

# International Cohousing Summit, 15<sup>th</sup> Jan 2022

## Community-Led Cohousing in the UK: CoHUT



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Founding member of CoHUT



# Outline

- Origin story
- Multiple commitments:  
Negotiating conflicts of interest
- Whose community counts  
in 'community-led'?  
'self-governance' or 'for benefit'?
- UK (Homes England) support:  
Community Housing Fund pre-  
development grants and 'hubs' of  
professional support, advocacy
- CoHUT achieves planning approv



## OUR VISION.

CoHUT wants to build a diverse, multigenerational community in which neighbourliness can thrive and which acts as a model for low-impact, high-quality community led housing on Tyneside.



### PART OF THE NEIGHBOURHOOD

By location and design, our community will be both a haven for our residents and an integral part of the fabric of the city, knitted into and engaged in the neighbourhood.



### AFFORDABLE

Affordability is important to us. We anticipate a mixed-income, mixed tenure community with privately owned, rented and shared-ownership properties customised to residents' wishes, and with provision to ensure affordable homes remain so in perpetuity.



### LOW-IMPACT LIVING

Our community will be built and run to tread as lightly on the Earth as possible. As well as low-impact design and construction, that means locating and planning our community to make it easy and attractive to walk, cycle and use public transport.



### SHARED FACILITIES

We plan to have shared facilities such as a common house - a place to come together and share meals. This building will include facilities such as a communal kitchen, laundry, workshop, guest rooms and multi-purpose activity space. It will be accessible to and managed by all residents.





## OUR JOURNEY

### SITE IDENTIFIED

Feb 2020: Newcastle City Council have generously offered COHUT a site in Benwell. We are currently developing plans for this site with Mawson Kerr architects.

### COMMUNITY HOUSING FUND GRANT

2019: We were awarded a Community Housing Fund grant of £68,000. We are currently using this funding to develop plans (to RIBA stage 3) for a site in Benwell, with Mawson Kerr Architects.

### CONSTITUTED AS A CLG

In 2018 we registered as a Company Limited by Guarantee.

### LOCALITY GRANT AWARD

2017: We were awarded grant funding by Locality, an organisation which supports local community organisations to be strong and successful. We used this funding to get group facilitation and guidance from Jimm Reed at Coho on financial models.

### GROUP FORMATION

2013: CoHUT came together in 2013, following a series of public community housing events in Newcastle.



### WORKING WITH MAWSON KERR ARCHITECTS

June 2019: We are excited to be working with Newcastle-based Mawson Kerr Architects. We are currently working on feasibility for a site in Benwell.



### WORKING WITH TOWN

2018: We started working with TOWN as our enabling developer in 2018. TOWN has a wealth of experience in delivering sustainable and community-led housing, including Marmalade Lane, Cambridge's first cohousing community, in late 2018.

### CLARIFYING OUR VISION

2014 After much discussion, we complete a written statement of our vision and values.



## NEWSFLASH.

We are thrilled to announce that our plans went up at the Newcastle City Council planning committee meeting on Friday 3rd December 2021 where they were unanimously passed! (Subject to a number of planning conditions.)

This marks an exciting milestone and we would like to extend our thanks to our enabling developer Town and Mawson Kerr Architects for helping us get to this point.

In 2022 we aim to grow the membership of CoHUT to reach a critical mass of future residents to progress development of the scheme. [Sign up here](#) if you would like to hear about our recruitment and social events.

## PLANNING APPLICATION 2021.

This is an extract of the Design & Access Statement which is part of our planning application, due to be submitted in March 2021.

If you have any questions about the scheme or the application, please email us at [cohousingupontyne@gmail.com](mailto:cohousingupontyne@gmail.com)



### Cohousing upon Tyne

Benwell  
Newcastle upon Tyne

Extracts: Design, Access and Sustainability  
Statement | 10 JUNE 2021



mawsonkerr

TOWN.

