The LILAC Project
Ecological ✗ Affordable ✗ Co-operative

www.lilac.coop
The Challenges

• Climate change and oil dependency
• Affordable AND low carbon, low energy housing
• Community led response
• Low impact living: design, technology, behaviour, citizenship
• Need for policy ‘step change’
• Capacity building and self management
• Replicability and growth
The Three elements

• **LILAC** = Low Impact Living Affordable Community

• **Low Impact Living**
  26% of CO2 emissions in the UK come from our homes. The government has set a target of all new buildings to be carbon neutral by 2016.

• **Affordable**
  We have chosen a Mutual model (Mutual Home Ownership Society) which ensures permanent affordability.

• **Community**
  Our design will maximise community interaction. It is based on a Danish co-housing model which balances people’s needs for their own private space with shared facilities.
About Lilac

• Project entails 20 mixed size dwellings and a larger central common house all built from super-insulated natural materials.
• Lilac is a fully mutual Co-operative Society registered with FSA.
• It is member-led, not for profit
• Land owned / managed by the Co-operative Society NOT individuals
• Innovative Mutual Home Ownership Society = permanent affordability
• All members are leaseholders NOT private owner occupiers
• Commitments/restrictions outlined in lease document and Society policies (e.g. Car ownership, communal areas, pets, food etc!).
Our values

- Environmental sustainability
- Grass-roots
- Respect
- Inclusive & Affordable
- Inspiration & Resource for others
- Diverse
- Self-reliance
- Learning
- Safe & Healthy
- Connected
Low Impact Living

• Super insulated superstructure (Strawbale and timber - self build element)
• ModCell System

• Approach
  – Good design comes first
  – PassivHaus standard – super insulated, air tight, low thermal bridges
  – South facing, passive solar gain, oversized glazing
  – Solar water heaters, MVHR units, wood burners
  – Grey water recycling, rainwater harvesting, solar PV if affordable

• Living lightly
  – Behavioural change (through Society’s lease and educational activities)
  – Recycling, composting, car restraint/sharing, consuming less
  – Shared facilities in Common House (reduces neighbourhood footprint)
Modcell and White Design
Two simple ingredients

Each 100 sq m house sequesters 46 tonnes of CO₂
Affordable

• Developing the intermediate housing market
• MHOS owns the houses (and the land) and issues tenancies to members
• Everyone pays 35% of their income to the Society
• Members are allocated equity shares in the MHOS dependent on their income and home size
• Each household must take on shares of the value of their home’s build cost (+/- 10%)
• Moving on: leavers get the money they pay towards their equity shares, and if they have been resident more than 3 years they get share of increase or decrease in vale of equity shares (linked to national average earnings NOT housing market)
• Financing: member deposits, mortgage, loanstock, share issue
Loanstock offer
LILAC Mutual Home Ownership Society Ltd

An ethical lending opportunity in a pioneering co-operative cohousing project – where your money will grow too!

Your financial support will help demonstrate that building an affordable low impact neighbourhood in Leeds is possible.

For more information or an application form see our website, email finance@lilac.coop or write to The Treasurer, 62 Greenwood Mount, Leeds, LS6 4LG.

www.lilac.coop
Add pictures from flyer

www.investinleeds.coop
Community: cohousing

Over 600 schemes in N America. 8 in UK.

Key principles:

- Participatory, member-led process that responds to local needs
- Design intentionally fosters community interaction
- **Private** self contained homes AND **shared** co-located facilities
- Resident-led on-site management, governance structures
- Commitment to affordability through pooling resources
- Purposeful car reduction (car clubs/pools, transport plans, lease)
- Purposeful car separation (car free home-zone)
- Valuing central and common green space.
Cohousing in the UK

Springhill Cohousing, Stroud

- Est. 2003. 34 units, 1 bed flats to five bed houses.
- Three-storey common house
- Site has pedestrianised main street with village feel.
- Deputy Prime Minister's Award for making an "outstanding contribution" to Sustainable Communities.
- Received Eurosolar UK Award for renewable energy projects.
- Clear policies on car ownership and use of communal areas
Lancaster Cohousing

- Intergenerational cohousing community at Halton Gorge
- 25 homes with community facilities and workshop/office space
- Sustainable travel plan to central Lancaster
- New buildings meeting the AECB Gold Standard or CSH 6
- Designed to facilitate neighbourly community
- Properties for a range of household sizes and incomes
- Successful Planning Application August 2010
- Car policy and management responsibilities in lease
The area
Layouts

• 200 sq m Common House
• 5 blocks, 20 dwellings:
  – 6 x 1 bedroom flats (48 sq m)
  – 6 x 2 bedroom flats (71 sq m)
  – 6 x 3 bedroom houses (90 sq m)
  – 2 x 4 bedroom houses (111 sq m)
The Common House
Lilac to date

- 10 homes allocated, 100+ friends, 100s on email list
- Solid local support, national and local profile
  - Recipient of £420,000 DECC/HCA grant for natural materials
  - Recipient of Tudor Trust Innovation grant
  - Exploring new models for land acquisition with HCA
  - Winner of Leeds ‘Best emerging social enterprise award 2010’
- Commitment to replicating model across Leeds
- Professional-led project team: Coho, White Design, Modcell, Cobbetts, CDS Co-operatives, Integral Engineering, BWA, Coops UK
- Public Consultation Sept 2010
- Timeline: planning submission Winter 2010, on-site 2011, completed 2012
- Loanstock Offer now open
Points for discussion

• Need mixed tenure local housing markets
• Development/risk finance, refinancing
• Land acquisition/banking, CLTs, role of state/HCA
• Cohousing movement – need to embed equality/affordability
• Implementation: knowledge gaps, bottlenecks, capacity, training
• Evidence base, capturing learning (what works, what doesn’t)
• Growing the mutual/co-operative housing sector:
  – huge potential (only 0.6% of the market) and benefits
• The Big Society and ‘the new localism’: dangers, pros, cons
We can only tackle climate change if we ensure affordability and build community.