CHURCH GROVE

GROUP SELF BUILD

Lewisham Council is offering residents a rare opportunity to work together to build their own homes on a site in Ladywell.



The community-led self-build scheme should:

- address housing needs,
- provide training opportunities, and
- meet high sustainability standards.

The Council is considering a number of different approaches as to what form this project should take.

The Council is working with Our London to provide inspiration and information on various options, and to get feedback from interested people.



www.churchgrove.info













VAUBAN, FREIBERG

- Councils supports building groups (Baugruppen).
- Councils sell land through a fixed price tender.
- The Baugruppen can get help from intermediaries, who can help groups to form, and embed the expertise for a successful bid.

LILAC, LEEDS

- 20 homes built on a redundant school site.
- The homes use a straw bale panel construction.
- Operated as a Mutual Home Ownership Scheme, which allows the advantages of co-operative housing to cover the full range of tenures.

ASHLEY VALE, BRISTOL

- Group of self builders set up a non-profit company, where they were directors.
- The company bought a former scaffolding yard.
- The company can be disbanded at the end of the process, as each household owns individually.

SPRINGHILL, STROUD

- Steep site that developers were unable to build on.
- Built with a £4.2m loan. Some homes were purchased outright; some are for rent.
- ^cCommon house' for shared community activities

BEECHMONT CLOSE, DOWNHAM

- L&Q hired architects and contractor
- 12 young people worked on site with the contractor and trained at Lewisham College.
- The selfbuilders get better employment prospects.

for further information email us at: churchgrove@ourlondon.org.uk

CHURCH GROVE

PROJECT OPTIONS

Over the next month, we are going to hold detailed sessions, and ask for your feedback on how the project should work.

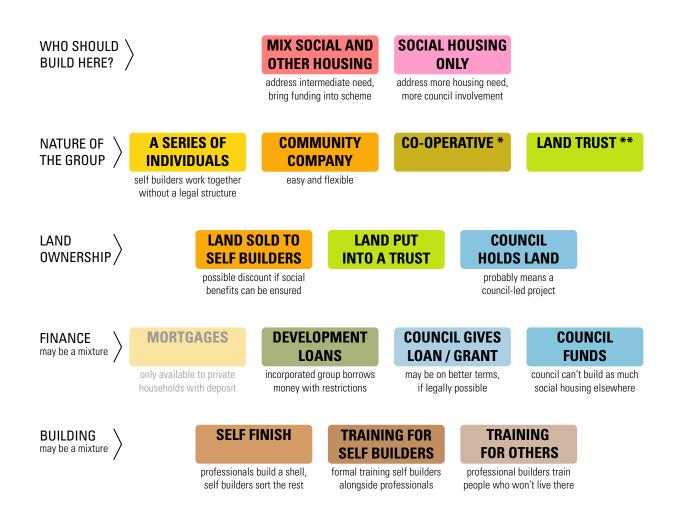
The example projects are all set up differently. **This page gives an overview of the key decisions for the Church Grove project.**

Please spend some time thinking about these options a little more, and request a detailed session with us by email: churchgrove@ourlondon.org.uk

WHAT CAN YOU GET WITH GROUP SELF BUILD?

design your own home? learn new skills? know your neighbours? shared community spaces? live sustainably? a home that meets your needs? lower bills? sense of achievement and pride? a more flexible home? a place to put down roots?





***WHAT IS A HOUSING CO-OPERATIVE**

- Residents act as single entity and control costs.
- The co-op is owned and democratically managed by members, who are responsible for maintenance and setting rents.
- Usually only tenants can be members.
- Individual members can't gain or lose from property value changes. Memberships can be transferred, but the co-op as a whole is stable.

****WHAT IS A COMMUNITY LAND TRUST (CLT)**

- Not for profit organisation owning land in 'trust'
- Democratic 3-way board: 1. residents of CLT housing, 2. the wider community, 3. council / experts
- The CLT can offer rented and shared ownership homes, with payments related to household incomes.
- Wider community has permanent affordable housing.
- Financial subsidy is locked in to the trust and recycled.
- Increases in land value enable the CLT to invest in more.