



Joe Atkinson
Cohousing



Definition?

Benefits

- Community
 - Designing & managing together
 - Shared child/pet/garden care
 - Tackles isolation
 - Learning together
 - Improved security
- Ecological
 - Sharing resources
 - Smaller homes
 - Scale as an enabler



Is it permaculture?

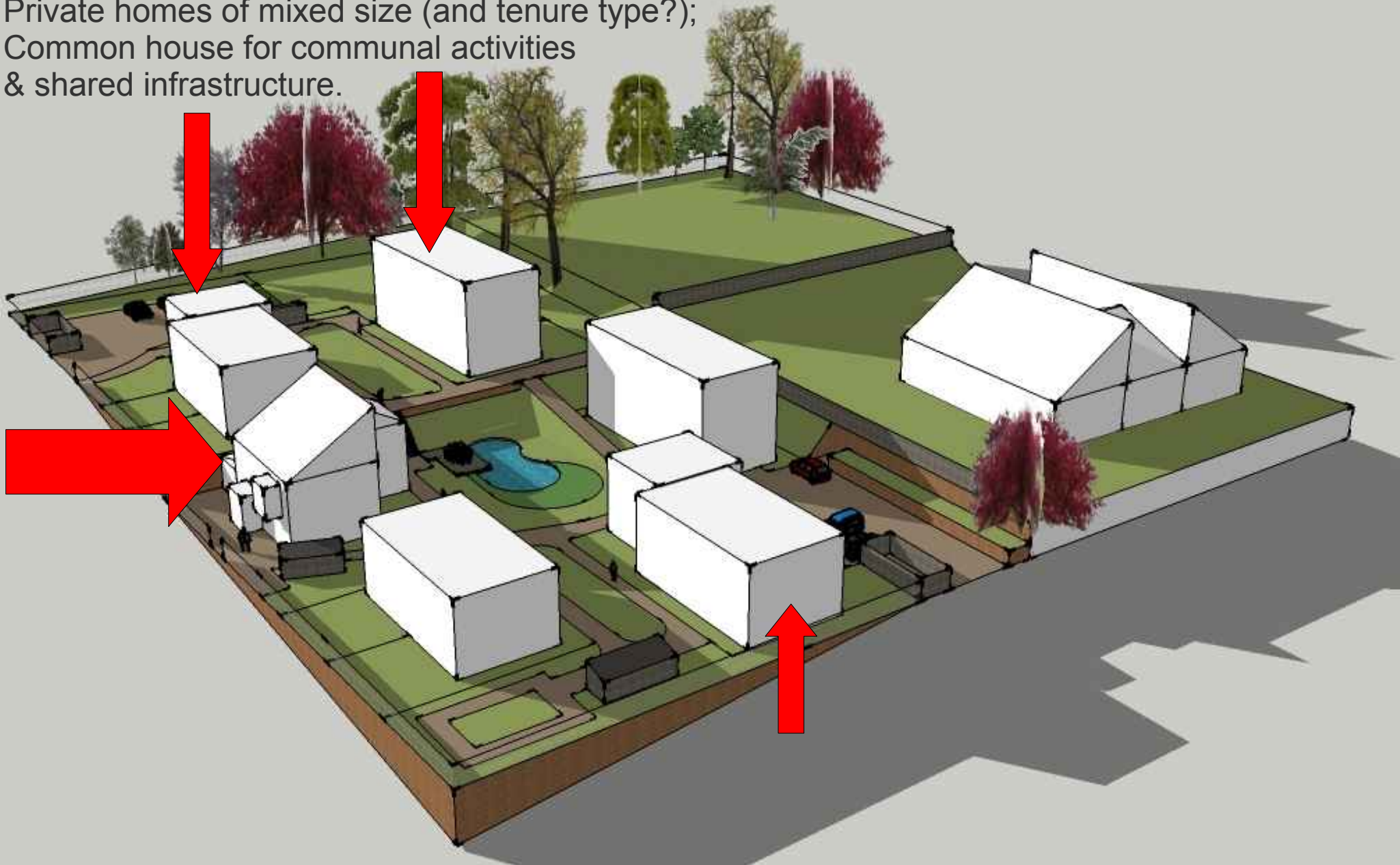


Design Principles



