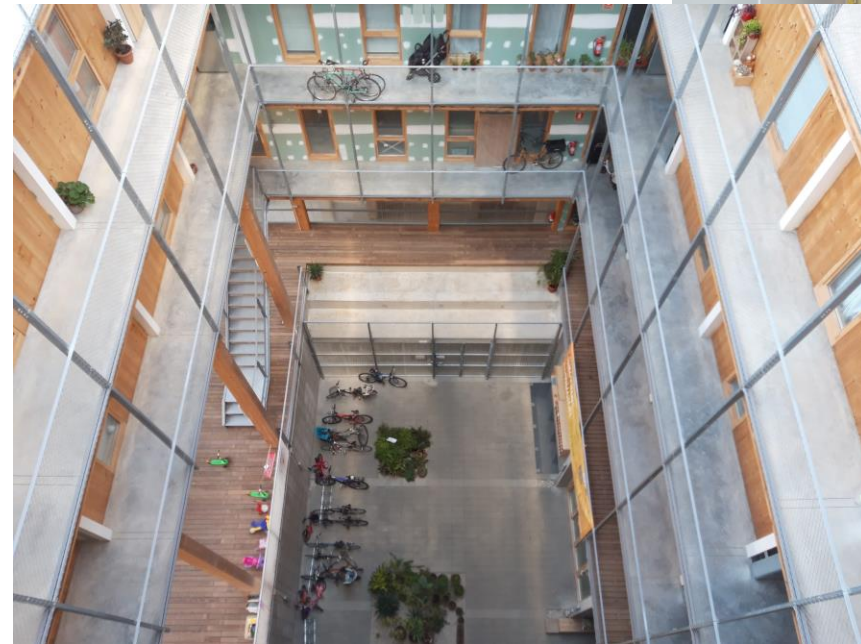
Defining principles for the co-design of
affordable collaborative housing

Sara Brysch



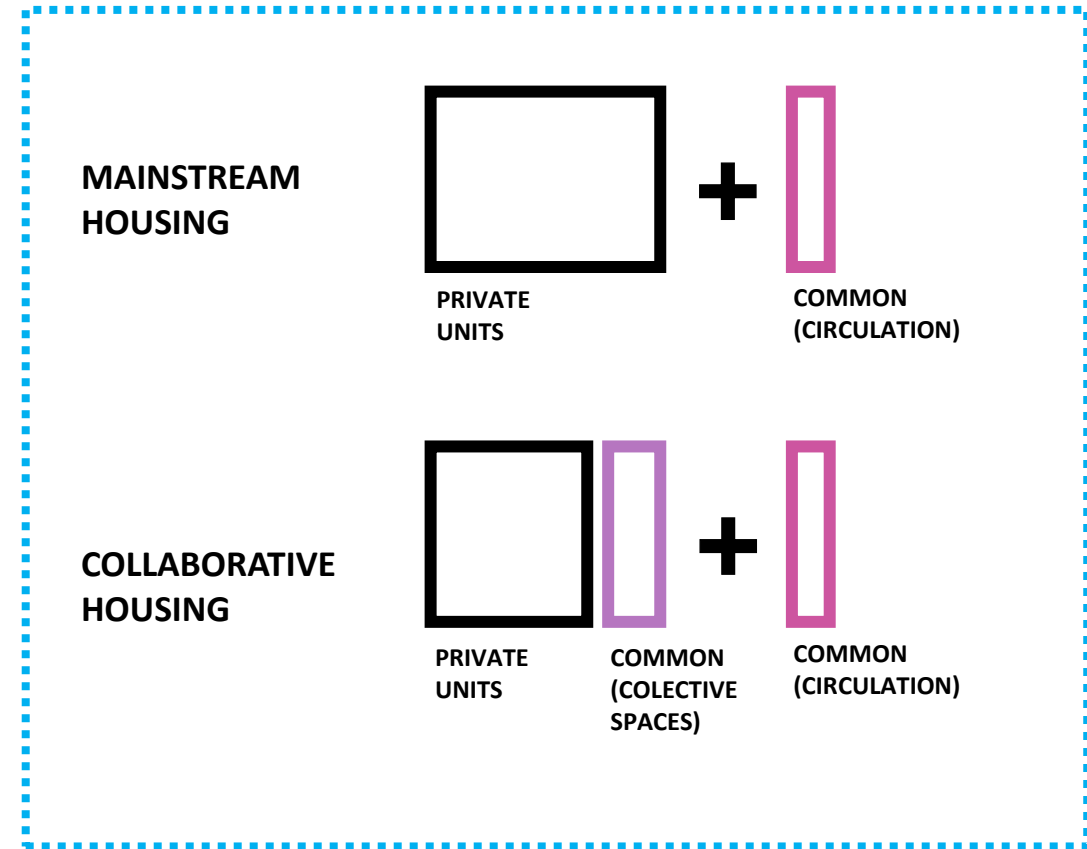
Design “process”

1. Co-designers as initiators / promoters / developers
2. In-kind / voluntary tasks (self-building to administrative tasks)
3. Housing as a “process”



