

Cohousing Woodside

Development Plan issue 9 : October 2014

www.cohousingwoodside.co.uk



INTRODUCTION

This document sets out a description of the stages through which Cohousing Woodside has progressed so far, together with an understanding of the timeline, key milestones and cost contributions. It describes the decisions we have taken and our relationships with key stakeholders – most importantly, with Hanover Housing Association (HHA), our developer. It is essentially an iterative document which will be updated periodically as things move on.

It is not a detailed account of how the future community intends to live or how it will run itself. This will be determined gradually over the build period by Development Members.

KEY POINTS

- Planning application of the site was confirmed in spring 2014
- The Cohousing Woodside dwellings are likely to be completed by late 2017
- Each home is private to those who live in it, but the common house and gardens, controlled by all members, are central to cohousing life
- All members are expected to participate actively in the life of the community
- Cohousing Woodside aspires to high standards of sustainability in all areas
- We aim to build a diverse, inclusive and friendly community
- Generally one member of each household must be aged 55+ at the time of moving in. The 4 houses are sold free of age-restriction and there are potential opportunities for a further 11 of our 26 flats/duplexes to enjoy the same exemption

1. ORIGINS

In July 2011, a group of Muswell Hill residents heard about the impending sale of St Luke's Hospital. They formed the North London Sustainable Housing Partnership (NLSHP) to provide a community voice on the future of the site with a view to setting up a cohousing community there.

In the Autumn of 2011, the group began discussions with **Hanover Housing Association (HHA)**, a leading specialist provider of high quality retirement housing and related services for older

people. Hanover eventually made a successful bid for the site, referencing its relationship with NLSHP in its proposal.

Once Hanover acquired the site, cohousing on the St. Luke's site became oriented towards people of fifty five and over, but not precluding younger family members. Members of NLSHP who wanted to work with this opportunity created Cohousing Woodside (CW) as a new group, registering a separate company in April 2012.

2. CORE VALUES OF COHOUSING WOODSIDE

OUR VISION :

'To create a community that is sustainable, inclusive and diverse, where people participate, have their own space, share resources and are proud of and happy with where they live'

The following principles were agreed at a group workshop:

Life in Cohousing Woodside will aim to

- be self governing
- share decision making
- maintain a balance between privacy and community

Our community will be

- welcoming
- part of the St Luke's community
- part of a wider Muswell Hill community to which we want to contribute

We will maintain

- responsibility for ourselves
- openness and transparency
- mutual respect and trust
- co-operation for the greater good of the community
- tolerance
- neighbourliness
- respect for the planet, minimising our impact

and we will meet our individual obligations to the group

3. DEVELOPMENT DESIGN

The Cohousing Woodside scheme will occupy the north-west corner of the six acre **St Luke's site**, adjacent to Grand Avenue.

The entire site development is being designed by **Pollard, Thomas, Edwards (PTEa) architects**. Pioneer cohousing members have participated in designing our dwellings and Common

House through a number of PTEa workshops. These consultations resumed in February 2014 once planning permission had been granted.

3.1. THE COMMON HOUSE AND COMMUNAL SPACE

The overall layout of the cohousing project is designed to encourage neighbourliness and social contact, as well as sustainable lifestyles.

The Common House is central to the cohousing way of life. It is at the heart of any cohousing development. It will provide a shared space for activities like communal meals, parties, meetings, workshops etc. Each household will share in paying for the Common House.



Hanover has requested that the Common House be made available for hire to other St. Luke's residents at CW's discretion.

Pioneer members have chosen to minimise private outdoor spaces in favour of maximising communally owned gardens and allotments. It is intended that maintenance will be the responsibility of the community, as will upkeep of all common spaces. Roads on the St Luke's site are private.

3.2 CARS and BIKES

There will be provision of a limited number of road level wheelchair user parking spaces. Other car parking will all be underground and residents will pay for controlled use of the parking spaces there.

Hanover has made provisions for new residents to enjoy free car club membership for a year. The St Luke's project is a Car Restricted Development so residents shall not be able to apply for a Residents Parking Permit from the Council. Car sharing is an aspiration of the group.

There is ample provision of bicycle and electric buggy storage within the CW gardens.

3.3 INDIVIDUAL HOMES

The 30 dwellings within the CW scheme will range in size from one-bedroom flats to 3 bedroom houses. Lifetime Homes standards will apply and where there are stairs, there will be scope for lifts. Each dwelling will have a balcony or a patio. Sketches of plans and elevations are on the Our architecture page of [CW's website](#). Layouts of allocated dwellings

are in the process of being improved in consultation with individual member households. Revised architectural drawings may become available in spring 2015.