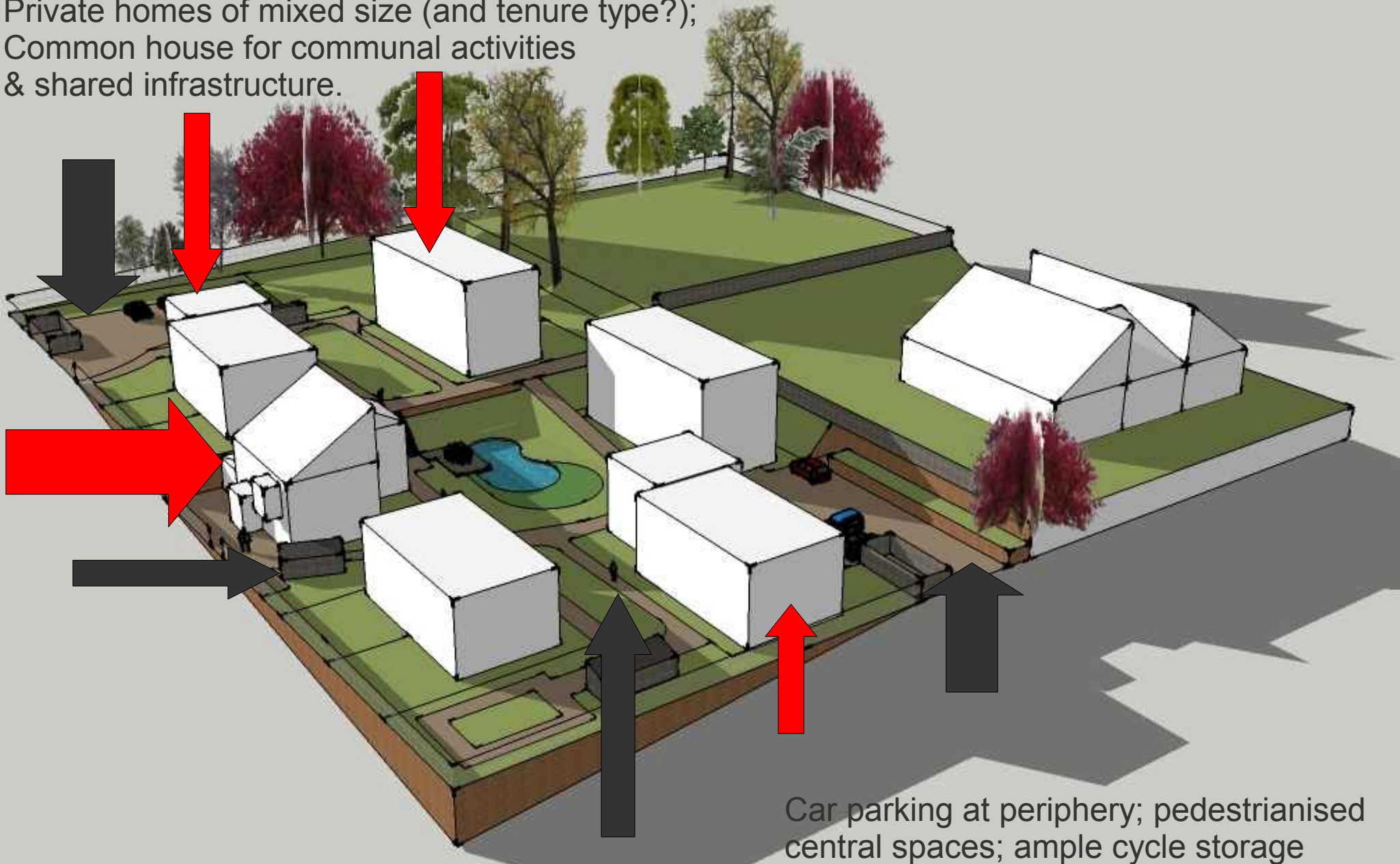
Design Principles

Private homes of mixed size (and tenure type?);
Common house for communal activities
& shared infrastructure.



Design Principles

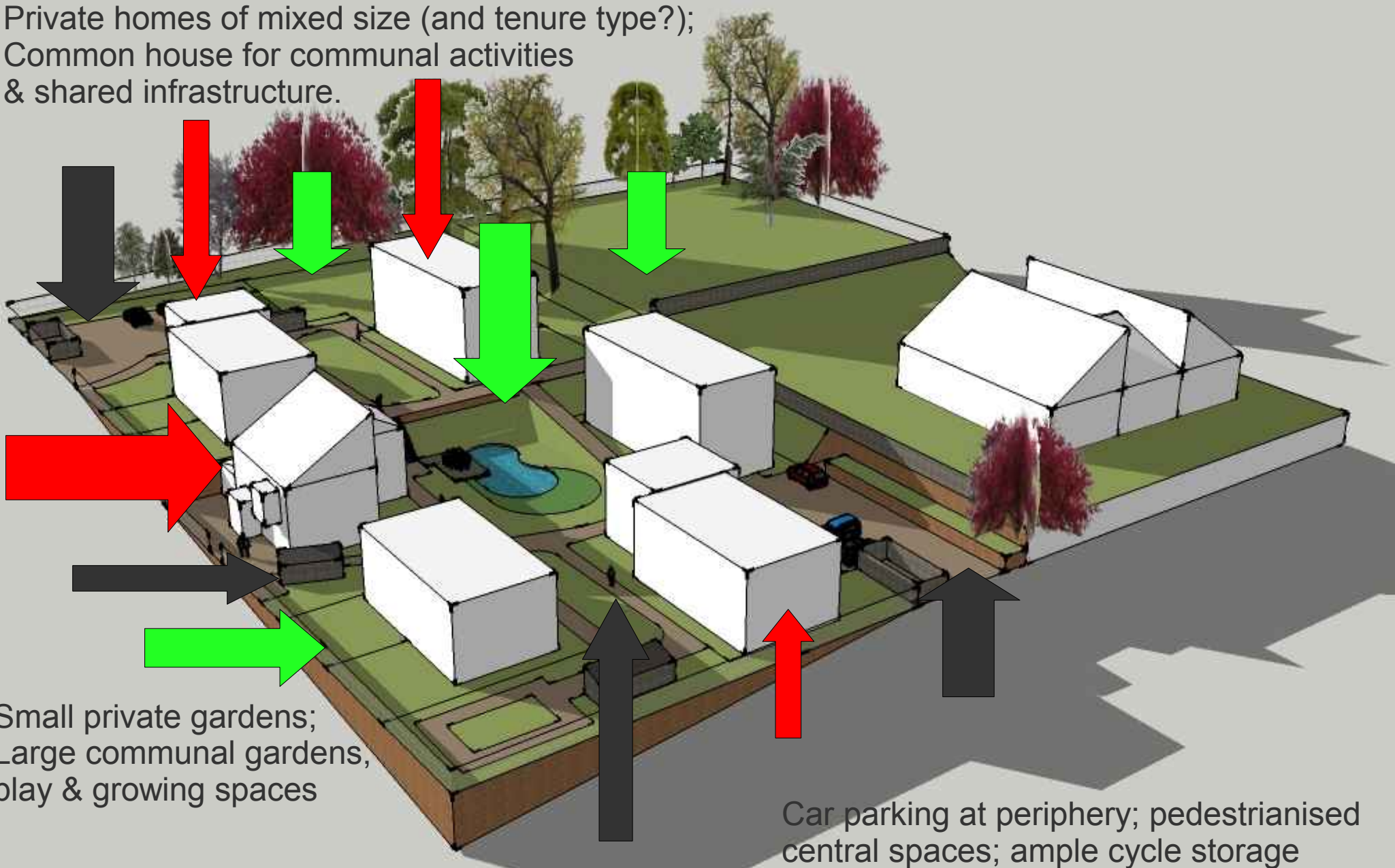
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Car parking at periphery; pedestrianised
central spaces; ample cycle storage

