

HAPPI HOUR – IS THE FUTURE DIY COHOUSING?

Can we do it for ourselves?

Spoiler alert (yes, and with help)

Owen Jarvis, CEO, UKCN

December 2024



Agenda:

1. Challenges cohousing addresses?
2. What's cohousing?
3. What are the benefits of cohousing?
4. What's the national picture?
5. What you can do next.....



After today: three things you can do....

Course - Cohousing Essentials: Is it for Me? (March 2025)

<https://forms.gle/F7oW3pE89znkzdw19>

UK Cohousing Membership

<https://cohousing.org.uk/sign-up/>

Join the national waiting list

<https://cohousing.org.uk/national-cohousing-register/>

Is your neighbourhood working - *socially*?

“Housing: if it doesn’t work socially - what’s the point?” Charles Durrett,
leading Cohousing Architect

What’s a high-functioning neighbourhood?

- Strong sense of belonging, identify and accountability
- Know names of your neighbours,
- Care about each other
- Support in times of need



**How do we get involved
in designing
and managing
great places to live in**

**Challenges that
Cohousing seeks
to address**

Cohousing seeks to tackle loneliness



NEIGHBOURLINESS AND BELONGING

RESEARCH FROM AGE UK FOUND THAT
HALF OF ADULTS IN THE UK REPORT FEELINGS
OF LONELINESS, AND 1.4 MILLION OLDER
PEOPLE IN THE UK ARE 'OFTEN LONELY'

TOWN.

Cohousing seeks to provide more green spaces



CONNECTION TO NATURE

1/8 HOUSEHOLDS HAVE NO ACCESS
TO A PRIVATE OR SHARED GARDEN

TOWN.

Cohousing seeks to develop high quality housing

♥ HEALTH AND WELLBEING

ENGLISH HOMES ARE IN THE WORST CONDITION OF ALL EUROPEAN COUNTRIES – A NATIONAL HOUSING AUDIT (PLACE ALLIANCE) OF 142 HOUSING DEVELOPMENTS ACROSS ENGLAND SEEMED $\frac{3}{4}$ OF AUDITED PROJECTS TO BE 'MEDIOCRE' OR 'POOR'

TOWN.

**Cohousing: what is it,
how does it work?**

What is Cohousing?

Cohousing is a sociable community where people know their neighbours and collaborate to live more sustainably.

Importantly cohousing is an **intentional** community that:

- Has private homes (usually 20-40 households)
- Shared social spaces
- Designed for social interaction with its residents
- Has resident management/ownership
- Cohousing schemes are good citizens in their local areas

The model is flexible and there are many different types of cohousing communities

Older women, Buddhist, LGBTQ+, over 50s, extensions of the local area, affordable rental, co-op, home ownership, rental



Car free spaces, shared facilities





Cohousing DIY Options?

Three Main Routes to Cohousing (DIY/DIO)



Self-Led Developments

Lancaster Cohousing
Multi-Generational
Home Ownership
Sustainable Community

[FILM](#)



Developer Enabled

Marmalade Lane, Cambridge
Multi-Generational
Home Ownership

[FILM](#)



Housing Association Enabled

New Ground, Barnet
Homeownership
Social Rental
Older Womens (50+)

[FILM](#)

**What are the benefits
of cohousing?**

Academic Research: the benefits of cohousing ?



Cohousing is Good For Healthy Ageing

University of Bristol 2023

Encourages preventative approach to good health, mutual support informal care, enable earlier discharge from hospital
Peer advocacy with health professionals
Family members included in support/ connection

[LINK](#)

Cohousing reduces loneliness

London School of Economics 2022

Being involved in cohousing or community led housing can help reduce feelings of loneliness

[LINK](#)

