Links

Sam Brown https://www.instagram.com/ssoa_liveprojects/ the Live Projects website is currently having an overhaul...but we have an Instagram page in the meantime, which you can find here: https://www.instagram.com/ssoa_liveprojects/
Property Collectives :: https://propertycollectives.com.au :: Tim Riley
Camilla Nielsen-Englyst :: https://www.baerebo.org
Ross Chapin - US architect has been promoting the idea of what Camilla is sharing, calling them Pocket Neighborhoods https://www.amazon.com/Pocket-Neighborhoods-Small-Scale-Community-Large-Scale-ebook/dp/B00M0VT148

Alternative Development Models Transcript

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So, we heard the last couple days from us folks, and from the Canadian folks on development models. And today we're going to be looking elsewhere to see what's happening around the globe.

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So we're first going to start off in the UK.

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I think maybe I'll do introductions of these sections individually because I did it so poorly.

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The with the, with the tours. Thank you, Karen for jumping in there.

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So we'll start with a development model in the UK.

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This is one that Sam Brown is going to bring to us from Sheffield.

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In England, and they have a model where they are working with the University, University of Sheffield School of Architecture is paired with real life projects so they're engaging students and related projects to help with the pre development work that

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many groups have a difficult time affording and we see that in the us all the time. And so he'll talk about that unique partnership about getting them started in the infancy and then taking them through the design process.

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So Sam or if you're ready to share.

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I think he might have a cadre of folks that he's presenting with. Yes, hi.

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Yes. Good. Tom, Tom rough is going to share our slides and we're actually splitting the burden of talking so I'm going to do a couple minutes and I'm going to hand over to Ellie Clemens he's also on the call.

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And so I think Tom's got the slides going.

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You see it Yes, I can. Tom thanks I can see them on the screen so you're gonna you're gonna skip forward, the appropriate points. Yes, yes.

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Nice. Okay, so I'll get going. That's okay so Hi, my name is Sam brown and I coordinate a what we call the Life Project program at University of Sheffield School of Architecture, as great as introduced we're based in the UK.

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And it's really wonderful to be part of the summit today. So thanks thanks Grayson everyone for organizing and for including us. I'm here today with Eddie Clemens, Lori Hampson and Scott McKenzie, who can actually join us.

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After all, Thomas rough, you've just been a proposal and James Newland, and between them and they'll introduce themselves when they start speaking, they are kind of professionals in training on our program.

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And James is actually representative one of the clients we've worked with this year. So, and I'm employed by the University and I coordinate my project program.

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Now, and I've gone off script James so you can change that sorry that's until you can change now.

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Okay so, yeah, the library program is an academic module in our school of architecture. Our school is known for its social agenda and an emphasis on what we call lightness through its programs, and many professionals choose to train with us for that very

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reason. And for us, live minister first the need to situate any kind of professional training in the messy real world and to engage with the contingent nature of practices of all kinds, including design, and what you're seeing on the slide at the minute

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or images from a range of the projects that we've carried out of the program is about 250 that we've carried out since the program was established in, 1999 so began 20 years, we, we also as a university want to have a kind of meaningful impact in our

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city region. And so we partner with community clients to provide that live context for for training. And in return those clients, gain access to research work or design work that they couldn't necessarily ordinarily access by conventional means, and that's

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often a bridge to them more conventional professional work, and that can really make a difference we find two other projects get off the ground or not.

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And it's not only co housing projects we've worked with although we have worked with a number of CO housing projects in recent years, and clients and normally selected on the base of the nonprofit's you know in a wide sense so we also have charities,

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grassroots campaign organizations or local authorities, and each project, typically lasts about six weeks and it's delivered by teams of between 12 and 15, young professionals and training.

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And next one.

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So, the, the other aspects, what we do is that, recognizing that those projects are short and kind of catalytic six week things take place once a year.

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More recently, we've established something called Live works, which is about supporting partnerships longer term this is based off campus it's done in the city center in Sheffield.

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And through this we can help raise funding to develop deliver ongoing support projects, beyond that initial six week calculated support.

