

STATUTORY DEFINITION

Statutory definition for community led housing

1. A Community Led Housing Provider is a body corporate (“a body”) which makes available, or intends to make available, dwellings in England and satisfies all the conditions in sub-section 3 and at least one of the conditions in subsection 4.
2. In these conditions the following definitions apply:
 - a. “dwellings” means flats and houses for occupation by individuals as their only home;
 - b. “local community” means the individuals who live and/or work, or want to live and/or work in a specified area and/or are part of a specified community;
 - c. “own” and “owned” means ownership of a freehold interest and/or a leasehold interest;
 - d. “specified area” means the locality or region referred to in a body’s constitution;
 - e. “specified community” means the individuals to whom the body seeks to provide a benefit as set out in its constitution.
3. The conditions that must be satisfied are that:
 - a. the body includes within its constitution the purpose of providing accommodation to the local community and/or for the members of the body;
 - b. the local community have the opportunity to become members of the body (whether or not others can also become members);
 - c. the local community must provide the majority vote on resolutions at general meetings and decisions at management board meetings;
 - d. any profits or surplus from its activities will be used to benefit the local community or other activities of the body as set out in its constitution (otherwise than being paid directly to members);
 - e. the accommodation let to individuals is owned by the body;
 - f. the number of properties owned by the body does not exceed 1000.
4. One of the conditions set out in this sub-section 4 must be satisfied:
 - a. the body’s objects include furthering the social, economic and/or environmental interests of a local community; or
 - b. the body is owned in the majority by its members who are also the tenants of the body.

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7 August 2015