

WHAT IF...

THE POWER AND RESOURCES TO MAKE GOOD HOMES WERE IN THE HANDS OF OUR COMMUNITIES?



WeCanMake is a community land trust in Bristol. We imagine and make new ways to create affordable homes at the point of need, building social infrastructure, community wealth and a just transition in the process.

Housing Delivery England 2022/2023

234,400 new homes completed

63,605 'affordable' (27%)

9561 social rent (4%)

Less than 2% homes meet highest environmental standards

75% of all housing produced in England since 2007 "mediocre" or "poor" and "does not meet the basic requirements for civilised living."

Big 3 volume housebuilders making supernormal profits





NEIGHBOURHOOD SCALE COMMUNITY-LED DENSIFICATION

Knowle West, Bristol

Council-built estate of 5000 homes, 14,000 people.

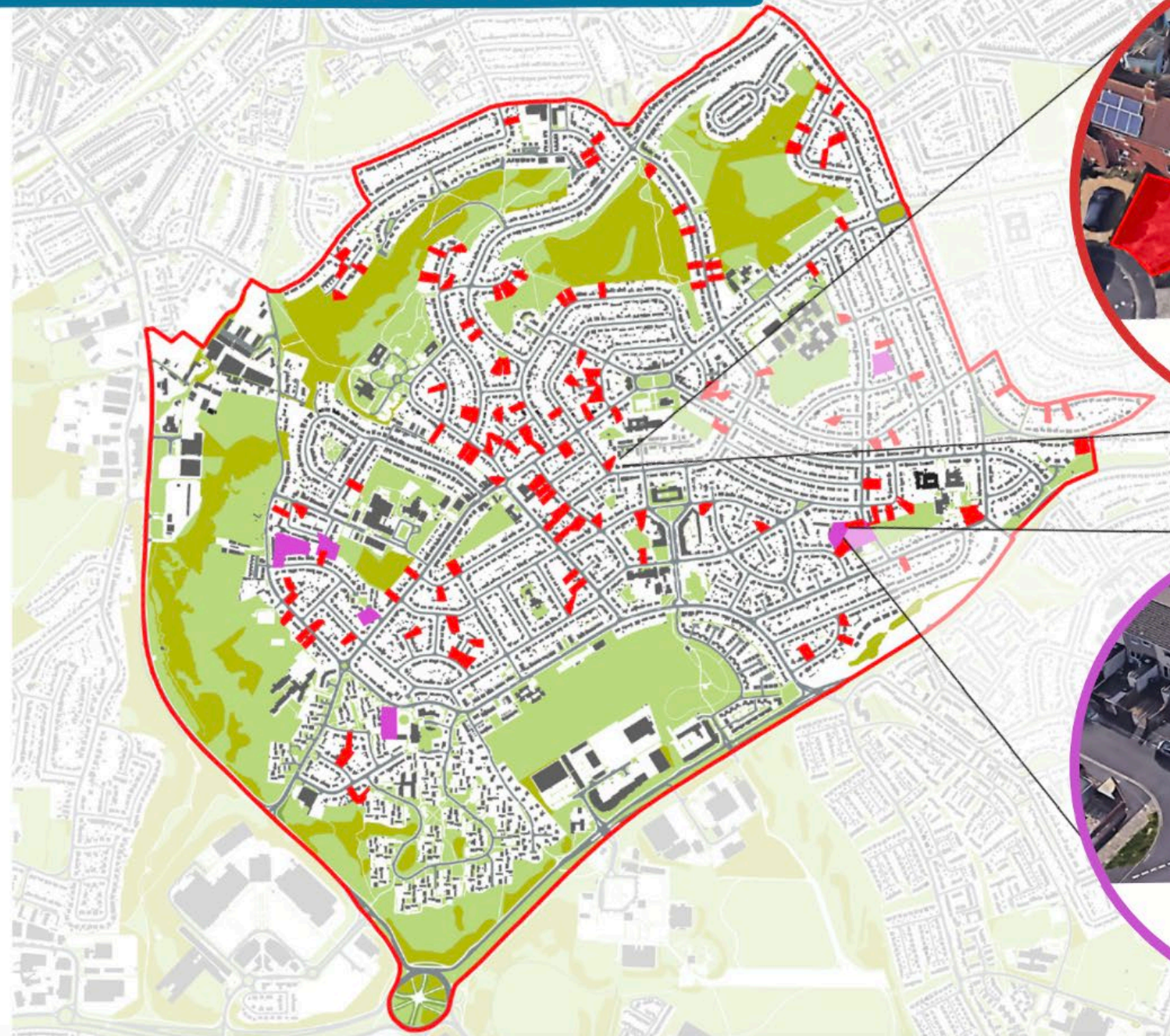
155 infill sites