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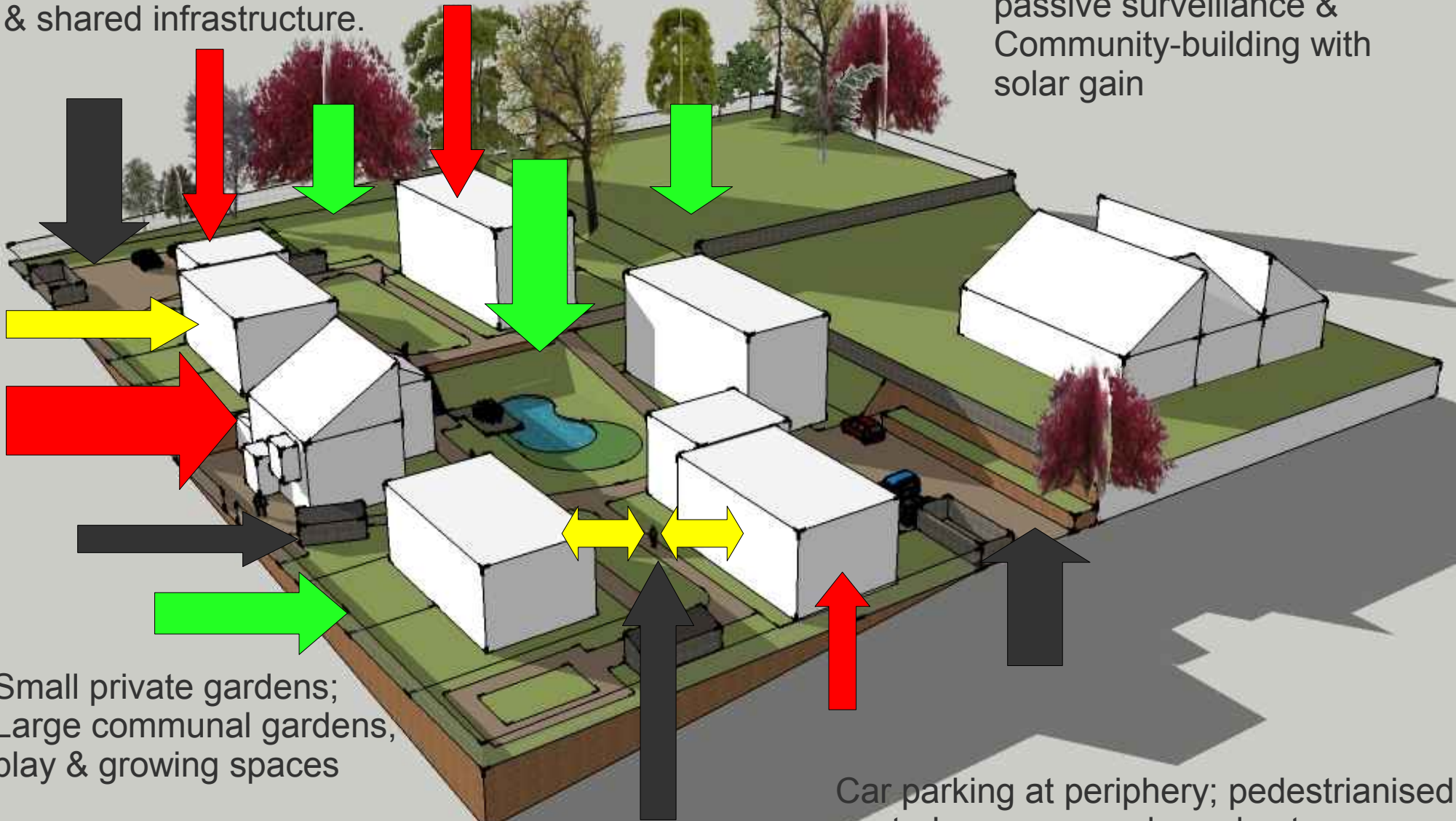
Small private gardens;
Large communal gardens,
play & growing spaces

Car parking at periphery; pedestrianised
central spaces; ample cycle storage

Design Principles

Private homes of mixed size (and tenure type?);
Common house for communal activities
& shared infrastructure.

Buildings orientated to balance
passive surveillance &
Community-building with
solar gain



Small private gardens;
Large communal gardens,
play & growing spaces

Car parking at periphery; pedestrianised
central spaces; ample cycle storage

LILAC



The Site





'Fabric first' approach

F3-1222





F3132



F3-1

A close-up photograph of a window with triple glazing. The window is set within a light-colored wooden frame. The glass surface is highly textured and multi-layered, showing a mix of grey, brown, and white tones, which is characteristic of a triple-paneled glass unit. The texture is uneven and appears to be a result of the manufacturing process or the way the glass is held together. The lighting is somewhat dim, highlighting the grain of the wood and the intricate details of the glass.

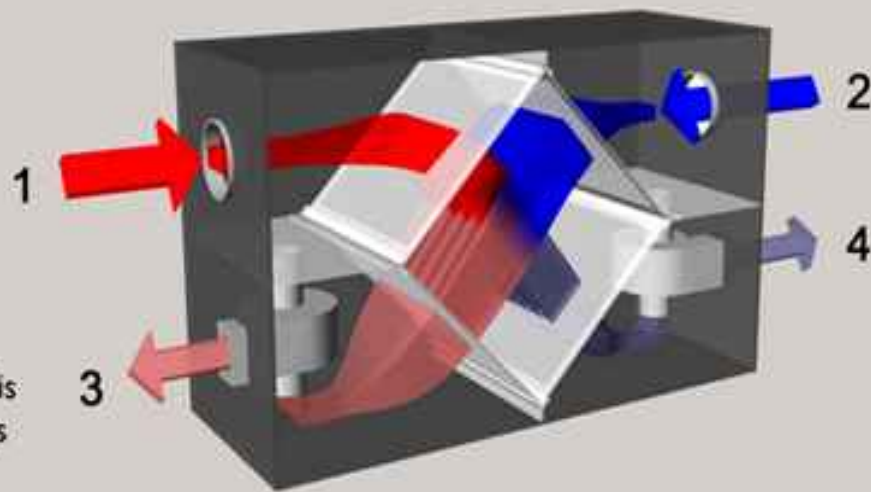
Triple glazing



How a Heat Recovery Ventilator Works

1 Warm, stale air is drawn from the kitchen and bathrooms

3 Fresh, heated air is sent to bedrooms and living areas



2 Fresh, cold air from outside is drawn in

4 Stale, cool air from inside is exhausted outside

MVHR



PHOTOVOLTAIC



Solar PV



**Solar
thermal**



Energy Performance Certificate



10 Lilac Grove, Victoria Park Avenue, Kirkstall, LEEDS, LS5 3AG

Dwelling type: Ground-floor flat
 Date of assessment: 27 March 2013
 Date of certificate: 27 March 2013

Reference number: 8787-7537-0470-5623-7926
 Type of assessment: SAP, new dwelling
 Total floor area: 47 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

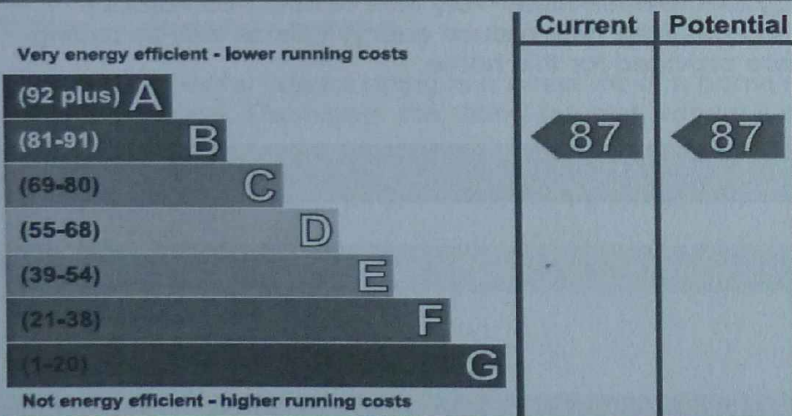
£ 966

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting | £ 87 over 3 years | £ 87 over 3 years | Not applicable |
| Heating | £ 705 over 3 years | £ 705 over 3 years | |
| Hot Water | £ 174 over 3 years | £ 174 over 3 years | |
| Totals | £ 966 | £ 966 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