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And this can also employee students in the program to maintain a continuity of staffing and the relationships that are built as part of projects and understand we're quite short on time so I'm going to hand it over now to, to, Ellie and Lori and Tom,

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who will talk you through a particular project that they've worked on as part of the program this year was carried out in September October November this year.

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So, over to you any.

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Hi everyone, and see as Sam said we're going to tell you a little bit more about our project where we were working in a team of 13 students with our client up house.

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And we're then going to offer our reflections on the model we designed for community engagement and how feature co housing projects could benefit from working with local student groups.

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So what was the project brief for the project was to work with York base co housing group up house to review and develop their existing brief for an upcoming project based on moral house.

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So, what is up house. It's a people focused collective established in 2020 to tackle the affordable housing crisis currently going on in the UK, they're seeking to establish a new cohousing community center around the principles of Tiny Homes, and the

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reuse of existing buildings and one of the UK is most unaffordable cities York up houses core beliefs center around creating alternative options for accommodation through facilitating self build community led housing developments.

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It was essential that the proposed units of flexible to the needs of individual tenants, both now and if eat cheese to create efficient and well design spaces.

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The group is working with the regional community land trust your space to acquire the shoes buildings and provide affordable homes to people in receipt of the local housing allowance, the UK is main housing subsidy.

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The project has local political support, and as in receipt have some limited state funding but it still needs to negotiate the considerable challenges presented by the UK is London housing markets.

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We worked with up house on their first proposal, based on the outskirts of York City Center moral house.

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More house was formerly a municipal care facility has been disused for over four years. Despite this, the building is in surprisingly good condition and provides an opportunity for an affordable low intervention retrofit scheme as a case study this project

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will showcase the challenges and best practice emerging in relation to community lead housing and Tiny Homes with the hope to then carry these principles through to other locations across York, and potentially the UK

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research approach.

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Our work over the six week period initially centered around desktop based research to build our understanding of cohousing and tiny hopes, a brief emphasize the desire that the proposal was formed by the needs of both the local community and prospective

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residents, leading to a shift in our approach to encompass participatory practices and continued community engagement in later weeks, we have to consider what our skills were in relation to this brief, especially given that most of the team were new to

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cohousing we determined that the value of our involvement could come from creating and testing a model for how up house can effectively engage members of both the local community and residents group in the project moving forward.

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If successful, this model could be used and adapted for future projects.

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Participate your approach was driven specifically by an interactive exhibition we held it York design week and week for the project. This event was designed as a catalyst for ideas generation many we could create more robust and considered final scheme

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of works.

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We use this exhibition as a research opportunity to stimulate conversation play entertain honest opinions from people who used to matter the most those living in the neighborhood.

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We use discussion based exercises to engage in conversations while interactive elements, allowed us to keep a live record of individual comments and insights.

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Examples of the activities we created included a one to 15 model of the building, which allows visitors to suggest facilities to reactivate the building, and a community billboard installation to record local thoughts and opinions through during and text.

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This also acted as a static exhibition, where we went on site so we could have ongoing engagement without physical presence.

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Overall we continue that our experience to be successful overall gaining the opportunity as young professionals to carry out primary research with feature residents and the local community was extremely beneficial began to true insight into what the community

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needed in the area, and how the space at Morehouse could be adapted to meet these needs, the value of shared spaces such as a community cafe and kitchen reiterated to the team, the value of CO housing models, and the value they can provide to the wider

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community, as well as tenants to bring locals and residents together.

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I'm now going to hand over to Tom who's going to tell you a little bit more about outputs.

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Yeah, I'm just gonna briefly touch on outputs and research what we produced.

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And so after the event we documented and recorded the dates we gathered on very graphical booklet for up house. The idea here was that this research could form the basis for further in depth research, and as well as also providing evidence of successful

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community consultation and potential future planning applications from this research we kind of gaining insight into the community surrounding Morehouse, and we kind of distilled it down to three key observations.

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Firstly, there's a lack of community facilities within the era.