3 small sites

Totalling more than 5ha of land

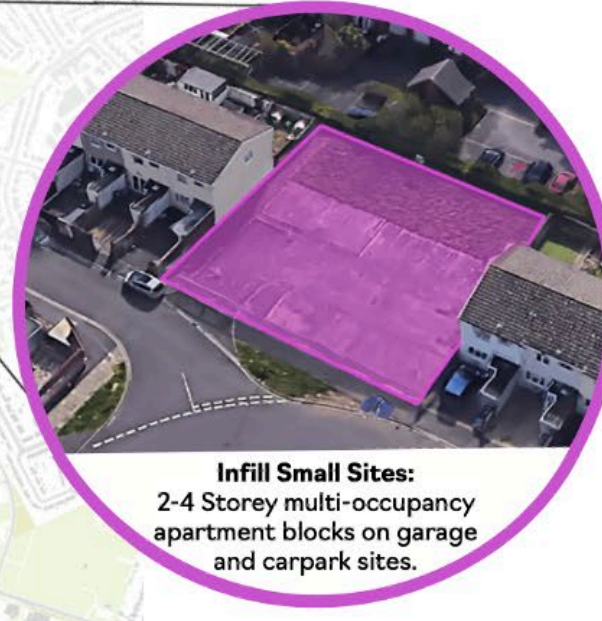
248 homes created at the point of need

Additional 50 homes released, through downsizing

People homed:
596-944



Infill Microsites:
Single dwelling homes in large rear and side gardens.



Infill Small Sites:
2-4 Storey multi-occupancy apartment blocks on garage and carpark sites.

OPT IN DENSIFICATION – MICRO-SITES



BlokBuild





SOCIAL VALUE



SOCIAL VALUE GENERATED BY ONE WECANMAKE HOME

£187,585^{**}

130%+ RETURN ON CAPITAL INVESTMENT

VERSUS 33% RETURN COMPARED TO CONVENTIONAL DEVELOPMENT

£3000 CAPITAL COST £3,600/M²



More space for families
Expands capacity in council
stock through downsizing

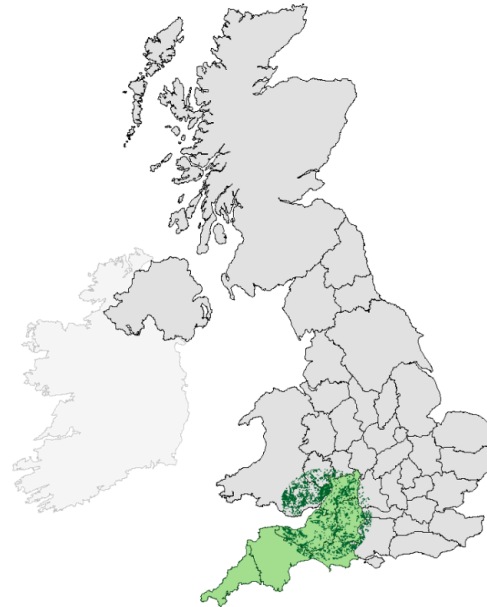
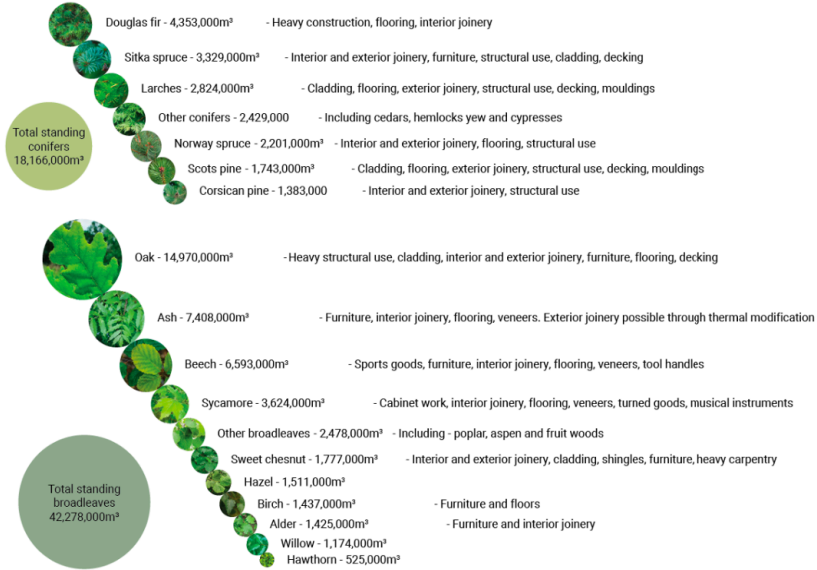
Additionality
Unlocks a new supply of land
for affordable homes