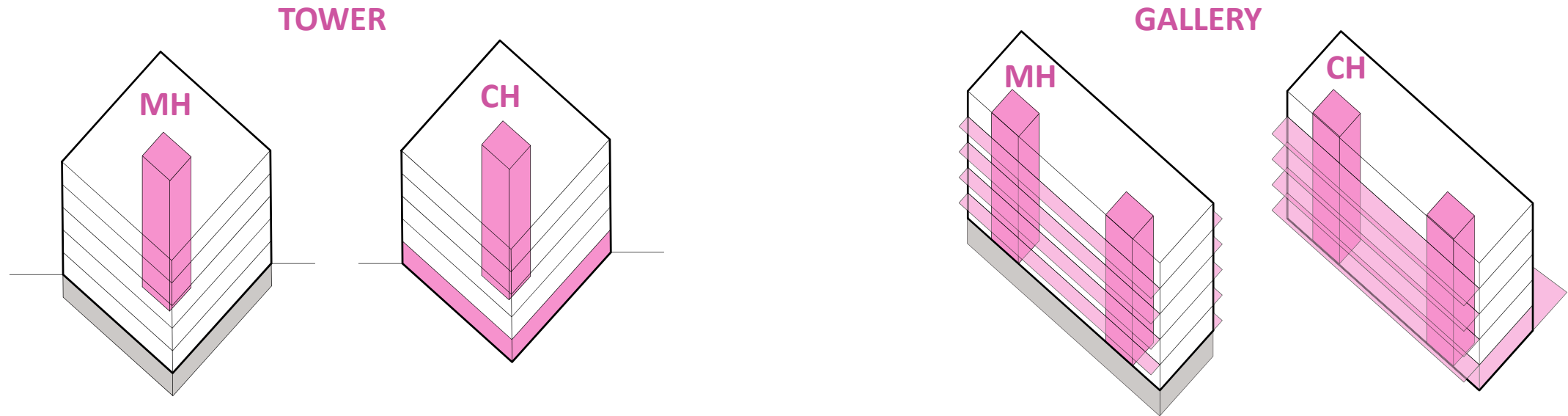
Design “product”

1. Alternative typologies: need-based solutions (challenge norms)
2. Reinterpretation of minimum standards
3. Design trade-offs
4. Optimised ratio private-collective



Building costs simulation

Collaborative housing vs Mainstream housing



- Same surface area
- Same construction and finishing standards
- Different quality and space standards (ratio private-common)



CH

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MH

Costs per unit

60m² + **160m²**

70m²

(+extra quality)

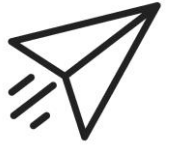


PORTUGAL?



**New Generation of
Cooperatives for the
Promotion of Affordable
Housing**

(Ministry of Housing, 2023)



**‘Collaborative’ and
‘community’ housing**

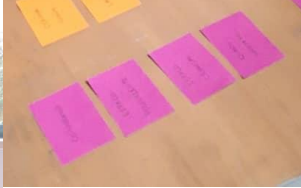
(Ministry of Labor, Solidarity and
Social Security, 2023)

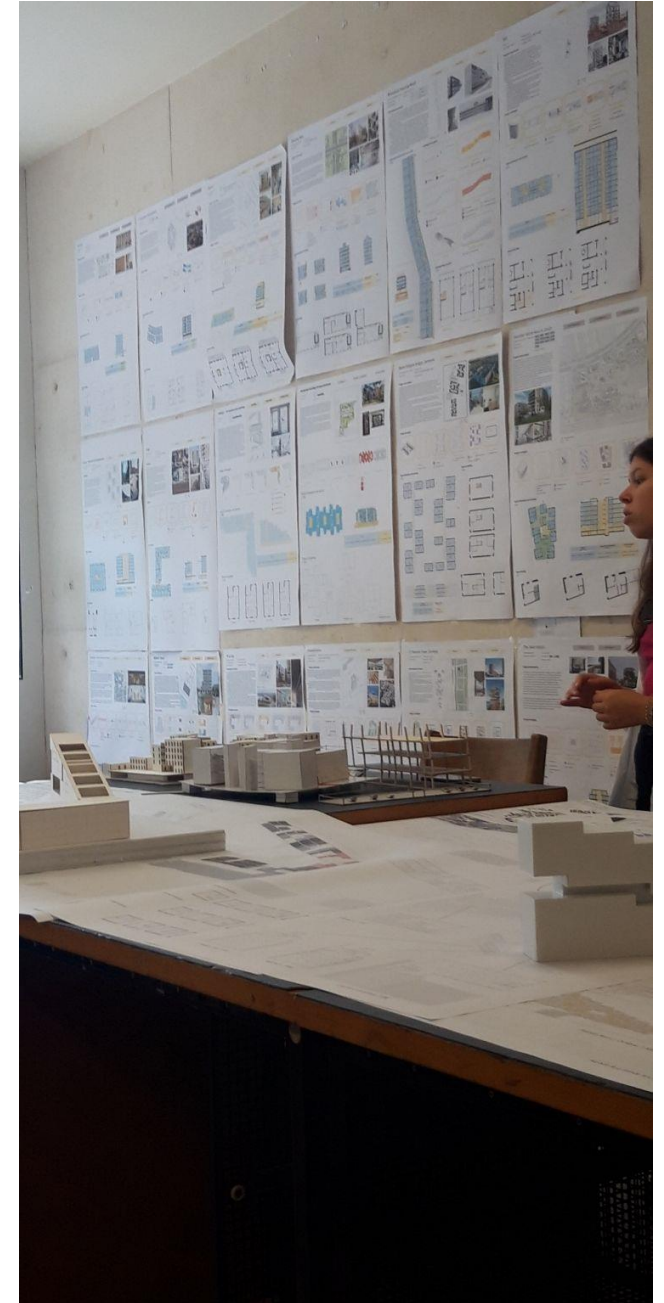
Câmara de Lisboa avança com programa de construção de habitação acessível por cooperativas

