0% LAND ACQUISITION FINANCE FOR COMMUNITY-LED AFFORDABLE HOUSING

We currently have a time-limited opportunity to support acquisition-ready community-led housing projects with finance to unlock land or empty buildings for affordable housing.

We are looking for community-led organisations that have identified a site opportunity and are ready to move towards delivery of affordable homes. Our aim is not simply to help projects acquire land, but to support viable community-led housing schemes from acquisition through to development and delivery.

WHAT CAN BE FUNDED?

We can consider finance for:

- Land for affordable housing development.
- Empty homes or buildings that can be converted into affordable housing.
- Projects where site acquisition will unlock or significantly accelerate delivery.

The investment is intended for community-led affordable housing and is designed for projects with a realistic route to construction and completion, with start on site within approximately two years.

WHO IS THIS FOR?

We are looking for organisations that are:

- Rooted in a local area and accountable to that community.
- Community Land Trusts, Community Benefit Societies, or similar community-led organisations with an asset lock.
- Able to demonstrate meaningful community involvement in decision-making.

Projects should:

- Deliver clear social impact through affordable housing.
- Respond to local need.
- Create additional floorspace.
- Have a realistic and deliverable development plan.

WHAT DO WE MEAN BY ACQUISITION-READY?

We are particularly keen to hear from projects that:

- Have identified a specific site opportunity.
- Have undertaken substantial development and feasibility work.
- Have planning permission in place, or a clear and credible route to securing it.
- Have a viable development model and realistic delivery programme.
- Are seeking a long-term financing partner to help move the project towards construction and delivery.

ELIGIBILITY REQUIREMENTS

Please review this list carefully to explore whether your project might be suitable.
Eligibility does not mean you will necessarily qualify for a loan.

Community-led affordable housing

The funding is available only for community-led affordable housing projects.

Additional homes

The acquisition must result in a net increase in residential floorspace. Projects must create new or additional homes rather than simply preserve existing homes in their current form. This means empty homes must have been vacant for a minimum of six months.

Housing use

This funding is for housing projects only. Community centres, workspaces and other non-residential uses are not eligible through this funding stream unless they are part of a mixed-use scheme where residential units are the main part of the project.

Freehold acquisition

The acquisition must secure ownership for the long term. Freehold projects will be prioritised. Leasehold acquisitions must demonstrate a long lease (125 years+) with no limiting restrictions/covenants.

Existing buildings

Existing buildings may be eligible where they have been vacant for at least six months and will be brought back into productive use as housing.

Viability

Projects must demonstrate:

- Organisational strength, including a capable project team and appropriate professional support.
- Financial viability, including a credible business plan and repayment strategy.
- Development viability, including realistic costs, deliverability and confidence around planning and delivery.

FINANCE TERMS

Funding is provided as a secured loan to support acquisition of land and buildings for community-led affordable housing.

Typical features include:

- Loan of up to £1.2m for a two-year term.
- 0% interest rate.
- Up to 100% of red book valuation (100% LTV).
- First-charge security on the land or asset.
- Support for time-sensitive acquisition opportunities.

This funding is intended to form part of a wider development pathway. For most projects, acquisition finance will be the first stage of a longer-term funding relationship, with development finance supporting the construction and delivery of the homes once the project is ready to proceed.

We are looking to support projects not only to acquire a site, but to move towards construction and delivery. Projects seeking acquisition finance should therefore have a realistic route to development and requirement for development finance from RCD, in full or part. If you have a partner for the development stage and do not require development finance from Resonance Community Developers, your application will not be prioritised.

GET IN TOUCH

If you have a potential project and would like to discuss whether it may be suitable, we'd be pleased to hear from you.

Please contact the Resonance Community Developers team via our Get Investment form with a brief summary of your organisation, site opportunity, project stage and anticipated development programme. You can upload supporting documents too.

Fill out our enquiry form at: https://resonance.ltd.uk/contact/get-investment-enquiries