Unlike the rest of the St Luke's development, which will be built to Code for Sustainable Homes Level 4, CW aspires to a certified **Passivhaus standard** of energy efficiency. This high level of air-

tightness, insulation with heat exchange ventilation will mean that the dwellings will require little space heating, a hedge against expected rising energy prices. CW is in negotiation with HHA to achieve this standard.

Unit prices will be published in spring 2015 to reflect open market values and Hanover reserves the right to adjust these periodically. Each household will share control of the common house and amenities. Further rights and obligations will eventually be detailed in a Project Agreement with HHA and other CW documents.



All dwellings will be connected to the St Luke's site combined heat and power (CHP) system. The CHP plant will provide individually metered and billed hot water and heating. Households will be free to choose their own electricity supplier. There will be no gas supply to the St Luke's dwellings.

In acknowledgement of CW's keen interest in CHP efficiency Hanover will keep it informed of relevant CHP implementation and management developments from inception through to occupation.

Hanover, as the freeholder, has a pet-friendly policy for its housing stock and CW welcomes members with pets.

4. DEVELOPMENT FINANCE/ BUYING AND SELLING/ OWNERSHIP

4.1 TENURE

Cohousing Woodside dwellings are for private sale only. Hanover offers shared ownership

units elsewhere on the St Luke's site for those who meet Haringey Council's strict eligibility criteria.

4.2. PRICES

For Development Members, prices will be market values less (i) an early-bird discount of 10% or, potentially, (ii) an early-bird discount of 10% plus a retained equity of 5% (a charge on the property will entitle Hanover to recover this retained equity on the first subsequent sale). Unit prices reflect open market values and will be revalued for incoming members every 6 months. **Hanover is in the process of revising all prices and milestone dates.**

Subject to Hanover confirmation, by 'Reservation Date', Hanover requires a Reservation fee of £1000 from each CW prospective purchaser committing to buy a unit at the prevailing market values. Unit prices will be fixed on signing these individual agreements with Hanover. Development Members will, effectively, be purchasing off-plan. Interested buyers who are not yet members are encouraged to contact the membership secretary.

A time constraint exists for the discount arrangements, as they are intended to tie in early purchasers who are ready to give an assurance of a sale. The discounts will be available up to 6 months before Practical Completion (PC) of the scheme (PC estimated to be at the end of 2017). At the 6-months-before-PC key date purchasers will exchange contracts with Hanover, at which point a 10% deposit will be payable net of the Reservation fee.

Service charges are as yet unknown but must be factored in to expectations. These will comprise (i) St Luke's estate service charges billed by and paid directly to Hanover and (ii) cohousing service charges. We will seek to minimise the latter by carrying out management tasks and functions ourselves where volunteers make it possible. Once owners take possession of the finished units, CW will collect cohousing service charges, apportioned on Net Internal Area (NIA) to cover running costs, maintenance and renewal expenses. Cohousing service charges will be payable in advance in monthly instalments agreed at the start of each charge year and CW will build up significant sinking funds to offset future periodic commitments and enhancements.

4.3. BUYING A PROPERTY

All owners will be required to sign up to the ethos and values of Cohousing Woodside as detailed in section 2 above. We do not encourage property purchases solely for investment purposes but accept that owners may choose to sub-let temporarily until the timing is right for their own occupation. Sub-letting is permitted where tenants sign up to the same values and obligations as CW members.



Leases for houses will be for 999 years and likewise for flats (the latter to be confirmed). All members are responsible for their own legal and financial affairs at all times.

Legal agreements between Hanover and CW are under negotiation. The scheme's standard leases will have been checked by CW solicitors for ease of subsequent conveyancing by individual buyers.



4.4. ALLOCATIONS

Choice of units in the scheme is based on seniority of membership (date of payment of fees) in Cohousing Woodside. In case of competing interests for a particular dwelling, allocations will be made on the basis of length of membership and number of meetings attended. Other factors, such as disability requirements or levels of active participation in the group may be taken into account by an allocations committee. After all units have been allocated, those interested will be encouraged to join a Waiting Pool, sign up to CW's core values, and pay an

annual subscription.

CW values its Waiting Pool and will organise updates and social networking events for its future generation of cohousers.