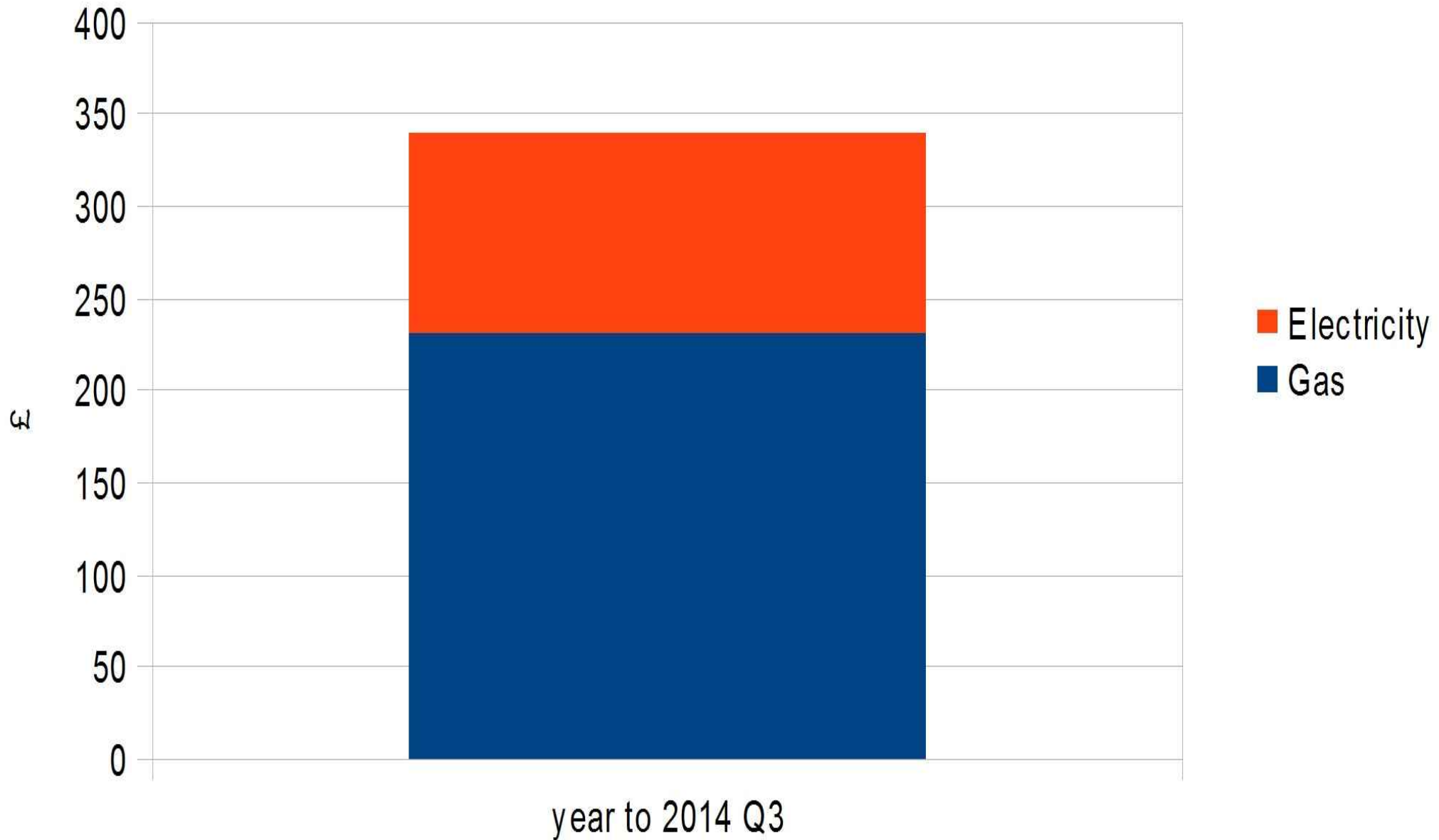


The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

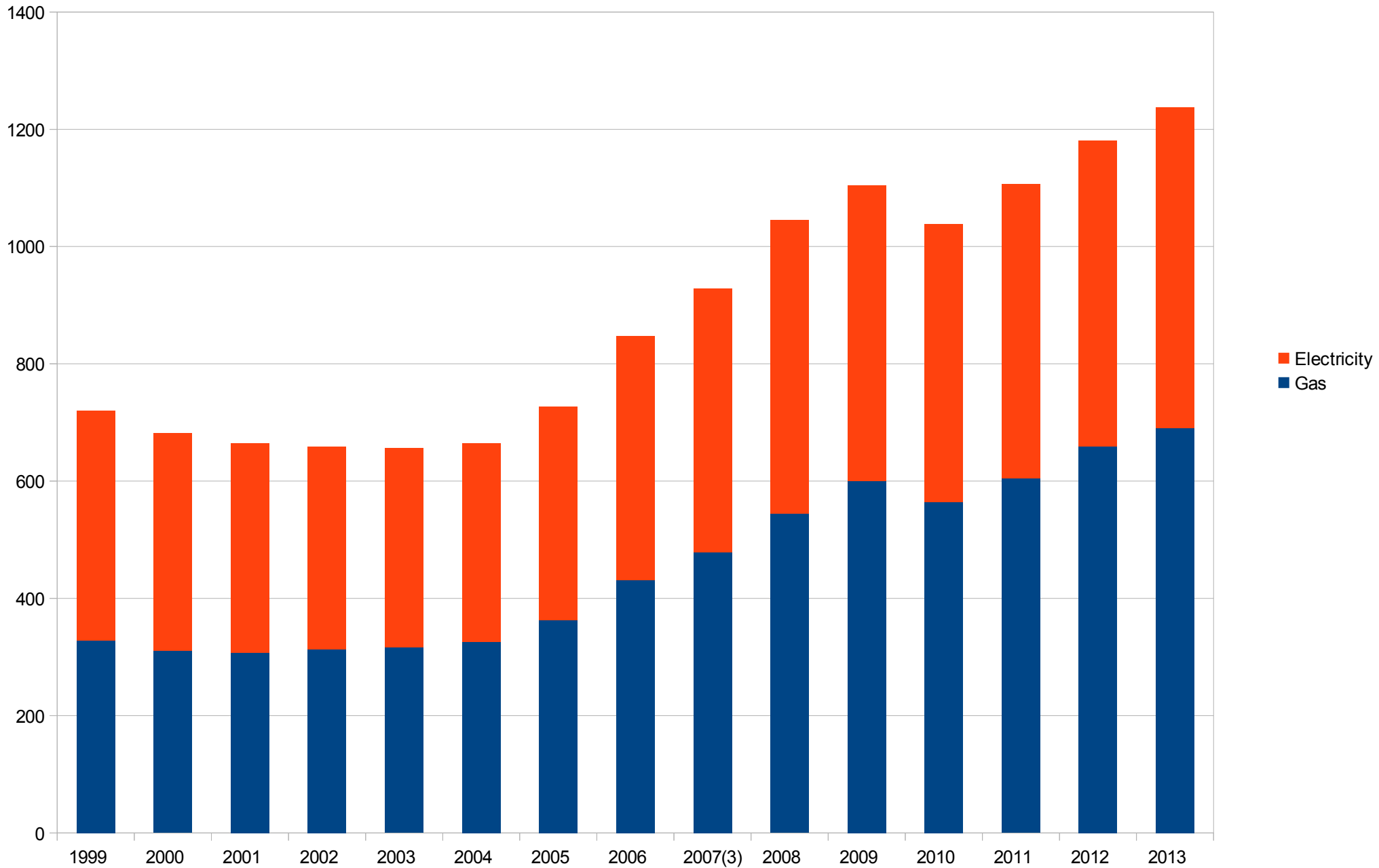
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Annual Gas & Electricity Costs