Cohousing is green - low carbon

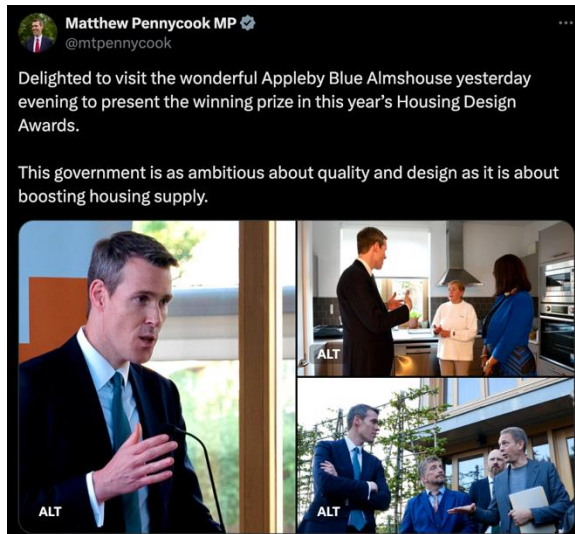
University of Westminster 2021

Cohousing schemes operate 65% of the carbon footprint of mainstream housing

[LINK](#)

NATIONAL PICTURE
What are the prospects
for cohousing?

Potential of collective cohousing custom build projects



Gov wants to build 1.5m homes, **quality** and, **diversifying** house building

House Greener and kinder living
How putting customers in charge can change everything



THE PRIME MINISTER'S INDEPENDENT REVIEW TO DEVELOP A PLAN FOR A MAJOR SCALING-UP OF SELF-COMMISSIONED NEW HOMES – ACROSS ALL TENURES – TO BOOST CAPACITY AND OVERALL HOUSING SUPPLY

Custom and self-build creates **30-50%** of new homes **in EU - only 7%** in **UK** - potential for growth

Homes England goes to TOWN for Northstowe co-housing project

Homes England has appointed profit-with-purpose developer, TOWN, to establish a new cohousing community in [Northstowe](#).



Paper Films

Two cohousing schemes planned for Northstowe a New Town outside Cambridgeshire

Trends that can help new Cohousing Schemes

Equity Held by Over 50s



50-64-year-olds hold £2.183 trillion of housing equity. Over 50s now hold 78% of all the UK's privately held housing wealth.

CLH Long-Term Strategy

A Long Term Strategy for Community-Led Housing

A proposal enabling Community Led Housing to represent 5% of new housing supply by 2035, creating 15,000 community led homes per year

September 2023

CCH **Sheffield Hallam University** **COMMUNITY LAND TRUST** **UK Cohousing** **Nationwide Foundation**

New Finance to bring forward development ready sites

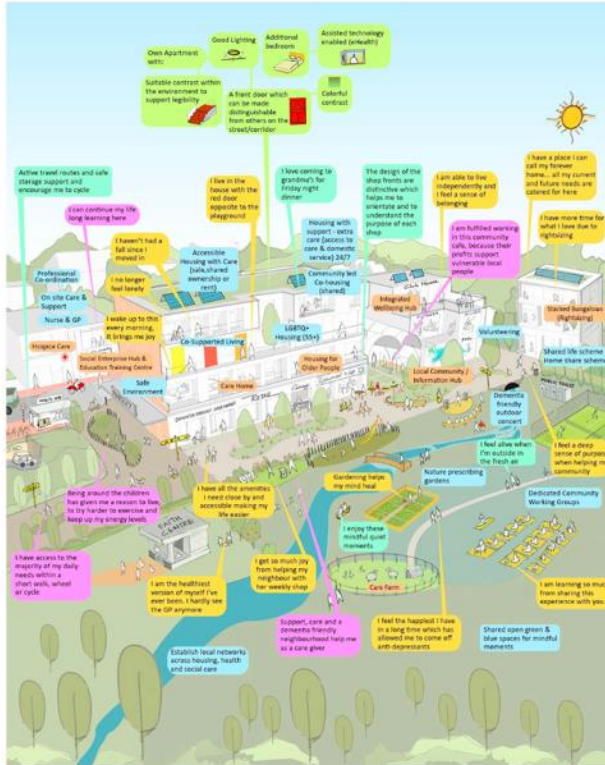
Backing Community Led Developers

CLH commissioned on larger sites

Taskforce on Housing for Older People – *just published!*

Our Future Homes:

Housing that promotes wellbeing and community for an ageing population



Report of the Older People's Housing Taskforce, for the Ministry of Housing and Communities and Local Government and Department of Health and Social Care.