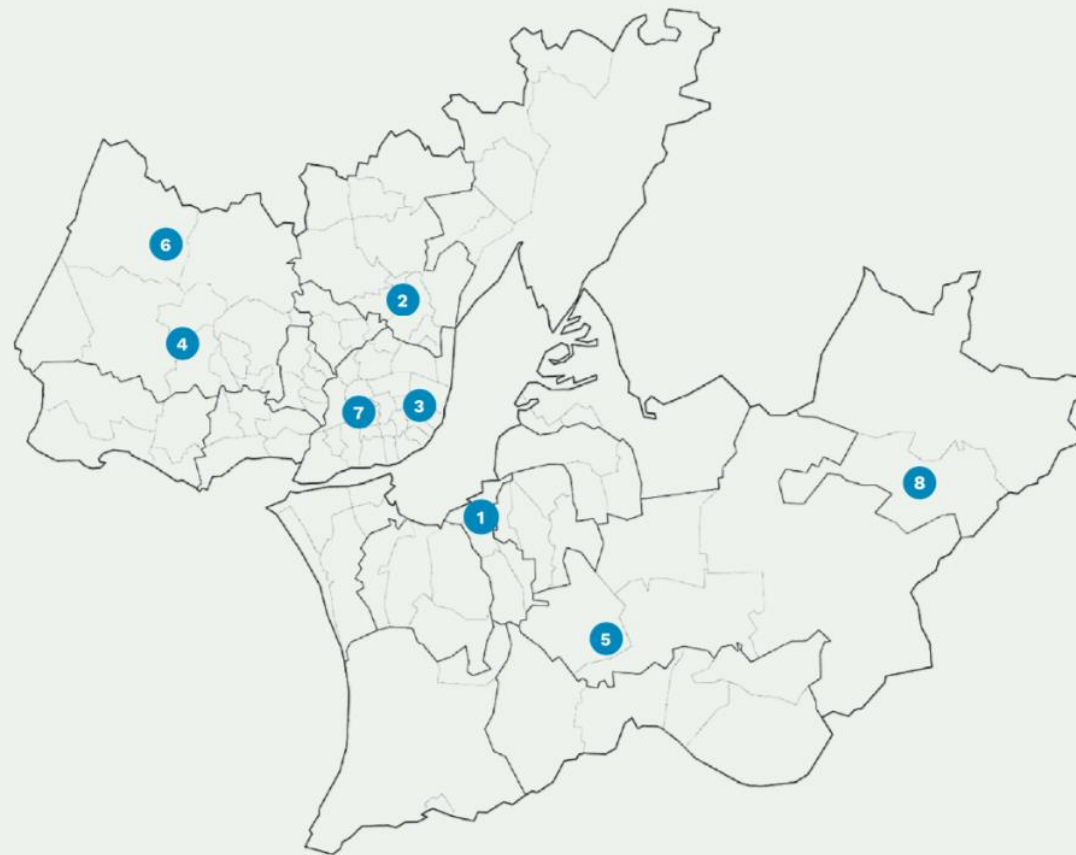
© LPP 📅 Março 17, 2024 📌 Actualidade, Destaques, Habitação

Famílias vão poder organizar-se em cooperativas e avançar com a construção de habitações acessíveis em terrenos cedidos pela Câmara de Lisboa. O novo programa “Cooperativas 1ª Habitação Lisboa” reforça a estratégia da cidade ao nível da habitação, e espera-se que dê os primeiros frutos no Lumiar.









- Brejos Faria **1**
- HabiRizoma **2**
- CoopArroios **3**
- Aldrava **4**
- Coop. das Formas - Habitação **5**
- Calmeia 62 **6**
- Eco-Bairros de Futuro **7**
- HCAC - Cooperativa de Habitação **8**

ROTEIRO COOPERATIVAS ÁREA METROPOLITANA DE LISBOA



Consultancy group to support the creation and development of collaborative housing initiatives

- Social / organisational
- Architectural
- Legal

Take aways

- “Third” way for housing provision
- Alternative tenure models and alternative living arrangements
- Top-down + bottom-up efforts
- Solid housing policies with incentives and concrete support
- Citizen participation - affordability



Thank you!

Dr Sara Brysch
Architect, PhD (TU Delft) and co-author of TOGETHER Towards Collaborative Living

TOM O'DONNELL



An Ghníomhaireacht
Tithíochta
The Housing Agency



TOM O'DONNELL

Co-founder and director of Self
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Introducing Community-Led Housing in Ireland

The Housing Agency Community-Led Housing Seminar Series February – March 2025



1. What Is Community-Led Housing?

Community-Led Housing (CLH) is an umbrella term, which includes Community Housing Co-operatives, Community Land Trusts, CoHousing and self-help housing

Affordable Housing Act 2021

A housing authority may enter into arrangements with a community-led housing organisation, a housing co-operative or a community land trust

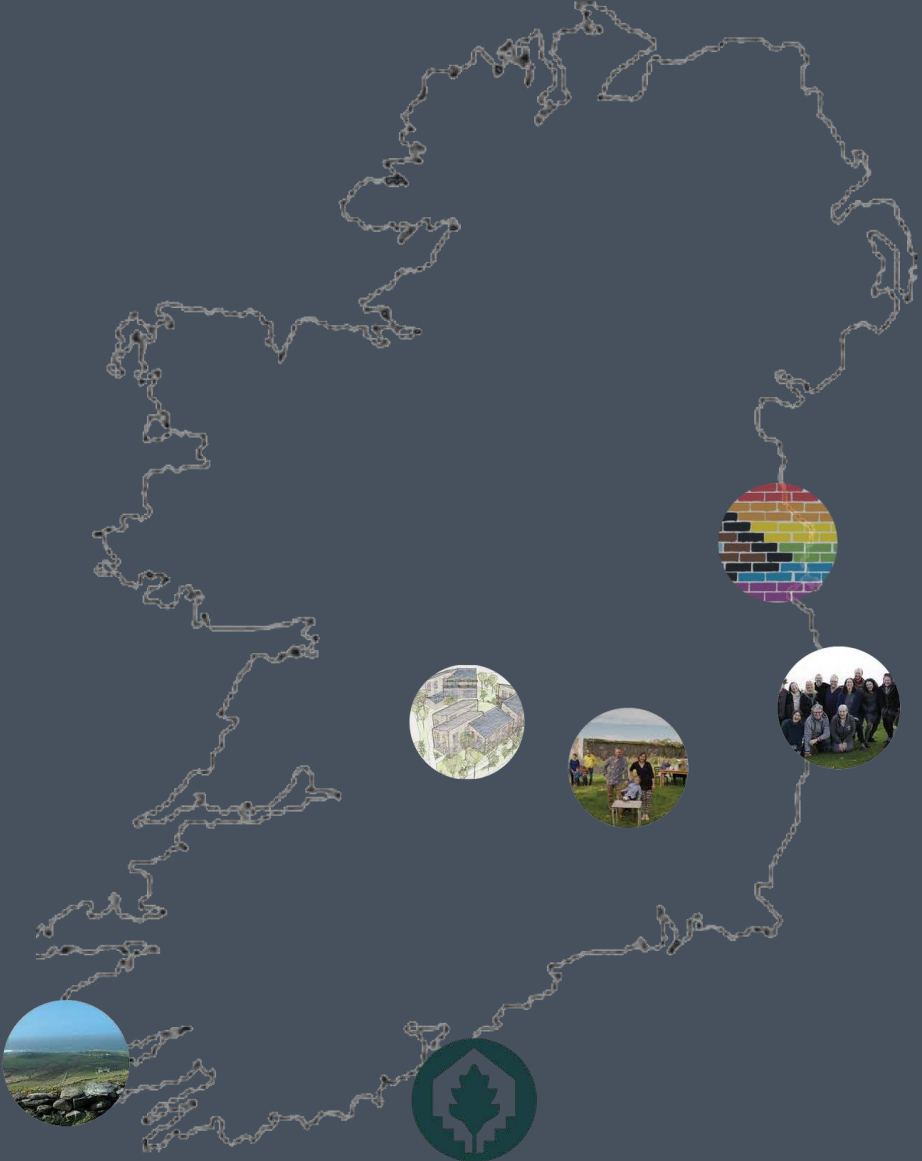
Community-Led Housing addresses the following challenges:

1. Agency and self-determination for communities, to make decisions on homes that fit their present and future needs
2. Developing socially inclusive housing models and integrating different income groupings
3. *Long-term* affordability for present and future generations, rather than at initial point of use only
4. A *holistic* approach that strives to combine in an integrated way the social, environmental and economic well-being of inhabitants

Community-Led Housing is a socially, environmentally and economically sustainable approach to housing, with the following features:

1. Meaningful community engagement and consent throughout the process. The community does not necessarily have to initiate and manage the development process, or build the homes themselves, though many do
2. The local community group or organisation owns, manages or stewards the homes in a manner of their choosing
3. Benefits to the local area and/or specified community are clearly defined

Community-Led Housing Projects in Ireland



UPCYCLING TRUST



A Community-Led approach to Circular Renovation and Affordable Housing in North-West Europe

- A Civic Partnership approach to Vacancy / Dereliction
- Perpetually Affordable - Circular Renovation
- 5 Pilot Cities: Cork, Brussels, Ghent, Rennes, Lille



PROJECT OBJECTIVES

ONE: Architecture

Demonstrate the circular upcycling of a disused building

TWO: People

Solutions and capacity building for local communities, stakeholders, and governance

THREE: Policy

Engage with national / EU policymakers for roll out of the approach



Community Land Trusts

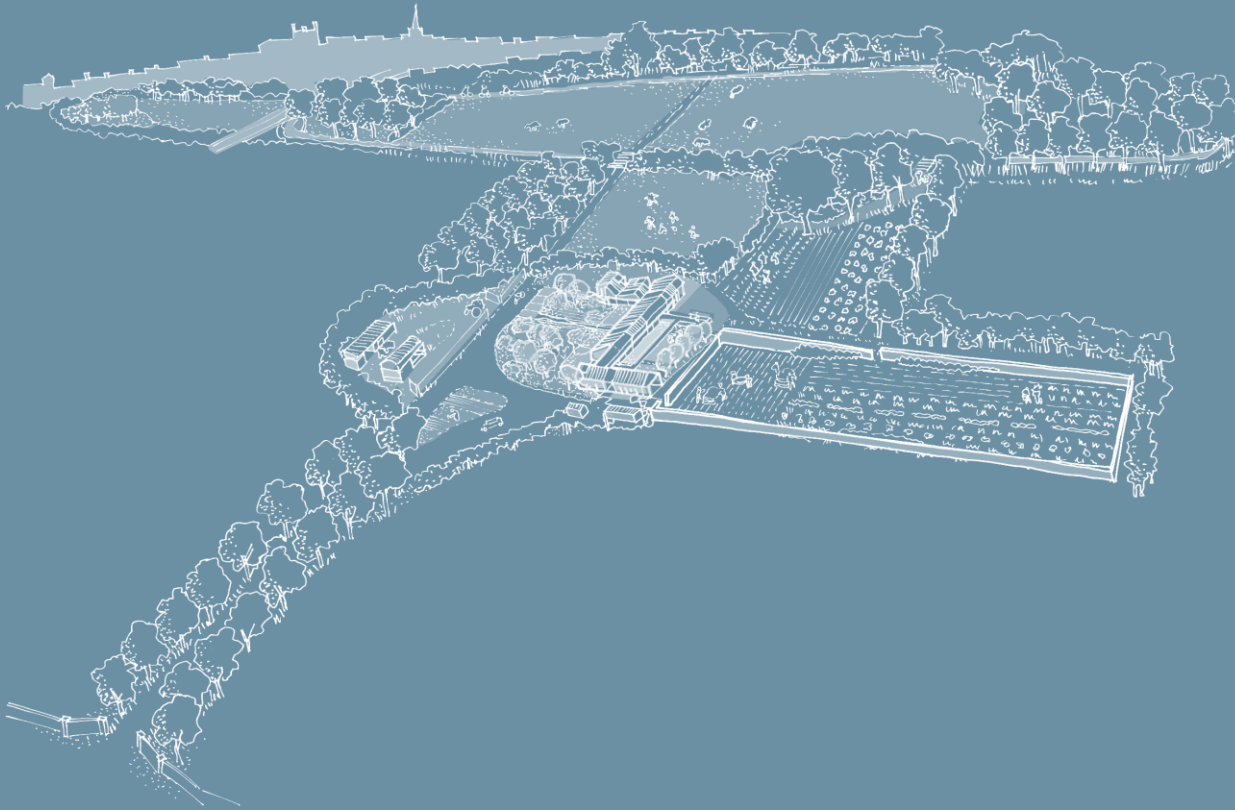
- Community land trusts - or CLTs - democratic, non-profit organisations that own, develop and steward land for the benefit of the community
- Tri-partite Board of Trustees
- Permanently affordable homes (Affordable Housing Act 2021) and community assets