Average Annual Domestic Energy Bills

Source: DECC





SUDS/Rainwater harvesting



Landscaping



Allotments



Community composting



Communal laundry





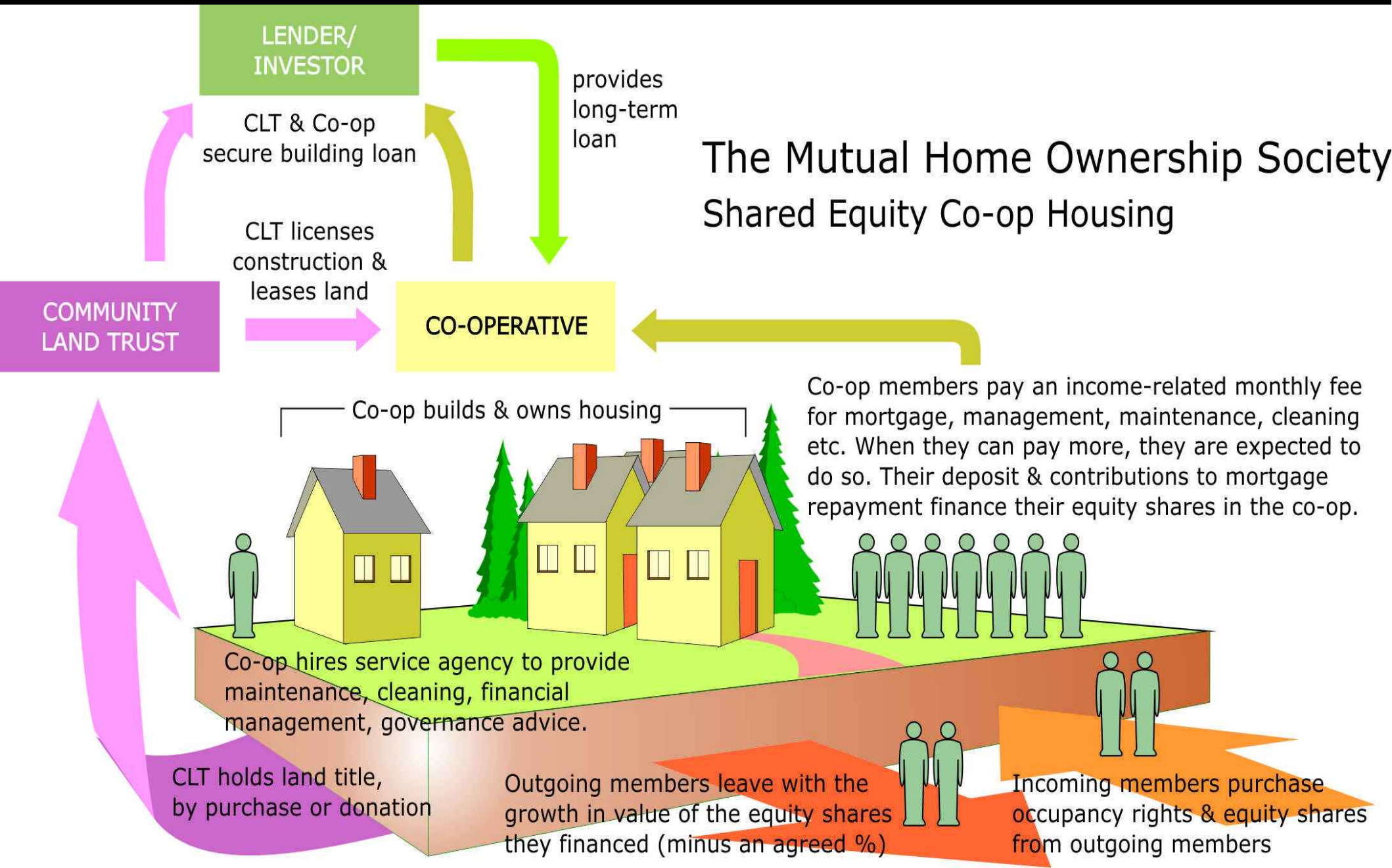
Shared workshop & tools



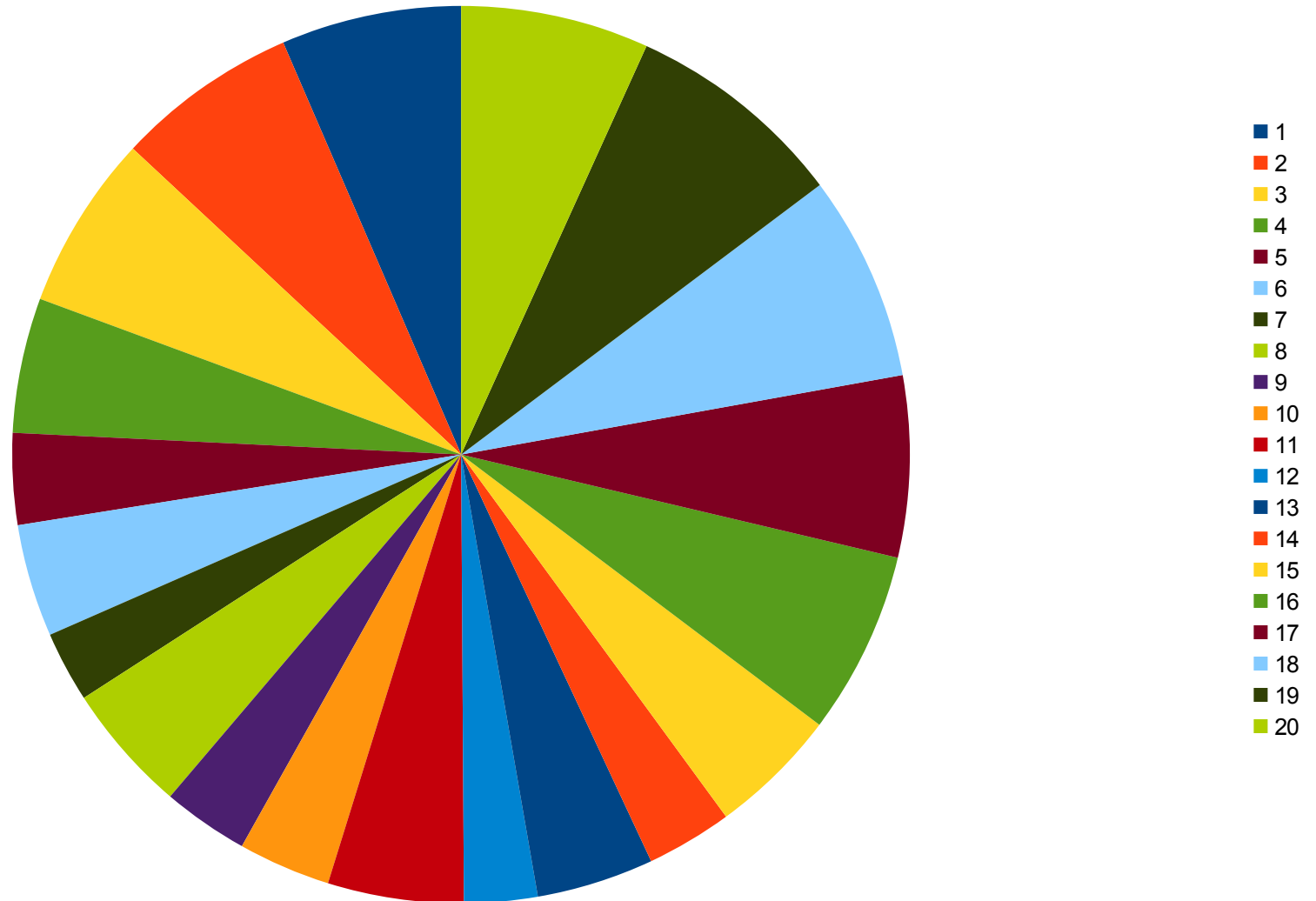
Supporting local/ethical businesses

Affordable





LILAC share allocations



Community



Shared vision



Agreements and processes which Enable

A FUN PLACE TO LIVE

Sharing work loads happily & equitably

Functional Sustainable AND MHOS

Supportive Kind Respectful Community

Good Relationships with wider Community

CREATING A BEAUTIFUL, PRODUCTIVE STIMULATING SPACE

Offering inspiring Solutions for sustainable living

Ways of resolving difficulties

TASTY SHARED MEALS

Workloads being shared so everyone is happy

DEMAND TO LIVE AT IN LILAC

COMMUNITY ENSURES NO-ONE IS EXCLUDED

People from in & outside Lilac playing & enjoying the space

Digging Productive Allotments

SHARING AND INFLUENCING

LOTS OF CONTINUOUS LEARNING

Playing in Play area With/without kids

Working groups efficiently running things

FINANCES ARE WORKING