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And secondly, there was a lack of knowledge about co housing, and its benefits as well. And finally, there was a high levels of interesting willingness to get involved from the project from both potential residents but also members of the local community.

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And so, so what did we produce and based on these observations we produce a series of three booklets, which form the basis of our output.

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And the first one is our perspective book club.

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This was designed to be an accessible document to make the concepts of CO housing and Tiny Homes easily understandable for people outside of the architectural world.

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One key finding from our research was that there was a lack of understanding of CO housing tiny schemes and the general potential of retrofit schemes to facilitate this.

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And we hope that this booklet could be used by our past handouts, or the industry professionals, as well as potential residents, making cohousing as accessible as possible.

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And the second book that we produced was our community facilities design guide. And this document takes the suggestions made by the local and prospective residents and proposes how the new community facilities can be integrated within the scheme.

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It shows a vision for the future and contains practical and actionable steps through a series of progressive interventions.

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We produce this design guide with a kind of a phased approach, allowing kind of immediate action on site. And by staggering the development of the community facilities and resident homes, different areas of the building, can be activated, over time, and

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our research also revealed that both the community and the potential residents required a range of spaces.

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Kind of beyond their individual dwellings.

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These could include kind of public facing cafes community gardens, alongside more intimate counseling and co working spaces, all of which we integrated within the facing of this design guide.

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And finally, the third book that we produce was our residents workbook. And this contains information and activities for the prospective residents to complete as part of an ongoing design process of their own homes.

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We agreed with our panels that it'd be helpful to curate a number of activities specific tomorrow house to encourage the residents to participate within their own design process.

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We covered five topics within this book.

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One was kind of Tiny Homes. The second spatial planning self build storage and materiality each topic begins with prompts for key information to the residents to consider before then introducing an interactive activity which can be completed both individually

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or part of the future residents meeting.

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I'm now going to pass on to Lori who's going to discuss reflections and challenges.

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Thanks Tom yeah as Tom said we're going to just talk a little bit about the Life Project process overall in Sheffield.

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So as professionals in training, you have minimal knowledge of cohousing choosing this project has really increased our understanding of the multiple benefits of CO housing models, and the advantages of community engagement.

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The formal of the format sorry of the live projects program, the University of Sheffield has enabled us to explore these themes in real life context, learning and valuable lessons about co housing as a practical and affordable response to the housing

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crisis, and as a tool for combating societal issues between both residents and the wider community.

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Additionally, the tiny house approach, led us to particularly question how we use the space we have, and how we can reduce the amount of individual space for us by sharing resources to create more efficient units.

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The most pertinent lesson learned really was the value of good communication, particularly in scheme such as this and other co housing scenes where there's a vast network of people involved in the project from the local council stakeholders perspective

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residents and the local community as well as within our own team.

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Initially we did face challenges as a team of communicating with the different stakeholders and working effectively to communicate within our team of 13 students and with wider stakeholders on the client, such as Rebecca and James, the outcomes we produce

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actually changed along the project timeline, but they reflected what we believe to be the most useful as our knowledge of the scheme increase.

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There was also challenges of communicating with the residents group.

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Having the opportunity to engage directly with them was a really exciting element of the Life Project another thing that makes the program so unique, at the university.

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The residence group, however, was not finalized until week four of the six week project, meaning it was difficult for us to plan specific engagement events within our six week period we organized the first of the residents meetings and held it online.

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We weren't aware as this was the first meeting held that any specific outputs from this particular session might not be as valuable as we would have ideally liked some residents were not prepared to engage, we have to consider how do you communicate with

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and involve people who have bought into the concept, but just wants to move in.

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We use this experience to shape our residents booklet as Tom just said, setting out an agenda for future meetings and managing expectations for every feature session.

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Additionally, allowing residents to fill out the booklet themselves in circumstances where participation might be minimal aims to keep everyone involved and engaged engaged on their own terms.

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And then lastly we did face some challenges of communicating with the general public, your design was pivotal in the scheme for obtaining primary research, communicating and engaging with the public however did have its challenges are varied activities

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at the event, including the Billboard and individual questionnaires aim to engage a range of people to participate.