Gentle densification
More efficient use of land in
suburban neighbourhoods

**Public service spending
reduced**
Adult social care,
homelessness, health etc

**Genuinely & permanently
affordable homes**
Community-led homes are
exempt from Right to Buy

HOMEGROWN HOMES

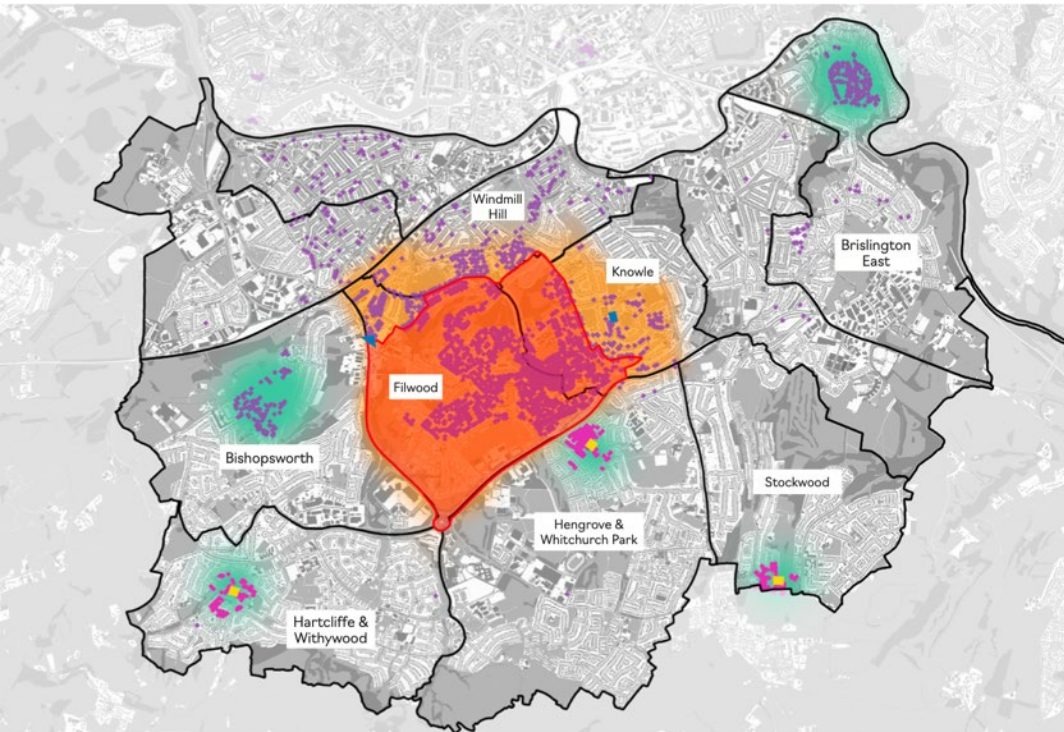


Lawson Cypress saw logs stacked ready for processing



The Lawson Cypress stand after harvesting

SCALING UP . . .



Expansion from one neighbourhood to eleven neighbourhoods.



PRE-APPROVED TIMBER 'KIT OF PARTS'
FOR MULTI-OCCUPANCY, MULTI-STOREY RESIDENTIAL BUILDINGS

- DE-RISK PLANNING & CONSTRUCTION
- COST EFFECTIVE
- OFF-SITE CONSTRUCTION
- WASTE REDUCTION
- IMPROVED EFFICIENCIES
- SCALABLE, FLEXIBLE & ADAPTABLE
- CIRCULAR ECONOMY

DESIGN TEAM

WIDER TEAM



Design Architects

Technical Architects

Structural Engineers

Fire Safety Experts

Mechanical & Electrical

Warranty & Insurance Provider

Secured three larger sites for community-led homes. Total of 26 homes

UNLOCKING SMALL SITES



MORE THAN HOUSING . . .