Nimble Spaces / Inclusive Neighbourhoods



- Inclusive community with shared spaces for interaction and informal support
- Land stewarded by Community Land Trust
- Partnership approach to development





“The problem we aim to address is the segregation of people with “special needs” or low incomes from neighbourhoods that actively support neighbourly relationships. People with needs for support, how are they going to live and where are they going to live in our society?”

What we’re aiming for here is neighbourhoods. It has partly to do with architecture, partly to do with geography, but **it also has very much to do with human participation. Society is opening up to people living as active citizens in a participative society, and how are we going to embody that? How are we going to build that?**

We call it the opposite of NIMBY – but it could be called PIMBY – ‘Positively In My Back Yard.’ I’m interested to live next door to people with disabilities, with foreigners, with elderly people, and that that mix is a healthy mix. And it actually makes life better for everybody involved.”

Patrick Lydon
Project Co-Founder



A New Solution for Housing in Ireland

Common Ground Community-Led Housing Prospectus



© JFOC Architects

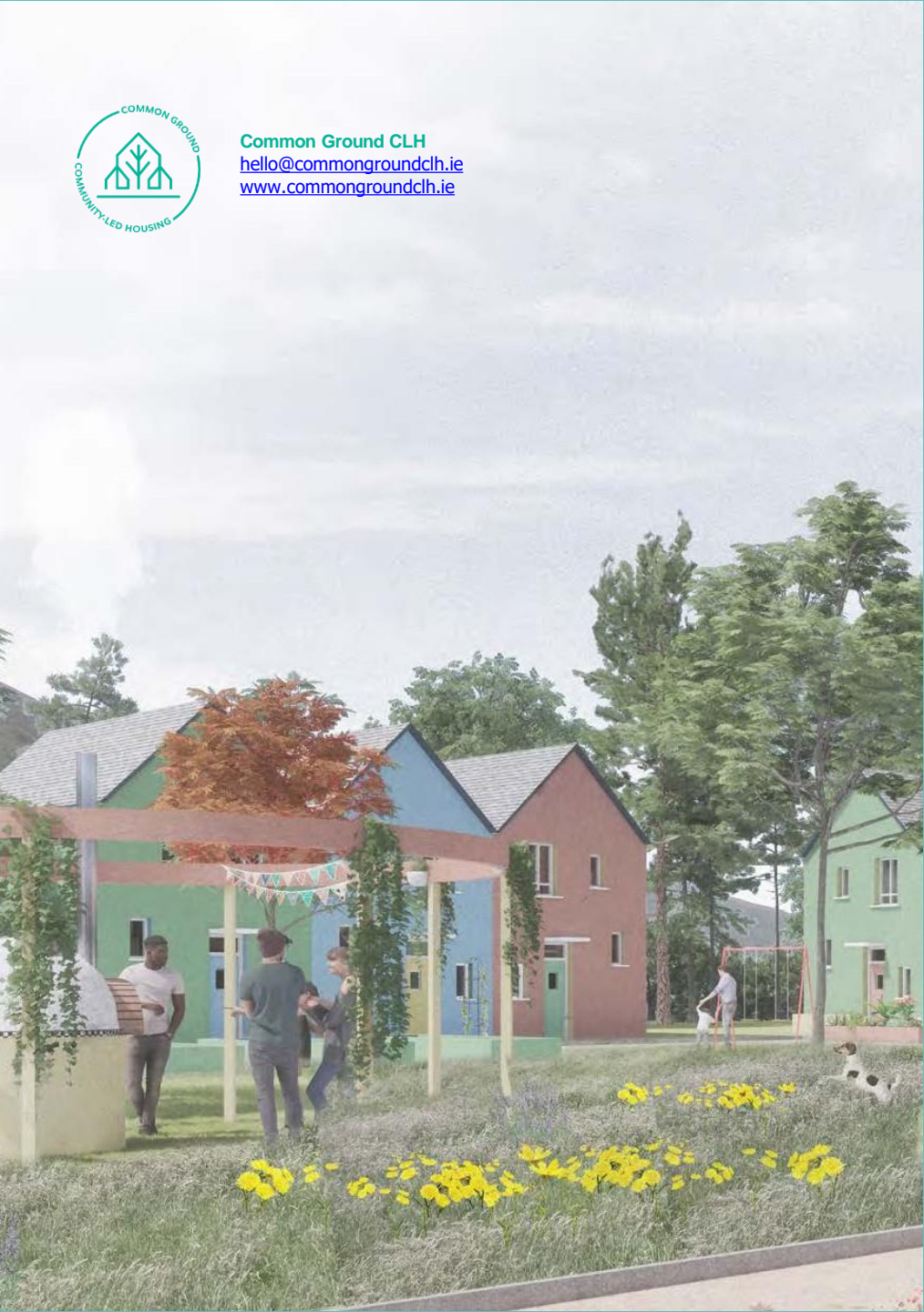


- 25 Sustainable homes and shared facilities
- Wicklow community founded in 2018
- Co-operative (Mutual Home Ownership Society) + Community Land Trust





Common Ground CLH
hello@commongroundclh.ie
www.commongroundclh.ie



- Low-impact, sustainable and affordable homes
- Compact design and modular construction
- Partnership approach with AHB