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And regardless of age or circumstance, due to the remote location, however, getting the community to the site was challenging and reflecting on this engaging with the local community groups, surrounding the site and raising awareness within the city center

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would have been valuable to increase footfall and gain further invaluable and gain further valuable insight, our participation we got pals might have been better understood in this instance as another challenge was explaining our involvement, as well

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as the project itself

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as professionals in training. We do hope that our contribution is positively impacted the first off past project, not just during the short time frame but looking into the future.

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Joining us at this early stage as men that they've had the benefit of progressing their work at a relatively low cost in comparison to going down a more traditional architectural practice route, where students have been able to utilize our previous practice

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skills as architects in training and learn during the process, alongside increasing our understanding of pro housing. The Life Project program has allowed us to effectively developer team working time management and communication skills even further.

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I'll now hand over to James he's from your space, the regional community land trust he'll work without past for some of his reflections.

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Yeah, thanks Lori, um, yeah so I'm saying your space which is the local CLT partnering up house to deliver this cohousing projects, I'm a co founder and director of your space, and I'm acting as a community and housing advisor, as well as a design lead

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for the morale house development, your space started back in 2014 and has been working with local government or local municipality in developing science because in your morale house is promoting co housing cooperatives ownerships as an antidote to the

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the UK housing crisis and your spaces me to work with communities like up house to create long lasting affordable low carbon people centered housing so what we're developing puts these three, ethics, as care people care fair share at the core of what

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we're trying to do, but it's not always communicated in a way that everyone can understand and it sometimes creates barriers to a project success and making it more accessible to people from low income backgrounds, such one one of the slide presentations

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earlier cohousing the UK tends to be for middle class, and I'll pass a keen to ensure new rungs placed in the housing lender to introduce, you know, more opportunities people lower income so although good intentions in the language here on this slide,

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we sometimes miss the right tone and messaging can be lost and this is something students picked up really well with this project, and it's created a great platform to communicate our purpose in a really creative way so the work to answer Lori's question

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the work has absolutely had a positive impact on the project, and also to respond to some hope. It has been a catalyst for the next stage of our plans and haven't got a very good.

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Rebecca can't be here today from our house is key to this project and was blown away too. So, we've recently received a grant funding to develop the projects for planning, which will be delivered this spring and the live projects works will form the basis

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for our outreach in the coming months. Next slide please. Tom. So, you know, clear and effective messaging is good, to ensure we get this Ryan, and we've got lots of challenges ahead of us, Tom.

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Next slide please.

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So, what the live projects team did a really good job of capturing the message that was coming from, not just our passes the client but the wider community through those engagement events.

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So, as he gave us really strong imagery and simple language to communicate the design ethos. And this way of communicating with things like models and drawings rather the text and lectures, is more effective at showing what we're doing, rather than saying

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what we do. So, the harsh reality is that projects like ours are underfunded so the life projects work has allowed us to, to, to create greater capacity to deliver this type of work so you know as an organization your space not pounds predominantly rely

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on volunteer support and consultants goodwill to deliver the early stage of a project so this interpretation of that brief and community engagement that was carried out as part of your design we have helped set the foundation for really really engaging

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community that housing project going forward so now the industry generated can help break down those barriers I was talking about earlier by some of the language that we've been using so yeah the light projects here and have injected some really much

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needed creativity to the, to the development of the brief, and this will form the vision for the resident cohousing community that will take will take forward and help support.

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Next slide please. Some.

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So I'll just skip through a few of my highlights and those in the slides have been shown before but what we handed over to the team is pretty dry. These feasibility drawings are quite functional and they were able to develop and clarify our discussions

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with our local municipality. And if Next slide please. Tom.

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And, but if you want an image to sort of sell the work that the students did to develop this and the way they can communicate the benefits of CO living and co housing, and particularly impressed with this image because it's really functional, in terms

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of communicate detail but it's really really creative and engaging, you know, people don't can't always see what's happening on a 2d plan, and this is great so I'll flip through another couple more Next one, please Tom.