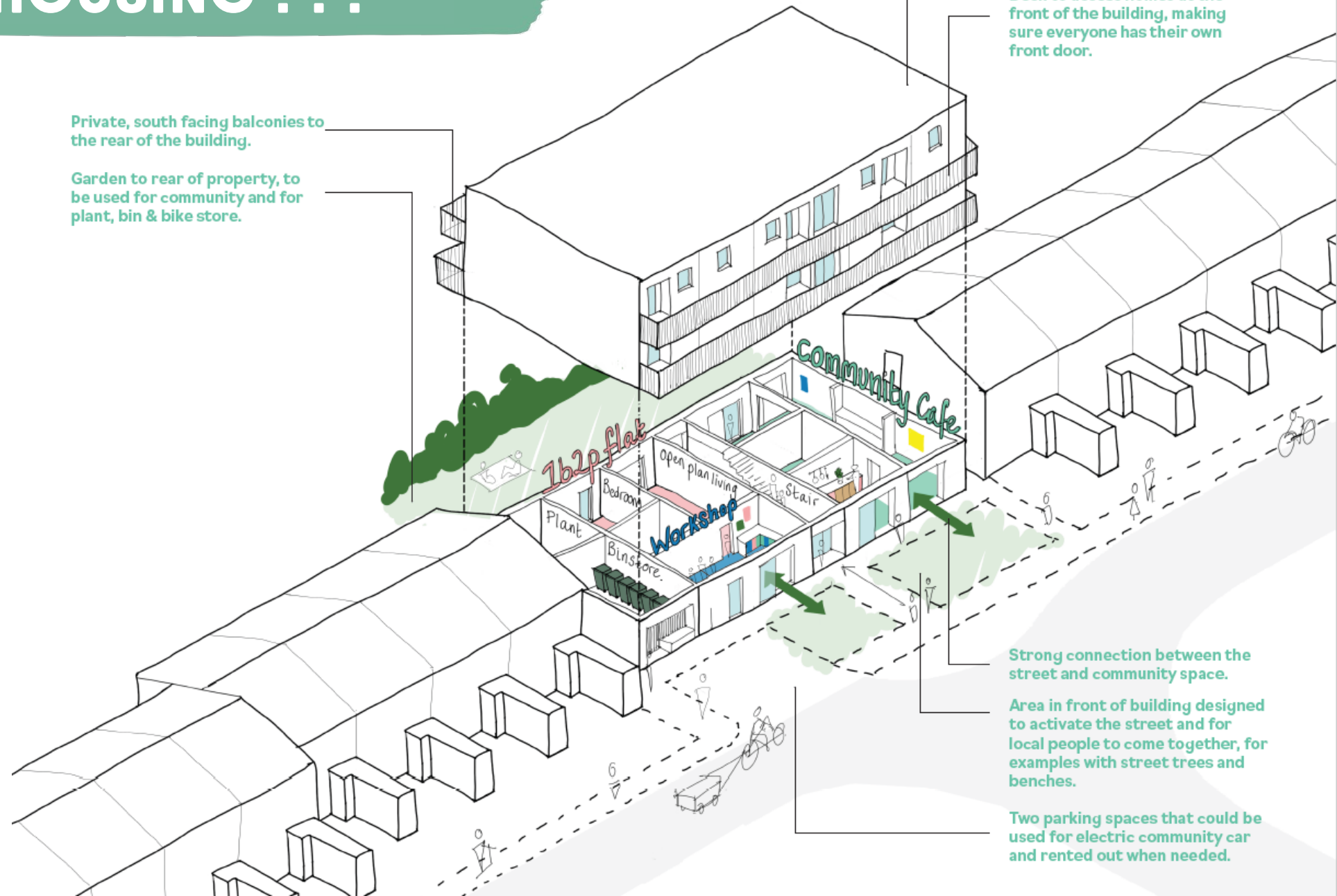
MORE THAN HOUSING . . .

Private, south facing balconies to the rear of the building.

Garden to rear of property, to be used for community and for plant, bin & bike store.

One, two and three bedroom units at first and second floor

Deck to access homes at the front of the building, making sure everyone has their own front door.



1b2p flat

Community Cafe

Workshop

Open plan living
Bedroom
Plant
Binstore

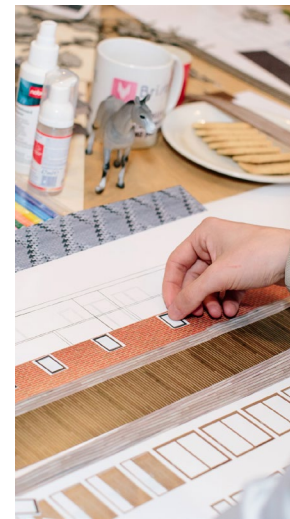
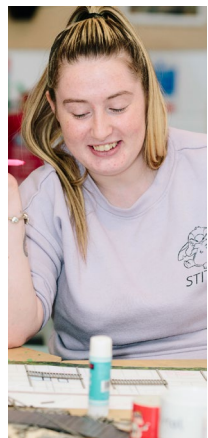
Stair

Strong connection between the street and community space.