Friends I can rely on through ups & downs

AN ASSET TO THE BRAMLEY COMMUNITY

Evolving beautiful landscape

Showing visitors round and explaining the Journey

MEETINGS - SHORT PARTICIPATORY EFFICIENT

Socialising - shared meals and rubbish T.V

Balance between fun & work in Lilac

EVERYTHING WORKING (PHYSICALLY)

Random Acts of Kindness

GOOD LINKS WITH LOCAL COMMUNITY

ENSURING BIODIVERSITY (ponds, landscaping)

CONFIDENCE IN HANDLING CONFLICT

Joyful events and Moments

EQUITABLE SHARE OF WORK

LILAC MEMBERS + SOCIETY (MHOS) FINANCIALLY SECURE

SHARE JOY ENJOYMENT OF OUR ACHIEVEMENTS

Local Community Involvement

SAFE, STIMULATING PLAY AREA

Open, relaxed focused, friendly meetings

I feel enthusiastic & clear about my Lilac tasks & want to share skills

Watching the children grow + being part of it

BALANCE BETWEEN PRIVACY AND SHARED

GROUP DYNAMICS AND NEW MEMBERS

Common House as flourishing space + community HOB

Developing common house roles + plans for extension

feeling safe and secure in the community

BALANCE BETWEEN PRIVACY + COMMUNE LIVING

CONTINUOUS LEARNING (PRACTICAL SKILLS)