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So this captures the sort of phone numbers that was generated by that work with an engagement with local residents during Design Week. Next slide please.

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Tom.

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And here's that whiteboard in action, you know, it was it was it was shown before but I think we're going to continue with this theme of having this type of long term community engagement going forward and having something that will people just out to

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if they see it.

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Next slide please.

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So I'm just going to very quickly finish. So, you know, there was a really sensible assessment by the by the students on on the phasing that's needed and this helps plant the seed that those is local organizations with the local community that we're going

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to develop this this thinking is long term and it's integrated as integrating our new community with the existing community.

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And then finally, finally just last slide please stop.

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So there's some links here some of the projects that your space and that are involved with in supporting and you're not passes is the next one after loafer green, which is a project I'm involved with as a resident too And so yeah, if you have time to

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check them out. We did some really, really interesting things.

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Thank you.

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Thank you to all from the Sheffield, School of Architecture.

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Next up we have Tim Riley from property collectives in Australia.

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Tim is going to discuss the collaborative model that they use to utilizing impact investment to create community that housing.

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Thanks price

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presentations.

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Hi everybody, thanks for the opportunity today I'm going to talk a bit about what myself in that property collective team have been doing in Melbourne.

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In Australia, over the last, there'll be over 10 years.

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And hopefully give you a bit of a flavor of of what's happening in this neck of the woods.

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So, really, I'll take you through the model that we've been using and the journey we've been going on over the last 10 years we've managed to create 10 different community led projects over the last 10 years building around.

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At times, and. And then secondly, talk a bit about, especially where we want to head with the model that we've been working on and refining over those ease and this is a picture from our first project, which was quite a small project was a for dwellings,

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and was really the start of property collectives and.

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This project was initiated by myself and I'm there in the middle with my wife and my son and my friend Dan, who's the guy with the gray hair and black top there.

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We wanted to.

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We wanted to find some, some really good quality homes in, in the area of Melbourne called Northcott.

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We had a very fixed budget and we weren't really sort of saying any options that we liked an open market.

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Dan's an architect and, and I've previously done development in Melbourne and we decided to get together and do a project so to build what we we what we weren't saying the market providing and managed to give it to a couple of our friends to join in.

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And we did this project, bought the land in 2010 finish this project in 2013 and it was during this project that I thought I will maybe other people would be interested in doing something similar.

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And from that point on, we've, we've gone on to create another nine projects.

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So property collectives, I suppose, looking back over the last 10 years, sort of realize what we've actually done is, is create a bit of a platform.

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First and foremost is this model, and I'll go into what the model is in a little bit.

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And that was really around, you know, a legal structure, a funding structure and some development management smarts, sort of underlying that.

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But in the later years, we've also sort of started to branch out into advisory, and to provide project support and delivery, and also starting to work with other clients on affordable housing projects

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that are not taken under done under this model. And then also provide capital advisory Investment Management advice in the impact space.

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because one of the biggest challenges has been accessing finance.

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So we're looking to help groups, solve that part of the puzzle. So from an advisory perspective, what we've done over the last few years is bring together a bit of a co op put together a bit of a cooperative of independent consultants that have different

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skill sets and the different areas of property development.

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So, those.

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Those consultants are all coming together under the property collectives banner, and we provide advice on all the different parts of the development management process.

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But, you know, I suppose the unique thing that we're doing is because everybody's independently independent contractors working as a car we we have that flexibility to bring the right person into the room at the right part of the process to give them,

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giving you the right advice.

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Beyond the community led projects we've also started to advise to government, the state government.

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For a competent design competition and they've been running around trying to unlock.

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Good upon design in the middle suburbs.

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Also advising feeling very Catholic times which is a local Affordable housing provider.

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The state government here in Victoria is part of the covert stimulus packages is investing significantly into social housing advising on one of those projects in Collingwood.

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I'm also hoping a church group, enable a joint venture on the land in a suburb called Preston, to build around it affordable housing or social housing units above the property they are in, you know, Australian Preston, the model for for self build or

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community lead perspective, is the deliberative one.