© JFOC Architects

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Aisteach

Queer Housing Co-Op

- LGBTQ+ community housing co-operative in Dublin city
- Intergenerational LGBTQ+ housing co-op to mitigate against the impacts of speculation and gentrification that are pushing distinctive communities out of the city centre





- LGBTQ+ people are especially susceptible to socioeconomic disadvantages, with higher levels of poverty, homelessness and insecure housing
- LGBTQ+ youth homelessness is a particular issue that continues to impact throughout the lifecycle
- Older LGBTQ+ people face particular challenges in relation to housing and care
- Open to the city
- Feasibility stage

Togra tithíochta Uíbh Ráthaigh

Community-Led Housing Pilot

Togra Tithíochta Uíbh Ráthaigh Community-Led Housing Pilot

- Long-term population decline in Gaeltacht Uíbh Ráthaigh
- Lack of affordable homes to purchase or rent for people looking to live or relocate
- High demand for second homes and Airbnb
- High rates of vacancy





- Replicable Community Land Trust approach
- Increase affordable housing by 10-12 homes (TfUR Action Plans 2019-26)
- Renewal of derelict and vacant properties
- Development of new homes (cost rental)
- Roadmapping Finance, Governance, Eligibility

“Housing is core to the enabling Iveragh to become demographically, socially and economically vibrant, and the current housing profile - in terms of stock, supply, cost and accessibility - is a barrier to the area’s development.”

Tithíocht i nGaeltacht Uíbh Ráthaigh – ag freastal ar an bpobal / Housing in the Iveragh Gaeltacht – meeting local needs

(Tascfhórsa Uíbh Ráthaigh), p. 1

Key Obstacles to Community-Led Housing in Ireland



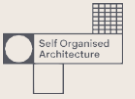
- **Lack of Regulation** for Community-Led Housing following the **Affordable Housing Act 2021**
- **Lack of Recognition** and among state agencies, local authorities, financial institutions.
- **Lack of Access to land and affordable finance** and lack of clarity on qualification and status (AHB)
- **Eligibility** and Allocation Plans
- **Lack of Hub** / Coordinate Taskforce: Lower chance of success

ESTABLISHING AND MAINSTREAMING COMMUNITY-LED HOUSING

Affordable Housing Act 2021

*A housing authority may, for the purposes of subsection (1),
enter into*

*(b) arrangements with a community-led housing
organisation, a housing co-operative or a community land
trust*

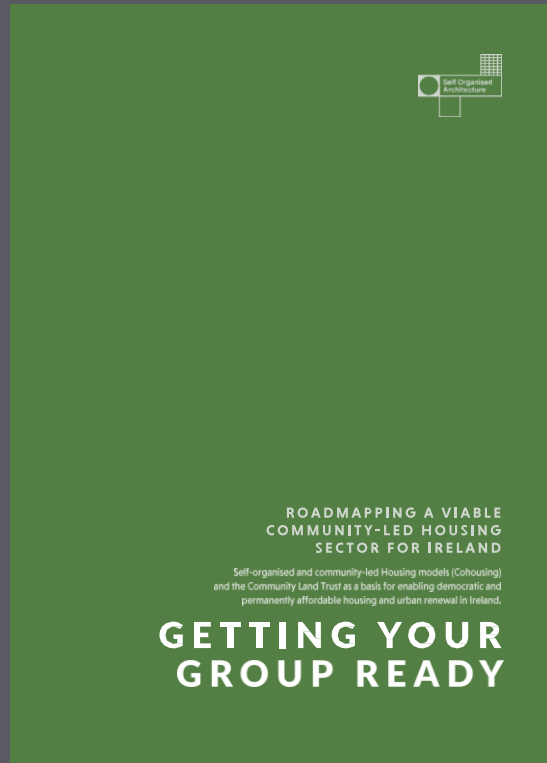


ROADMAPPING A VIABLE COMMUNITY-LED HOUSING SECTOR FOR IRELAND

Self-organised and Community-Led Housing models (Cohousing)
and the Community Land Trust as a basis for enabling democratic and
permanently affordable housing and urban renewal in Ireland

OVERVIEW

Key Lessons



- Low-interest long-term finance is the key to affordability. **Low-interest state loans** can help to further innovation and sustainability goals
- Low-interest finance from an ‘ethical’ private banking sector to match state financing is key to enabling a broad spectrum of approaches
- State supported “Hubs” de-risk projects by guiding and supporting groups to planning / tender phase, at which point they can be properly appraised for viability

Key Lessons



ROADMAPPING A VIABLE
COMMUNITY-LED HOUSING
SECTOR FOR IRELAND

Self-organised and community-led Housing models (Cohousing)
and the Community Land Trust as a basis for enabling democratic and
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POLICY



ROADMAPPING A VIABLE
COMMUNITY-LED HOUSING
SECTOR FOR IRELAND

Self-organised and community-led Housing models (Cohousing)
and the Community Land Trust as a basis for enabling democratic and
permanently affordable housing and urban renewal in Ireland.

LAND

- Land Leasing allows the state to maintain control of land in the long-term (asset lock) and allows projects to be developed **affordably without land purchase costs**
- Land Disposal according to Social Concept in an open tendering procedure better enables projects that further **social policy objectives.**



The **Community Housing Co-operative** in Ireland

The *Community Housing Co-operative* model as a basis for enabling democratic and permanently affordable housing and urban renewal in Ireland | MARCH 2024



The Community Housing Co-operative in Ireland

- **Irish co-operative model** based on right of-use co-operatives in Germany, Switzerland and Spain
- **Germany:** Tradition of co-operatives
Barcelona: New co-operatives programme (ESAL)
- High-quality, perpetually affordable housing for people of different ages, backgrounds and incomes where communities have agency
- Preliminary policy proposals for testing with stakeholders. Launch ISHF 2025

How will the Community Housing Co-operative work in Ireland?

