

# CoHUT Recruitment: Application Form.



Name(s):

Email:

Phone:

New Member Application and Formal Expression of Interest

## About you.

We would like to know a bit about you / your household and your interest in cohousing. Please tell us a bit about who you are, any experience you may have of cooperative working or communal living, and why you would like to join CoHUT.

We need all kinds of skills to make this amazing project happen! For those submitting a New Member application, if you have any skills or experience you consider relevant to the next stages of the project please feel free to let us know.

(Max. 500 words on separate sheet – use *CoHUT Application [your name]* as the title)



# About your housing needs and household finances.

Please use the table below to indicate which unit(s) meet your households needs. Indicative MHOS pricing mix: deposit / monthly costs by home type.

Please note; If you would be interested in living in CoHUT as part of a house share please tick this box. At least one of our 4 bed houses will be run as a house share, to enable those on lower incomes to be part of CoHUT. People in the house share will buy a share of equity in the project that relates to the cost of their share of the house. This will mean people can save up equity while living in a house share.

Home type	Floor area	Current cost allocated to dwelling	Deposits at 10-15%**	Monthly rent***	Minimum household income at target housing cost level
1b2p* Flat	51m <sup>2</sup>	£165,500	£16,500 - £24,800	£620	£18,600
2b3p* Flat	61m <sup>2</sup>	£197,800	£19,800 - £29,700	£740	£22,200
2b4p Duplex	80m <sup>2</sup>	£259,500	£26,000 - £38,900	£970	£29,200
1b2p House	59m <sup>2</sup>	£191,400	£19,200 - £28,700	£720	£21,500
2b4p House	80m <sup>2</sup>	£259,500	£26,000 - £38,900	£970	£29,200
3b5p House	103m <sup>2</sup>	£334,000	£33,500 - £50,100	£1,250	£37,500
4b7p House	118m <sup>2</sup>	£382,700	£38,400 - £57,400	£1,430	£43,000

\* Max. 4 units intended for s106 affordable terms,

\*\* We require an overall average of 15% across households. 10% deposits will only be possible if other households are able to contribute larger deposits.

\*\*\* All monthly rents include community levy (common house, management costs, sinking fund etc.). Expect lower utility costs with low impact features.

The current cost allocated to each dwelling divides the cost of the project to each dwelling based on its floor area. Market price indices and construction costs continue to change, and so pricing will need to be kept under review and are subject to change.

Note: the community levy is currently applied to all units at the same rate - £1,956 pa. for working out costings. In reality it will vary from £1,200 to £2,775 depending on unit size. These are estimates only at this stage.

If you do not quite have the minimum income needed, please still apply, as if not enough people can afford it, we may have to rethink some of the design, etc. or work out other ways of financing the project.

If your income is far below what is needed but you are interested in the project, please send in an EOI and we will keep your application on file.

# MHOS in a nutshell.

With the help of a mortgage, CoHUT will own all the homes. Members are allocated the amount of equity shares that relate to the home they wish to live in and agree to pay for some equity shares (equivalent to a deposit on a mortgage) or all of those equity shares. Members also agree to pay a monthly 'rent' that covers:

- An agreed instalment towards any remaining equity shares that relate to your home.
- The community levy (to enable CoHUT to insure, repair and maintain homes and shared areas as well as cover the running of the common house).

See below for Community Led Housing London's introduction to MHOS.

## INTRODUCTION TO MUTUAL HOME OWNERSHIP SOCIETIES

### FAQ.

Can I afford to live in one of the homes?

- Able to pay the minimum 'deposit' specified for the home.
- Ideally have a net (= after tax/NI) household (= adult residents who are equity members of the MHOS) income of at least the minimum specified for the home after taking into account how much equity you can pay for at the outset
- There are fewer transaction costs involved (no mortgage fees, surveying fees, maybe no legal costs)

Is there anything else to pay?

- The 'rent' includes a 'Community Levy' to cover buildings insurance, maintenance, estate management costs etc., so there is no additional service charge or property insurance payable.
- There may be rent to pay for a car parking space. There may be small charges for use of some community facilities such as visitor bedrooms in the common house, or for meals in the common house.
- There will be council tax, water and electricity, broadband/landline, and contents insurance to pay: electricity costs will be lower than for conventional housing because of energy saving design features.

Please let us know if the current financial model, and costs relating to the unit(s) you have selected, are within your household's financial means. The deposits and rents stated in the grid are estimates and the information you give will be helpful for our financial modelling.

## New Members.

Please confirm the following:

I can commit to regular meetings – our fortnightly meetings are held on Thursday evenings, currently 7-8pm, though may extend in future to 7-8.30pm. (To accommodate some members who live outside of the region, these meetings are currently held online. In addition, we have occasional face-to-face socials).

I feel comfortable with CoHUT's vision, mission statement and decision-making process (as outlined at [cohousingupontyne.org.uk](http://cohousingupontyne.org.uk)).

I can start attending fortnightly meetings once accepted as a prospective New Member.

I can contribute £5 a month.

I have the time, energy, and enthusiasm to get involved with the work needed to make this project happen (a minimum 2 hours every fortnight).

Along with this application form I am submitting a short document about my household and my / our interest in cohousing.

## Expressions of Interest.

Please confirm the following:

I feel comfortable with CoHUT's vision, mission statement and decision-making process (as outlined at [cohousingupontyne.org.uk](http://cohousingupontyne.org.uk)).

I can contribute £5 a month.

Along with this application form I am submitting a short document about my household and my / our interest in cohousing.

Email: [cohousingupontyne@gmail.com](mailto:cohousingupontyne@gmail.com)

**FACEBOOK**

**[cohousingupontyne.org.uk](http://cohousingupontyne.org.uk)**