

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

SUPPORTED BUILDING GROUP



VAUBAN, FREIBERG

- Councils support 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.

MUTUAL HOMES



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.

COMMUNITY COMPANY



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.

COHOUSING



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.
- 'Common house' for shared community activities

TRAINING AND RENT



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?



WHO SHOULD BUILD HERE? >

MIX SOCIAL AND OTHER HOUSING

address intermediate need, bring funding into scheme

SOCIAL HOUSING ONLY

address more housing need, more council involvement

NATURE OF THE GROUP >

A SERIES OF INDIVIDUALS

self builders work together without a legal structure

COMMUNITY COMPANY

easy and flexible

CO-OPERATIVE *

LAND TRUST **

LAND OWNERSHIP >

LAND SOLD TO SELF BUILDERS

possible discount if social benefits can be ensured

LAND PUT INTO A TRUST

COUNCIL HOLDS LAND

probably means a council-led project

FINANCE >
may be a mixture

MORTGAGES

only available to private households with deposit

DEVELOPMENT LOANS

incorporated group borrows money with restrictions

COUNCIL GIVES LOAN / GRANT

may be on better terms, if legally possible

COUNCIL FUNDS

council can't build as much social housing elsewhere

BUILDING >
may be a mixture

SELF FINISH

professionals build a shell, self builders sort the rest

TRAINING FOR SELF BUILDERS

formal training self builders alongside professionals

TRAINING FOR OTHERS

professional builders train people who won't live there

*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.