Area in front of building designed to activate the street and for local people to come together, for examples with street trees and benches.

Two parking spaces that could be used for electric community car and rented out when needed.

CO-DESIGN PROCESS



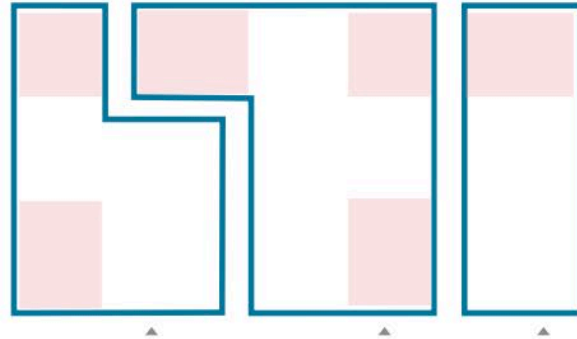
ADAPTABLE LIVING



3 BED +
4 PERSON

2 BED +
3 PERSON

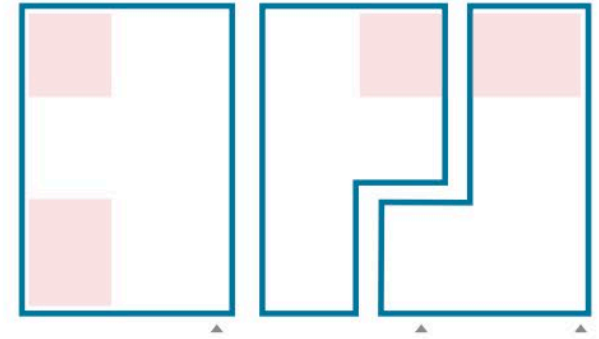
1 BED
1 PERSON



2 BED +
3 PERSON

3 BED +
5 PERSON

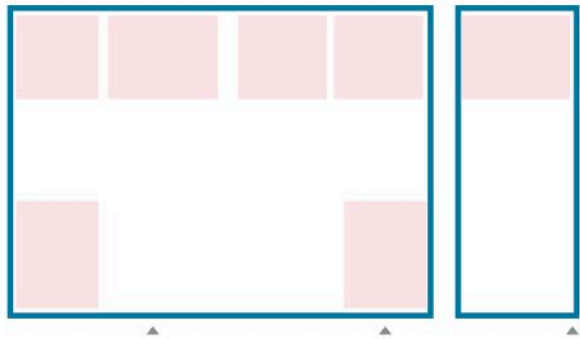
1 BED
1 PERSON



2 BED +
4 PERSON

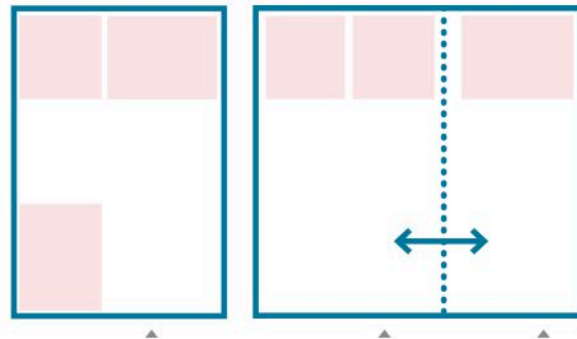
1 BED +
2 PERSON

1 BED
2 PERSON



6 BED +
8 PERSON

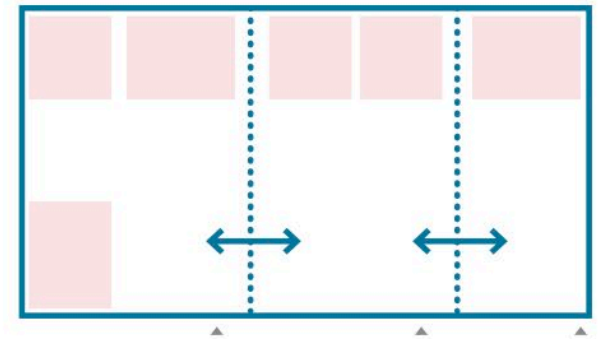
1 BED
1 PERSON



3 BED +
4 PERSON

2 BED +
3 PERSON

1 BED
1 PERSON



6 BED
MULTI-GENERATIONAL FLOOR





WeCanMakeHomes

www.wecanmake.org

clare@wecanmake.org