26th November 2024

Recommendations:

1. Central Government Should Drive Progress By:

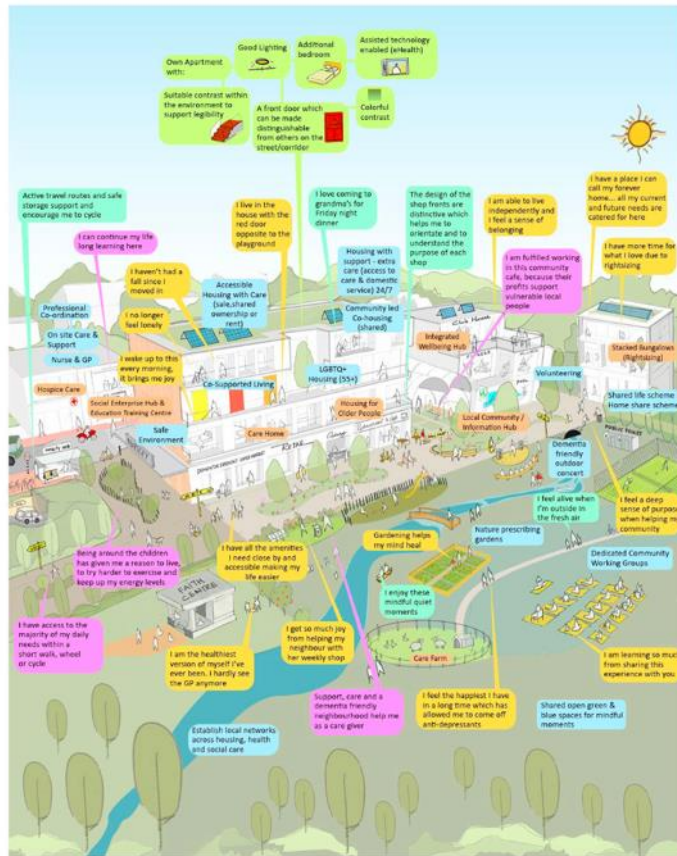
Incentivising a range of OPH/LLH options including community led models and moving towards the overall housing stock being more suitable for people as they age: Recognise the heterogeneity of senior citizens and incentivise a range of OPH/LLH options to be scaled up, in order to meet the needs of individuals, enhance their wellbeing and **create inclusive communities.**

2, Setting a target of 10% of delivery through the Affordable Homes Programme for OPH/LLH.....

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"Community led housing for senior citizens has unique value but remains beneath the radar of both professionals, and the public. Age-friendly and inclusive co-housing developments most often intergenerational, have huge potential to bring people together to offer mutual support and companionship as they age"

We need to optimise all forms of OPH/LLH including mainstream housing and community led housing

NPPF 2024 - recognizing community led developments



Definition of Community-Led Development Clear definition of 'community-led development,' enhancing local authorities' confidence in formulating supportive policies and making informed planning decisions

Community-Led Exception Sites: Allowing community-led organisations to secure planning permission on land not previously allocated for housing delivering various forms of affordable housing, empowering local communities to address specific housing needs

Support for Small Sites NPPF mandates that local authorities should seek opportunities to support small sites for community-led development, as well as self-build and custom-build housing.

Rural Community-Led Development: local policies and planning decisions to support rural community-led developments that meet local needs, facilitating sustainable growth in rural areas.

Opportunities in Cohousing

Current Opportunities in Cohousing



Angel Yard, Norwich

<https://www.angelyard.org.uk/project>



Northstowe, Cambs

<https://www.wearetown.co.uk/projects/northstowe/>



Bridge Farm, Somerset

<https://bridgefarmcohousing.com/munity/>

Mention you heard via UK Cohousing Network and we get a donation

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