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And I suppose the key difference with the model that we've been working on is that the first step has been about finding like minded people who are willing to come together and pull their financial resources and buy the land and fund their own development.

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So, typically our projects we've started with about a third to a half of the members of the future group coming together before we bought the land. And then after we buy the land.

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You know that that group refines their specific needs, and is in control of the design and build their own project within obviously going a bit of a recruitment drive.

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Once we secure the land to fill the project up.

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And then that group works together collectively to go through the development process.

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And then when all the buildings are completed, they received their own home and costs, and I am is to deliver them in around 15% less than the market value.

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And I am is to deliver them in around 15% less than the market value. And we've had varying success on that and I'll go through that in a few slides so really the model is creating a fractional property ownership position for all the members of the group

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at land acquisition, and then it turns that fractional property ownership into direct timeline issue at the back end with the development is completed.

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And these slides just talked to the actual model itself so the model we're using here is a joint venture model.

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So, the during the development phase, we will be building the community. The key to it is that split SPV or special purpose vehicle joint venture structure in the middle.

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It's a tech partnership here in Australia, and all of the members of the collective our joint ventures.

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And they certainly have control over the project by having one vote on the Management Committee committee, so each household gets one vote, and all the decisions around the project and made by the Management Committee.

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They collectively on a single title, a single property, and they hold joint venture interests according to their sharing in the project.

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And then we set up a couple of different development entities a special purpose of equal land code, which is the land owner to to basically administer the project on behalf of the joint venture.

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And then we also set up a special purpose vehicle development company, which is the developer, and that's providing the development services to the landowner, and the property collective team is then involved, sort of, in managing the process for for

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the, the joint venture but then also we take control of the diff co to deliver the buildings, and we found that in Australia that net approach is the most, the best approach to getting the best financing deals from from the major banks.

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Because I like the fact that there's a development management team that in control that development phase because I sort of say that having a disparate group of homeowners, usually don't have development experiences and your risk.

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So we found that disruption gets us the best one, funding to us.

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So then once the subdivision occurs within moving to the operational phase.

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And the special purpose vehicles that we've set up basically get well down because they've done their job of delivering the buildings, and the members or get an individual title over the drilling, and then we will be for in Australia what's called an

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owner's corporation to manage the common property, and that provides a little governance structure over the common areas.

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And then, not all of our collectives but our latest one is visiting is looking at a co op structure, creating a chord structure to manage the social governance over time.

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So, I suppose what we like to think, is that this model has the capacity to deliver better homes, more affordably by labeling of like minded people to boost their buying power.

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This is a picture of one of our projects in Bombay which was only six dwellings.

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And these three factors he other way that we're able to deliver housing, more affordably effectively at cost.

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We do that because we're enabling the group to become a developer, so they internalize the development margins.

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We don't have to involve real estate agents, since no agent or marketing fees or sales commissions and the structure is a very tax efficient on. So CJT stands for capital gains tax stamp duty is a tax on a transfer of land, and we have GST in Australia

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as well. So, all these elements combined to mean that we can do the behinds costs, which like I said it's typically around 15% less than market.

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We run a very participatory process for either management committee structure. So all the decisions made by a special majority or simple which already.

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So, you know, all the members of the collective have much more control over the location of the design and the quality of their future and they're involved in all parts of the process.

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No romance without finance I suppose this is the key to community led projects, generally, you know, the people that are controlling the equity.

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Get to control the outcomes of the project. So, we have a fairly quite robust process around, understanding where people are at financially and whether they're in a position to participate in their projects on, or not.

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So we got through the first instance when we meeting people a finance assessment process, because you know all the members need to share the total development costs of the future project proportionally, and the equity contributions are going to be around

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30% of the total development costs over the sort of three to four years, life of the project so before people join. We need to have confidence that people can support the project on the way through.

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And then we go through three stages of finance in this model so the first one is land purchase finance, so we go out and we get a bank line. It's typically between 50 to 70% loan to value ratio.

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And we do that collectively, and the individual joint ventures, share, or the joint or several liability on that line.