feeling safe and secure in the community

feeling safe and secure in the community

feeling safe and secure in the community

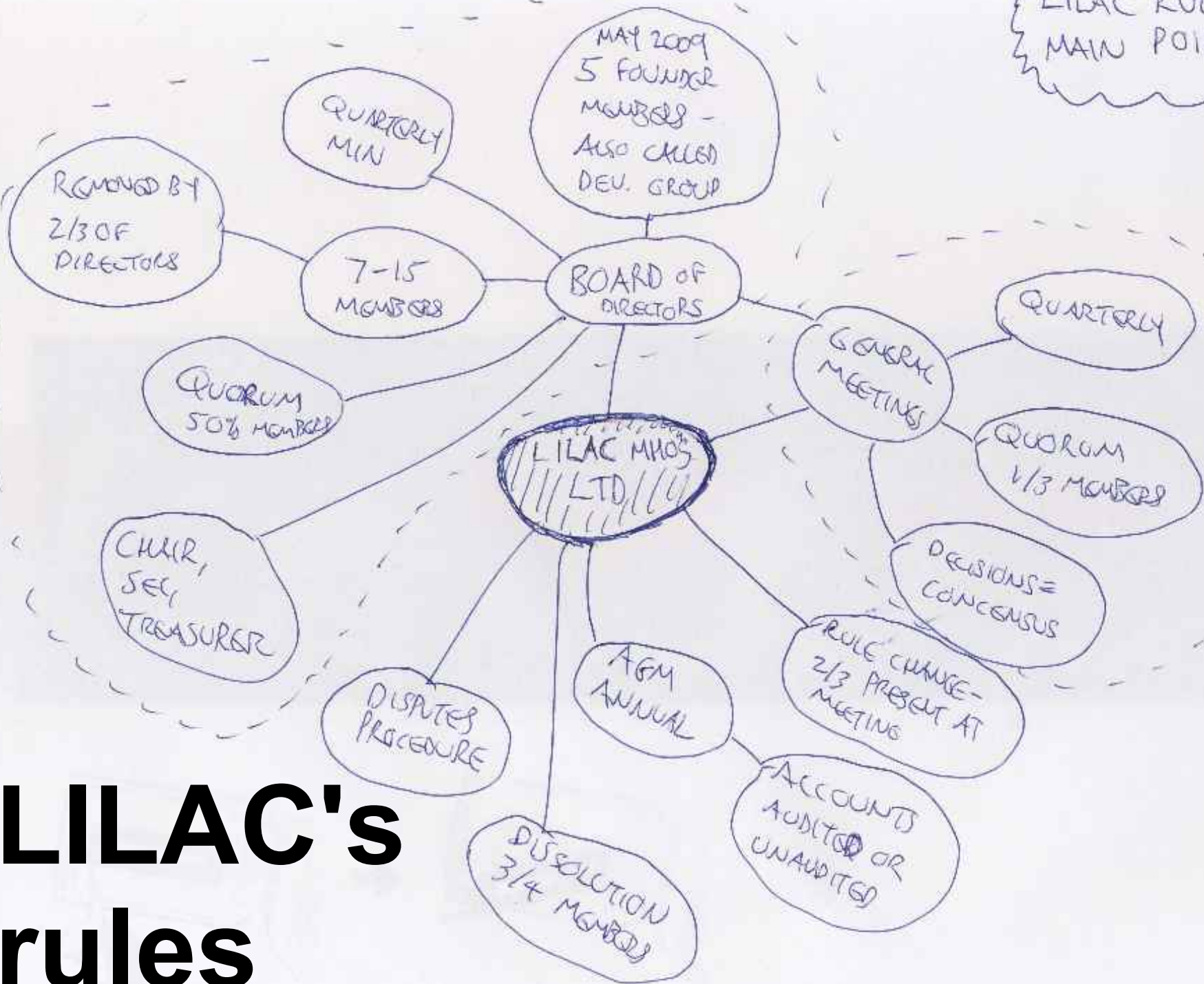
feeling safe and secure in the community

feeling safe and secure in the community



Shared Values

LILAC RULES
MAIN POINTS



LILAC's rules

10 Reasons CO-OPS ROCK

1 Cooperatives are **DEMOCRATIC** businesses & organizations **EQUALLY OWNED & CONTROLLED** by a group of people. In a cooperative, **ONE** member has **ONE** vote.

- There are
 - worker co-ops
 - consumer co-ops
 - producer co-ops
 - financial co-ops
 - housing co-ops
 - and more.

6 Cooperatives are **more resilient & IN ECONOMIC DOWNTURNS & IN IMPOVERISHED COMMUNITIES.** When other business may shut down or lay off workers, **co-op members pull together TO WORK OUT SOLUTIONS.**

7 Cooperatives are an **INTERNATIONAL MOVEMENT.** There are **thousands upon thousands** of cooperatives around the world that are making **major differences GLOBALLY & LOCALLY.**

2 Because cooperatives are democratically owned by community members, co-ops keep **MONEY & JOBS in their communities.**

8 Cooperatives strive to make people's **LIVES, COMMUNITIES, AND ECONOMIES** more **JUST, EQUITABLE, & DEMOCRATIC.**

3 Cooperatives aren't a far off theory. Cooperatives offer **achievable and practical** solutions to many **ECONOMIC, ENVIRONMENTAL & SOCIAL PROBLEMS** that can be implemented **RIGHT NOW.**

9 There's no **one right way** to do a co-op. They can be flexible to fit **DIFFERENT COMMUNITY & INDIVIDUAL NEEDS.**

4 **COOPERATIVES AREN'T CHARITY;** they're an **empowering** means for self-help **& solidarity.**

There are **big** co-ops with thousands of members, and there are **small** co-ops with only three members.

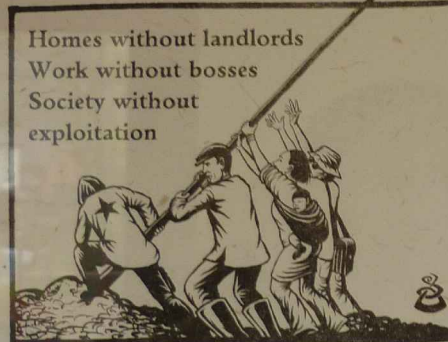
5 Members **equally share** **THE BURDEN IN HARD TIMES** & **equally share** **THE BENEFITS IN GOOD TIMES.**

10 Cooperatives are **VIABLE & JUST ALTERNATIVES** for meeting our social and economic needs in contrast to **CORPORATIONS THAT EXPLOIT** the people and the planet.

As a co-op we follow the Seven Co-operative Principles

A co-op is a group of people that gets together to organise collectively for their mutual benefit.

Work, housing, services, pubs and social centres can all be co-operatively owned and managed.



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Co-operatives are based on the values of self-help, self-responsibility, democracy, equality, equity and solidarity. In the tradition of their founders, co-operative members believe in the ethical values of honesty, social responsibility, openness and caring for others.

1. Coop membership is open and voluntary.
2. Co-ops are controlled only by their members, who each have equal control.
3. All members have a fair stake in the co-op. Investment does not give control and gives only a small return.
4. Co-ops are autonomous and independent self-help organisations.
5. We educate and train members so they can contribute to the co-op. We also inform the public about the benefits of co-operation.
6. Co-operation among co-ops benefits members and the wider co-op movement
7. We act with concern for the wider community.



