



Feasibility Study design concept visualisation by Mawson Kerr architects



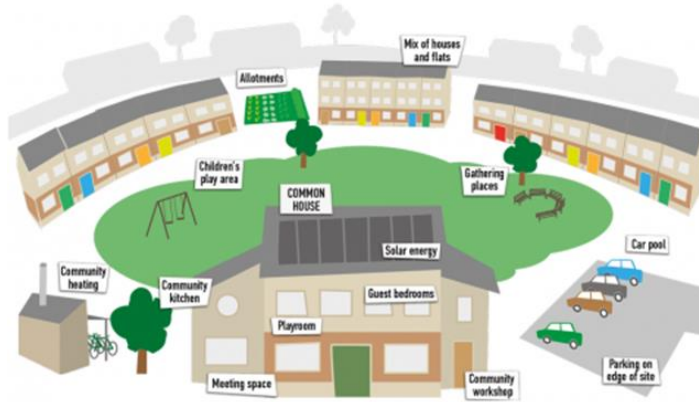
Cohousing upon Tyne

Cohousing belongs to the group of collaborative, cooperative and mutual forms of housing covered by the umbrella term **Community Led Homes** (or 'intentional community')

Cohousing is not a legal/financial structure: it can be delivered in various ways

Cohousing features: combines private homes with shared spaces and facilities for collective use: common house, growing space, regular shared meals





CO-HUT Mission Statement

- Our cohousing community will provide individual living space with common areas and shared facilities (e.g. laundry, bike shed, guest accommodation, workshop, shared garden spaces) and we expect to be able to enjoy shared cooking, eating and celebrations in our common house.
- The community will respect members' personal life and privacy.
- Cohousing upon Tyne aims to support and engage with the surrounding community.
- The community will be built and run with respect to the environment and have as low an impact on the planet as possible. It will be sited in a location with good access to public transport and amenities.
- There will be a membership system. Members will be accepted by existing members using an agreed process.
- The community will be run by all members on a shared basis. There is an expectation that all members will contribute to the work of living in community.
- We plan to develop affordable housing and for that housing to remain affordable for the future.
- We aim to create an environment in which neighbourliness can thrive.
- We will have a collective governance structure with shared decision-making and shared responsibility.

Community-led Collaborative process

LEGAL STRUCTURE(S)

LAND

FINANCE

DELIVERY OPTIONS
(e.g. partner-led packages)

Cohousing upon Tyne aims to support and engage with the surrounding community

Legal Structures			
Unincorporated Association	Company Limited by Guarantee (CLG)	Industrial & Provident Society (IPS) (Co-operative)	Community Benefit Society (BenComm)

Tenure (procurement on £4.5m development)			
Ownership		Rental	
Owner Occupation	Mutual Home Ownership (MHOS)	Annuity Leasehold	Social Rental
Market	challenge market speculation: permanent affordability		Affordability via grants and subsidies
Collective self-governance (no landlord), protects CoHUT vision & values			Allocations via landlord

ANNUITY LEASEHOLD: A NOVEL OPTION

- scheme funded by institutional investor (pension fund), backed by 40-year income guarantee from council, based on mix of market + affordable rents
- on completion, council leases entire development to CoHUT to let and manage
- rents linked to RPI inflation not market rents (so they stay at the same sub-market level)
- after 40 years the freehold of the site reverts from the institutional investor to the council and in turn to CoHUT

Experts consulted in pre-development (funded by £68K from Homes England)

TOWN (Neil Murphy) as an 'Enabling Developer'

MawsonKerr Architects (and appointed surveyors)

Newcastle City Council (Fairer Housing Unit)

Leeds Community Homes (Jimm Reed)

Wrigleys Solicitors (cohousing specialist)

UK Cohousing Network