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And as we then move to the build phase within get a second line for the construction of development finance.

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And the second line.

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We've managed to achieve lending rates of in the order of 70 to 75% loan to cost ratio exclusive the GST.

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And again, the liability can be joined in several more several.

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We've now established relationships with four major banks in Australia.

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Two weeks which offers several guarantees and into which offer join several guarantees so obviously several, several guarantees is much more attractive for the groups, and we're lucky now that we've finished five projects that we've got banks that are

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offering.

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And the last stage is to take out finance stage so this is when projects, complete and the titles get partitioned, and the typical way that we pay out the construction line is that most of the individuals who are in luxurious position and paying out the

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And typically it around this, this point the headlines are quite low. Good, that typically end up being around 55% loan to value ratio.

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So let's review the financial model.

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This is a snapshot of the projects. So, if you can maybe just share the last slide.

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Okay, yeah. And this is a snapshot of the projects that we've been doing across know when they've all been mostly, you know, you know, Melbourne.

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Many of them have been sort of around six to eight dwellings in size.

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But we have recently secured a project in Eltham for 20 dwellings. And we just in the process of now starting the design development on that, and that often project is going to be 20 dwellings and the group is came to progress the project under the, the

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direct model.

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So that's one of the time was probably exciting projects at the moment, given that it's a bit of a step up in size to the other projects that would be doing.

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Thanks, Tim.

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And hopefully, Tim and Sam's group will be able to stick around to answer some questions at the end of the day.

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Finally we have Camilla Nelson Angliss from Bebo, which is a development company in Denmark and Camilla if you want to get your slides ready.

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She is also a board member of the.

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update Denmarks national co Housing Association, and she'll be talking about some of the increased activity that that they're using their.

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Good. Can you see my screen now. Yes we can. Thank you. Okay. And I am a sale so I'm, I'm suffering from Kobe right now and I'm a little bit slow, but I'll take it as good as I can.

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Well, I just want to show you a bit about current trends in Denmark, like setting the scene and then go into talking about Babel and then ending up with some breaks fine enabling environment for community life, as I see.

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So, just to start with I'm a grassroot person working both in the organizations behind community life in Denmark equally cessation and the Community Association.

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I'm in the board and both little arrow, that's a window where I'm sitting right now this is the community that I live in.

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But I want to take you to another community in Denmark, which has been, I think one of the most studied eco villages or communities in Denmark, which is called most of art, which started out on a flat few

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minutes up I think you're sharing the wrong or that a different screen because the slides are not advancing.

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They're not advancing.

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Yeah.

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Stuart

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snake show now.

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That's it move now.

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Yeah, we can see your screen, but we have it I think it's just showing the PowerPoint, but that's fine we can see it.

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Okay, you're sharing a different screen, different screen.

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I should

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proceed now.

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Yeah, that's great.

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better. Okay.

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Well, I wanted to take you to this place monk support. This is a place of five neighborhoods five groups that live together. You've elderly family and and older and cooperatives so five different like also ownership forms and in an old farm in the middle.

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When they started out there in the middle of the field but as you can see now, all around them, different kind of community life functions came up.

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So, it has scaled up in this community, to start out with this like 30 year old settlement, and then today we have 10 different communities in that surrounding, and I'm saying that also to show that is that typical example in Denmark how community life

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becomes normalized it becomes more mainstream, it becomes very expensive. And there's a lot of it i mean it's it's very attractive I think in the country in the world that as the most communities inequalities according to our small population.

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And so what happens then is that community life today It forces attractive and also quite competitive market quite costly, as we've also been discussing here, and it has these faces from the pioneers of this most support to the followers and into data

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quite mature market which has become dominated by the developers, which I also represent.

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And so what I want to share is that yes we have a changing market and the white very diversified market.

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These three different concepts function at the same time, like the with the traditional cell phone communities. the concept driven communities. And then the developer driven communities as the three main forms that we have in Denmark.

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And yes, it also gives rise to this development of his copy paste model to develop concepts that can be placed different places in Denmark, where a local municipality and want to engage with a developer, with whatever concept that come with.