For more info about co-ops contact:

Radical Routes

a network of radical housing co-ops,
worker co-ops and social centres
committed to positive social change:

www.radicalroutes.org.uk



LILAC MUTUAL HOME OWNERSHIP SOCIETY LIMITED

- and -

Joseph Lyall Atkinson

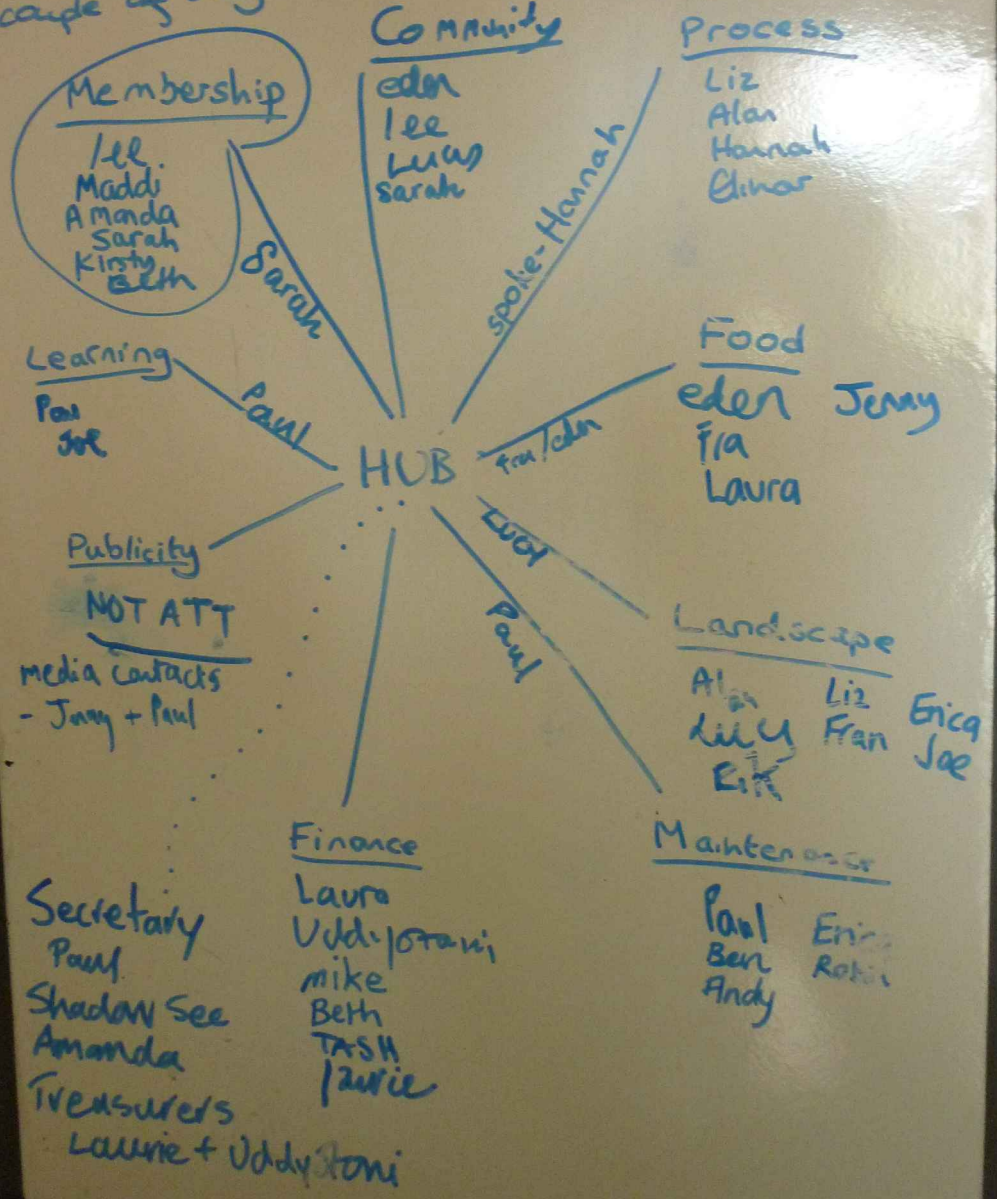
28 March 2013

LEASE

relating to

10 Lilac Grove, Victoria Park Avenue, Leeds, LS5 3AG

Hi everyone, I'm making a handy list of who's in which task team. Please write names below, + I'll write it up tidily + put it on the noticeboard in a couple of days time. Cheers!



Community Agreements



Consensus Decision Making



Decision Making Matrix

| | Routine | Significant | Major | Emergency |
|---|---|---|---|--|
| How much money is involved? | Spending that is already budgeted for | Spending that is already budgeted for if the decision is being made by a task team, or unbudgeted expenditure under £100 if the decision is being made by the Board | Unbudgeted expenditure over £100 | |
| What impact does it have on a community agreement/how important is it? | There's no changes to community agreements | There are minor changes to community agreements | Changes the nature of the project, or The decision is ambiguous in relation to Lilac's values or ethical policy | need to be made quickly to avoid significant delay or cost to the project. |
| Which members and teams need to be involved? | The decision clearly falls within the remit of one task team, and can be made by this task team | The decision is made by the task team/the Board, however there is a clearly defined process for all members to input their comments, questions and concerns If the decision falls within the remit of more than one task team, it is also a "significant" decision | The decision is made at a General Meeting by consensus | The decision must be made at an emergency Special General Meeting. |
| What if a member objects? | If a team-member raises objections to the decision and the team cannot resolve those objections the decision must be treated as "significant" | If a Lilac member raises objection to the decision, and the team cannot resolve those objections, the decision must be treated as "major". Any objection must be made within 2 weeks | In a situation where consensus of members could not be agreed, the decision must be deferred to a further meeting. This can happen for a maximum of 3 meetings. If after 3 meetings consensus is not achieved, the decision must be made through a majority vote (see Rules 37) | |

"Community glue"



Eating together





Landscape work days

Random activities



Skills for community living



Where next?

- Lilac Learning Days
 - MHOS Day 28/02/15
- Emerging local groups:
 - Chapletown Cohousing
 - ShangriLeeds
 - Bradford Cohousing
 - Yorspace

Resources - reading

"Low Impact Living: A field guide to ecological, affordable community building" Chatterton, P. 2014 Earthscan

"Towards an agenda for Post-carbon Cities: Lessons from LILAC, the UK's first Ecological, Affordable Cohousing Community" Chatterton, P. 2013 International Journal of Urban and Regional Research vol. 37 no. 5

"Cohousing", McCamant, K. Durrett, C. 1998

"Creating a Life Together: Practical Tools to Grow Ecovillages and Intentional Communities" Christian, D.L. 2003

"Cohousing in Britain: A Diggers and Dreamers Review" Bunker, C. et al 2011

Organisations: non-profit/advocacy

www.lilac.coop / [@lilacleeds](https://twitter.com/lilacleeds)

www.cohousing.org.uk

www.cds.coop

www.communitylandtrusts.org.uk

www.nasba.org.uk

www.seedsforchange.org.uk

www.ica-uk.org.uk





Any questions?