- Establish Right of Use Co-operative Principle Model between Ownership and Rental
- Principle of Cost Rental
Avail of Cost Rental finance stream



Key Benefits of Co-operative Housing

Diversify supply

Inclusive model demonstrating innovation in sustainability

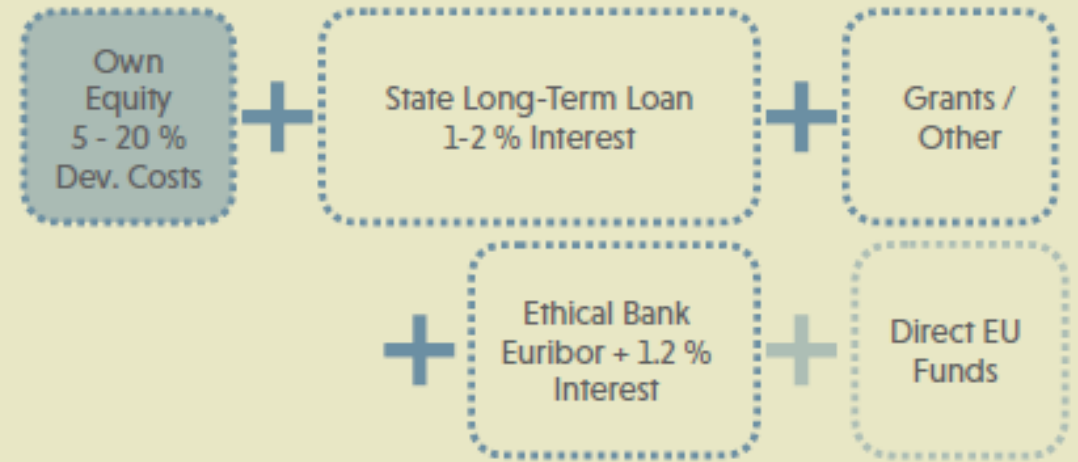
Spatial solutions to flexibly meet residents' needs in different life stages

Communities of Interest (key-workers, older people, LGBTQ+, artists, etc.)

Groups with a definite concept (intergeneration, super-sustainability etc)

Contribute to the wider neighbourhood

Policy Instruments (Germany / Barcelona)



Finance

Early-stage Project Support



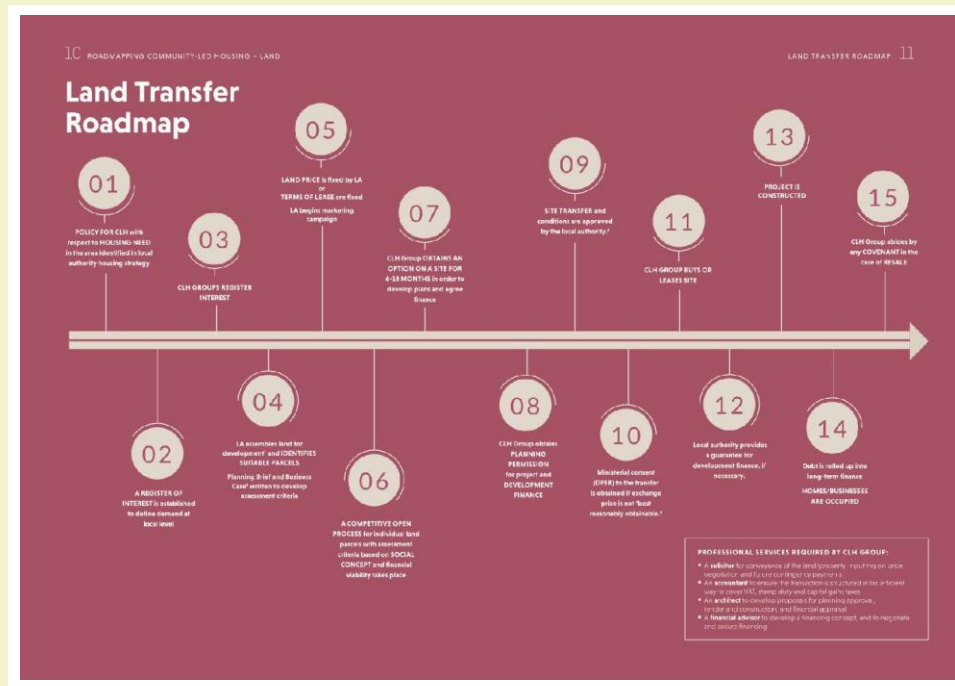
70+ Year Land Lease based on ESAL Framework

70+ Year Land Lease based on Social Concept Procedure

Land

How will the Community Housing Co-operative work in Ireland?

