



LILAC: Low Impact Living Affordable Community



The LILAC Project
Ecological □ Affordable □ Co-operative

www.lilac.coop



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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



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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.



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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!).



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Our values

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



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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)



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Modcell and White Design



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Modcell and White Design



Two simple ingredients



Each 100 sq m house
sequesters 46 tonnes
of CO₂



COHO

white design









integral
structural design

under the sky
urban renewal

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 value of equity shares (linked to national average earnings NOT housing market)
- Financing: member deposits, mortgage, loanstock, share issue



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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

GREEN LEEDS COMMUNU ITY I NVESTORS



WEBSITE COMING SOON

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.



white design

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



white design



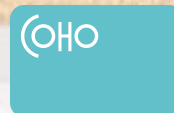
Lancaster Cohousing

- 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

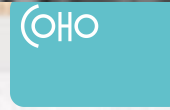


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The area

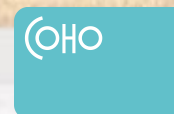


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organic



COHO

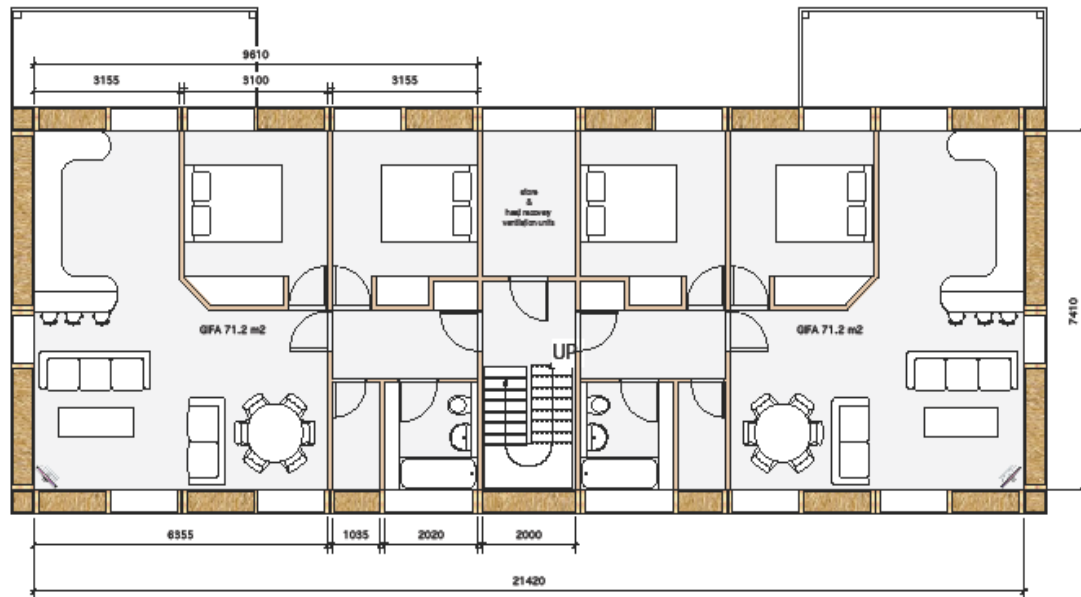
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Layouts

- 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)



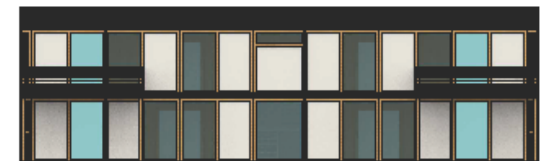
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South Elevation