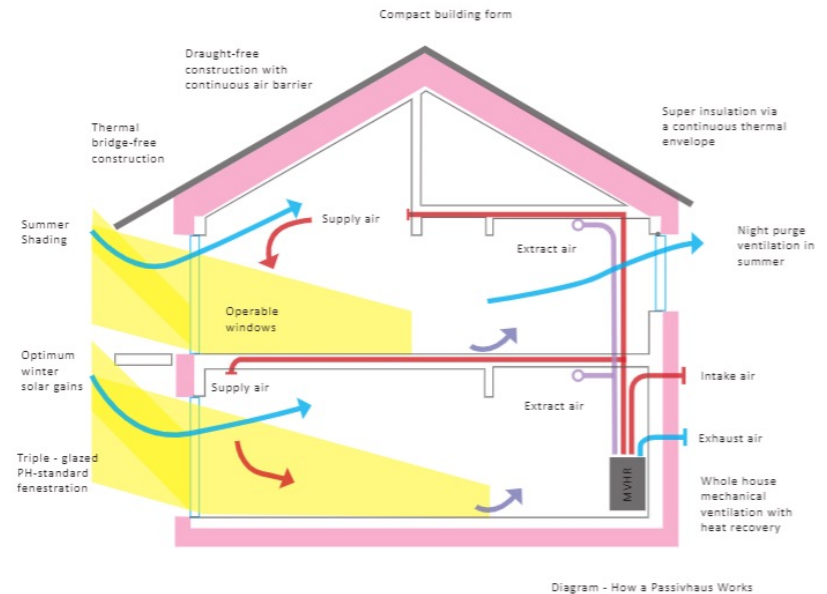
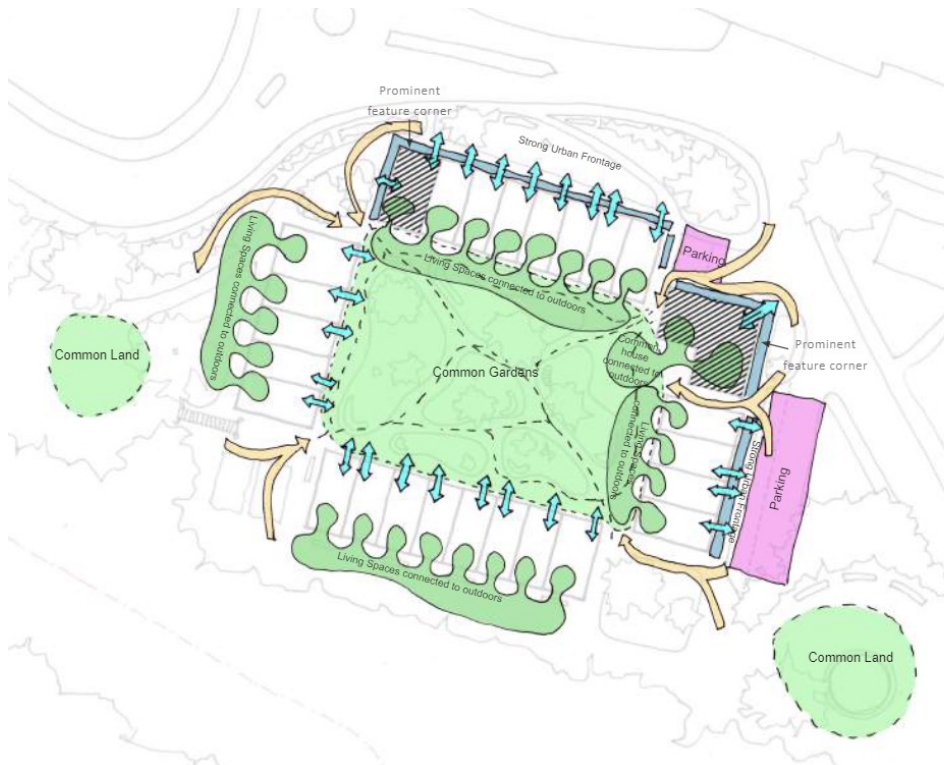
# Cultivating sustainable regeneration:

Recycle contaminated brown land

Generate and share local commons

Passivhaus methodology and car-free incentive/expectations

Community engagement with 'democracy from below'



# Concluding remarks

 News ▸ North East News ▸ Newcastle upon Tyne

## The innovative, eco-friendly Newcastle community coming to tackle 'epidemic of loneliness'

Councillors have backed a 'very exciting' new development that is the first of its kind in the North East

SHARE    5 COMMENTS

By [Daniel Holland](#) Local Democracy Reporter  
10:26, 6 DEC 2021

NEWS 

- CoHUT plans unanimously approved by Newcastle City Council planning committee (subject to conditions) on Friday 3<sup>rd</sup> December 2021
- Fresh and familiar challenges ahead in 2022
- Pioneering community-led cohousing - more supported needed from above and below