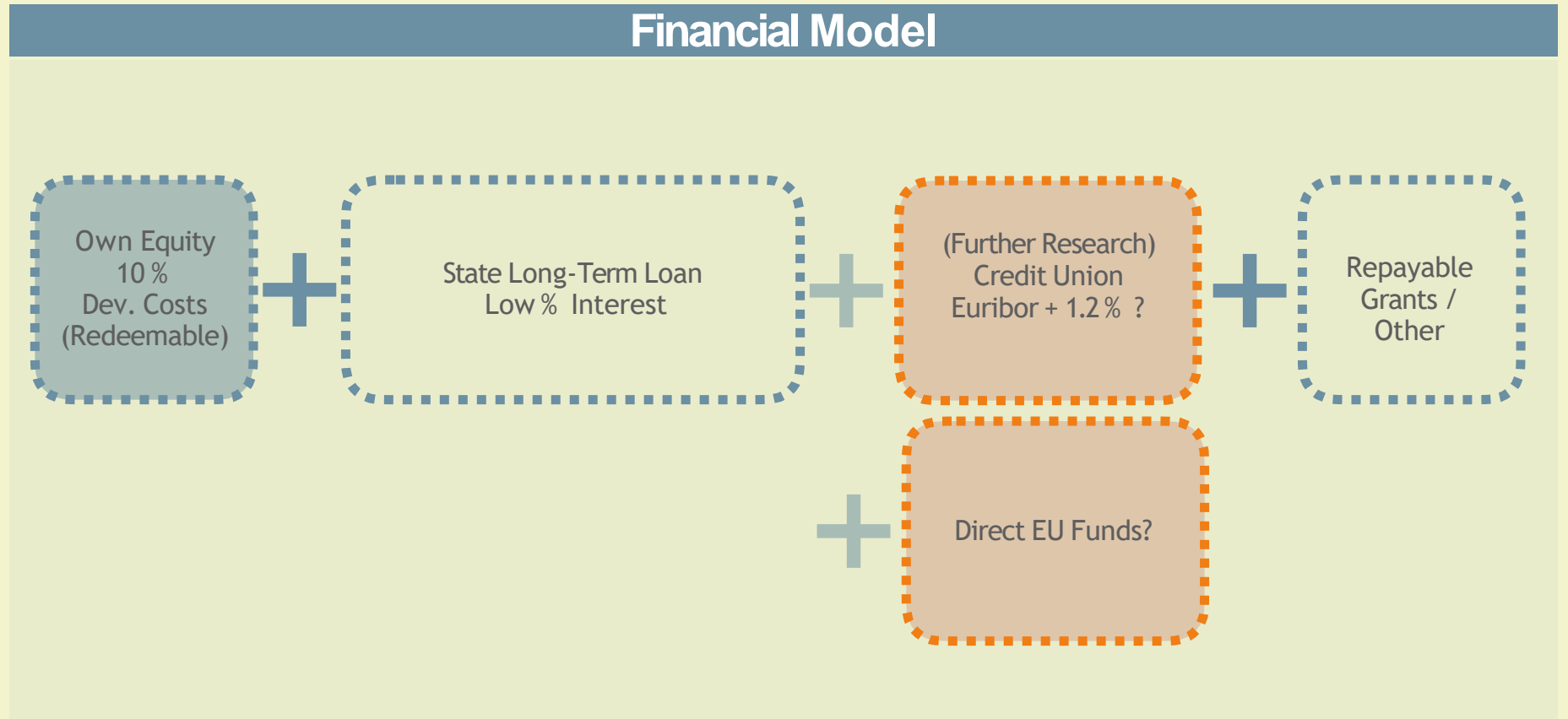
1. Land Allocation



- Land Disposal to Co-operatives
 - Concept-based Procedure (**Webinar 4**)
 - ESAL Framework (**Webinar 2**)
- Land Leasing
 - Eliminate Land Purchase Costs
 - Long-term buy-in / stability
 - Mitigate Risk

How will the Community Housing Co-operative work in Ireland?

2. Finance



How will the Community Housing Co-operative work in Ireland?

3. Eligibility and Allocation Plans

- Community co-designs and co-develops project
- Early Allocation for Residents

Proposed Eligibility Criteria		
A	Qualifying Criteria (Cost Rental)	Yes / No
A1	Over 18 years of age.	Yes
A2	Does not own or is not beneficially entitled to an estate, or has interest in any dwelling in the Republic of Ireland or elsewhere.	Yes
A3	Has a right to reside in the Republic of Ireland.	Yes
A4	Net household income is below €59,000 / €66,000 per annum. Applicants will have to prove how they have calculated their Net Household Income.	Yes
A5	In receipt of any social housing supports (including Rent Supplement or HAP).	Allowable to max. 10-20% of residents
A6	Ability to meet monthly Rent / Right-to-Use Fee.	Yes
Additional Qualifying Criteria		
A7	<ul style="list-style-type: none">a. Membership of the Community Housing Co-operative.b. Community Housing Co-operative must be registered with the Registrar of Co-operatives.	Yes
A8	Ability to pay 10% Development Costs as Redeemable Equity payment (excepting those in A5)	Yes

How will the Community Housing Co-operative work in Ireland?

4. Inclusive Model

Composition of Incomes Groups in Hamburg Co-operative

Proportion of Households	Income Limits	Start Basic Rent
>30%	Low	€7.10
Variable	Middle 1	€9.20
Variable	Middle 2	€12.10
<20%	Above subsidised level	€15.90

Key Policy Infrastructure to enable Community Housing Co-operatives in Ireland



Policy Proposal

What this will achieve?

Recognition of the Model

1. Co-operatives recognised as form of Cost Rental housing

That co-operatives can include social and affordable residents

Accessible Finance

2. Housing Finance Agency finance to enable viable co-operative development on a cost rental basis

Allow co-operatives develop Affordable homes in perpetuity

Public Land Leasing

3. Policy for Land Leasing on social concept criteria

Streamlined, fair and transparent system to support resilient communities

4. Co-operatives granted an option for 18-24 months

Feasibility Stage Grants

5. Grants to support early stage project development. Grants repaid if projects go ahead

Mitigate risk and allow co-operatives develop their community, concept and design

Community-Led Housing, Governance and Approved Housing Bodies (AHBS)



© David Barbour

- **Recommendation that Research is commissioned into AHBs and Community-Led Housing**
 - Assumptions and issues with CLH as AHB
 - Eligibility and Allocation Plans
 - Primary Objective of AHB “Alleviation of Housing Need”
 - Effective oversight / Proportionate Compliance Burden
- Role of Cooperative Societies Bill 2022
- Development Partnerships between AHBs and CLH
- Recommendations for Policy


Next Steps:

- Stakeholder Engagement on policy proposals for Community Housing Co-operative
- Agreement of Proposals
- Launch at ISHF 2025
- Replication of **Model of Barcelona ESAL staged implementation** and rapid development of the Co-operative sector



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“Community-Led Housing is an example of bottom-up, active citizenship as its best, with the potential to put the humanistic perspective of housing provision centre stage, with communities and citizens at the heart of neighbourhood development, embracing the idea of homes as a social good”

Michael D. Higgins, President of Ireland