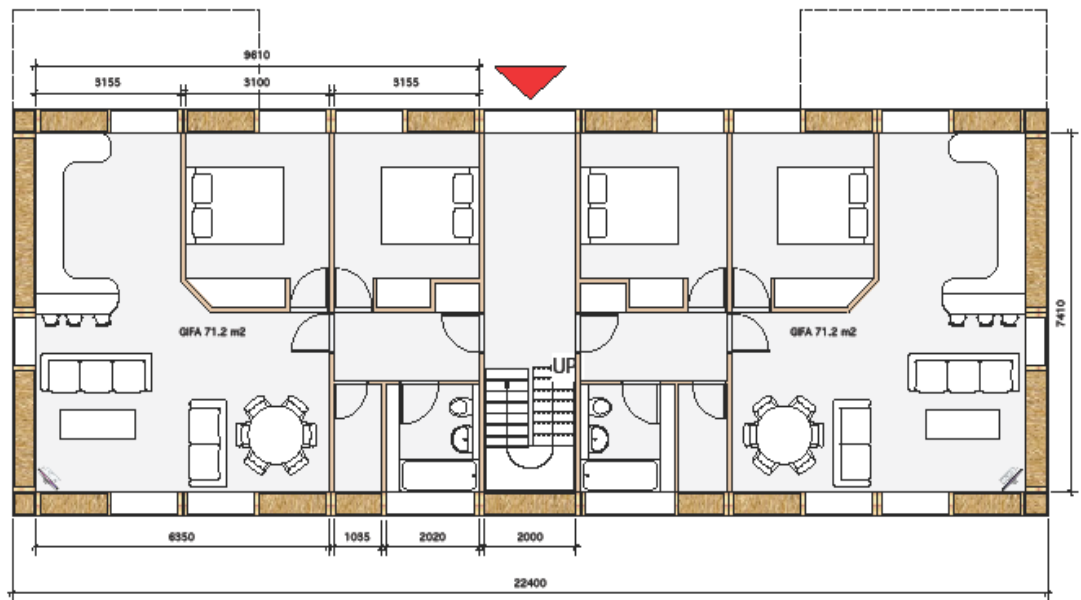
West Elevation



North Elevation



East Elevation

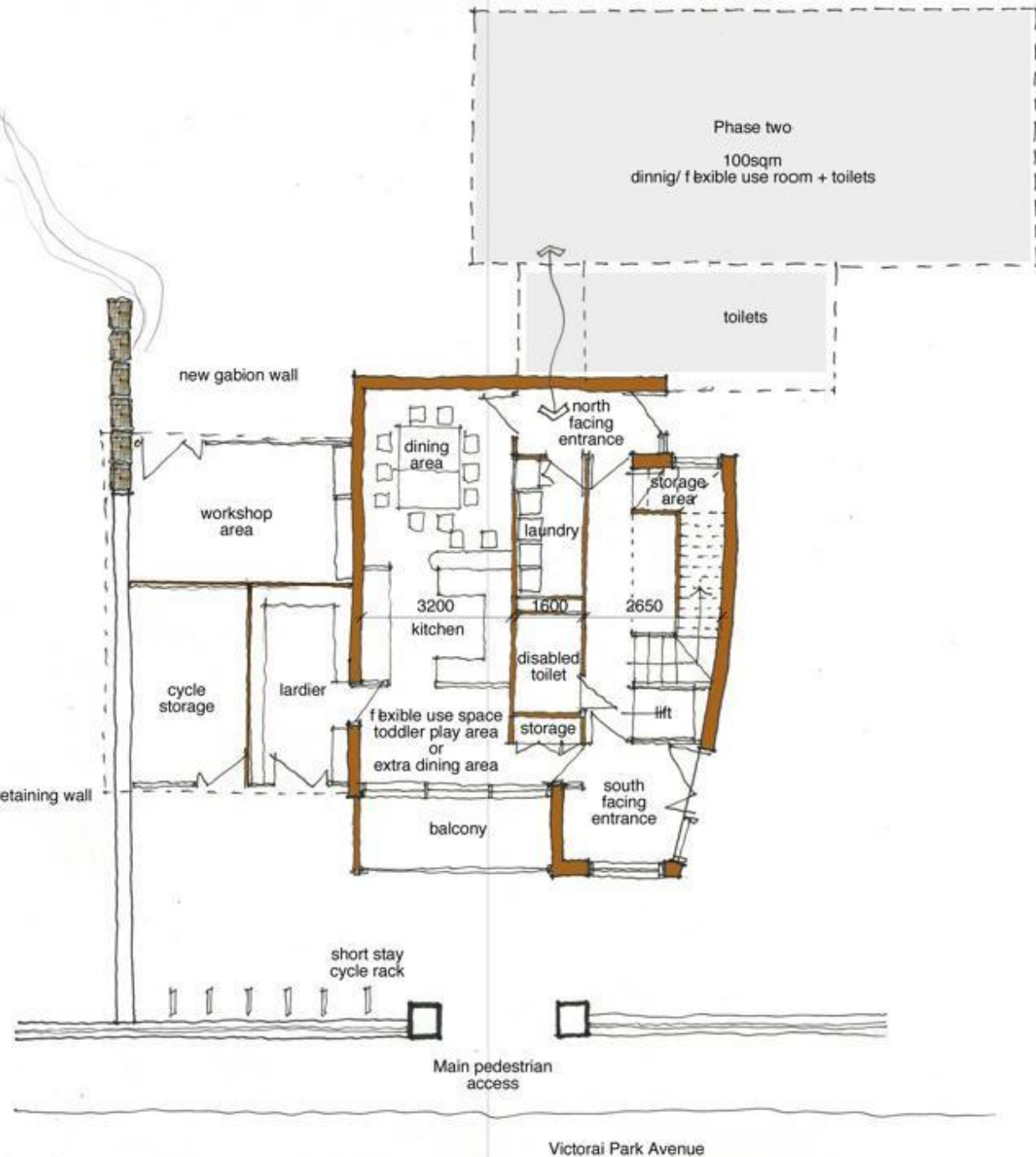


LILCA Housing Type A2
2 Bedroom 71.2 m² Units
4 Unit GIFA 318 m²

modcell



The Common House





Community Design Days





LILAC
Leeds' pioneering co-housing development
www.lilac.coop

WHAT DO YOU SAY VIEWS

WELCOME
TO THE
PUBLIC
CONSULTATION


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