4.5. SELLING-UP

Marketing and valuation will be the entire responsibility of the vendor member or their executor. The vendor will give notice of the proposed sale to CW which will do its utmost to facilitate a quick and easy sale. If CW is unable to find a buyer among its residents or Waiting Pool within an agreed period, the vendor can then sell on the open market – provided the purchaser accepts CW's simple membership criteria.

5. ORGANISATIONAL STRUCTURE

5.1. SELF-GOVERNANCE

Cohousing Woodside Ltd. is a company limited by shares, registered in England and Wales, created to take responsibility for the community's legal and financial obligations.

All arrangements for governing the day-to-day life of the community will be agreed by the group itself. Structures and agreements entered into so far must be regarded as provisional and 'in draft' only, until we reach a stage where they can be reviewed and agreed by a stable critical mass of 15 member households.

The group has engaged **Trowers & Hamlins solicitors** to act for CW Ltd in relation to legal agreements with Hanover.

5.2. CURRENT STRUCTURES

The group's current mechanism for organising CW meetings and for liaising and negotiating with stakeholders is its Steering Group consisting of a coordinator, treasurer, legal advisor and membership secretary.

This is a provisional arrangement prior to reaching a 'critical mass' of member households. It is intended that once this is reached, our arrangements would be subject to review and to other members putting themselves forward for committee and ad hoc project roles. We strongly encourage this sharing out of roles and responsibilities, as it presages our future together as a collaborative community.

5.3. DECISION-MAKING

So far it has been mooted that key decisions which affect the common life of the group shall be made by all members acting together in consensus. The precise mode of reaching consensus, with fallbacks for dissent, has yet to be developed and agreed. We need further development work to agree which decisions should require consensus, which can be delegated and to whom.

5.4. FUTURE STRUCTURES

It is envisaged that once construction is completed and CW takes up residence, day to day management will be undertaken by a Residents Association and its committees. It is expected that all residents will take part.

6. MEMBERSHIP OF COHOUSING WOODSIDE

6.1 REQUIREMENTS FOR MEMBERSHIP

Cohousing Woodside currently operates as a membership organisation with individual (as opposed to household) members. We meet once a month (business meeting for members running onto a general meeting with shared meal to welcome visitors). Up to completion of construction, members are known as 'Development Members'.

To become a Development Member, you are generally required to attend three meetings, apply to the membership secretary and submit an application form. This signifies your adherence to Cohousing Woodside's collaborative way of working and your commitment to the values listed above in section 2. There is an expectation that partners also attend meetings.



Membership requires a non-refundable payment of £250 per individual towards a seed fund to develop Cohousing Woodside. This does not guarantee the allocation of a unit within the scheme but it does entitle you to a voice in decision making. Further calls for money to support the work of the group are a certainty. We expect that Development Members will become the future residents of the Cohousing Woodside community. If you do not wish to make a commitment at this point, you may become a Friend of the group for an annual subscription of £25. This entitles you to continue to attend meetings but not take part in decision-making.

Once the group is more firmly established and as we learn more together, we may revise conditions of membership and entry to the community for the future.

Latecomers to Cohousing Woodside will be required to match the financial input of earlier Development Members. Unspent contributions to the CW development fund will be refundable on practical completion net of each unit's share of common costs. The group strives for a full complement of 30 member households by 6 months before practical completion as Hanover then has the step-in right to sell remaining units on the open market at full market value without obligation to cohousing membership conditions.

7. DEVELOPING THE GROUP

7.1. DEVELOPMENTS SO FAR

The group has participated in a number of training workshops, such as on 'values and visioning' and consensus decision-making, as well as discussion sessions relevant to the future life in cohousing. As membership 'churn' always occurs in the early days of a group it is inevitable that these group building activities may have to be repeated a number of times.

7.2. ONGOING DEVELOPMENTS

We plan a series of participative workshops to anticipate life in Cohousing Woodside post-2017. Join us to discuss the values and life-style the group wishes to commit to and to agree a development agenda to get there. We also need the opportunity to get to know each other as future neighbours. We seek to learn from other cohousing communities and strongly encourage new members to take advantage of visits, courses and open days run by such groups as The Threshold Centre, Dorset and the Springhill Community, Stroud. Cohousing Woodside is an active member of the UK Cohousing Network. See www.cohousing.org.uk

8. THIS DEVELOPMENT PLAN

To us, building the group is as important as developing the buildings.

CW's Development Plan will be constantly updated and revised. The current file will be available via the [CW website](#) and each significant update will be flagged up in our "news" blog pages. You can sign up online to follow this blog.

Currently we are mounting a fresh recruitment drive focussing on building group solidarity and celebrating the skills each member brings to the venture.