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So the different concepts of course are different here you can see for seniors for instance we have gotten a Swedish developer coming in here and building up I think they have now three and more on the road.

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Senior co ops where you live around this and I say he did palm garden in the middle and so on. So what I want to get to hear is that the market is also diversifying in the sense that the with so many developers in the field.

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This diversification process has really started.

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And this is why I get to babble which is where I work, and in Babel I think what part of the diversification also is that in Babel, we, we have the owners behind one of them being a very much involved this Canadian guy in the top Ross Jackson very much

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involved in. In the Eco villages all over the world. But I think what what distinguishes us from many others have strong team of Trinity builders and our team who ourselves also live in, in, in communities.

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So when we always say how can you truly sell the dream of committed life without living it yourself.

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So I think that adds a lot of legitimacy a lot of trust to pay Apple as an actor in the field that we are people who know about what we're doing in when we assisting new community groups to start up

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in.

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In the, what we normally say is that we have competitive advantages here that we have a very safe business model in the sense that owners have quite a lot of capital that they put in.

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So we have the financial capacity to one night three four projects at a time when we buy the plot and we finance the building, and the people who are going to live there they have paid the day they get the key.

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And they say, to come back and check out this middle finance problem that sometimes stops different groups to actually get realized, and then we add a lot of competent.

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We have a very diverse team, which all in competence which is normally what can make these projects become realized in a different way.

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So, the market and Denmark today is dominated by private owners private housing quite expensive, we have in this diversity diversification felt more than cooperative models and private wealth rental options as that is really a need here also in the market.

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I would like to send you these slides, the flu is just again to show how important it has been to really set the scene of what we are compared to the others.

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And we have our five building blocks here, which I could talk about for a long time, but I don't have time.

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But we do believe in the small neighborhoods where others make bigger projects we make projects of like 35 houses, maximum.

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We do a lot of CO creation and we do a lot more entrepreneurship so that we don't create sleeping communities but places where people can also bring their different kind of job functions and wonderful things, and the shared supply of both vegetables and

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energy and so on it's also part of our, our building blocks you could say, I'll just show you a few examples of how we normally do it, I mean it's a very typical way of building a community in Denmark to have the parking lot in the side and the common

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house in the middle and around.

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And then of course it looks different, different places, but we aim to do in Babel is that we want to have several of these neighborhoods centered around a shared facility, so that they're still have the uniqueness.

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35 houses together, but that they then share some area in between.

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He's a few examples of some of our projects, a senior residential area here, different ones neighborhood, next to each other again believing in the intimacy of having eye contact of everybody when you go for share dinner.

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This is an example also of what we really like that. You can say that we are having a.

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You could say Babel community in in the costs or eight, but in classes, seven days a home for elderly people.

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And also, like, senior housing, so that when you move into here in number eight, maybe your parents to live in number seven or maybe you end up there yourself, you don't have to move away, just to the other side of the cluster, and to work together in

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these clusters is one of our favorite ways.

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Yeah, about into use of the common facilities outside peak hours and all kinds of social projects is just an example from my own community, how we run refugee projects and creating a livelihood, in our community as well.

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We have some principles here, sustainability I don't even talk about it here because there's a choice with it, that we just do without actually talking so much about it.

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But I want to touch upon the landing. Because, in Denmark communities.

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Being started a lot these days. But I think what what makes us a little bit specialists that when we start a new place. The first thing we do is that we go and knock the doors on all the neighbors doors and say hey we're coming here to make it community.

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What do you see about it, is there anything we can do together and these kind of things. Normally I rather go though and one day a week in that specific location.

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So I get to know people by name, and the neighbors and so on I think that that gives a lot of trust in the community that we're not just this developer type coming in, but that we are people real people who are engaged in the local community.

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Yeah.

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We are working to investors. These days like pension schemes and so on are investing a lot in community life in Denmark, and we have developed this concept of course that we believe in.

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And then we promised our investors that we will stay on as community builders, with the community group for these the first year.

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Many other developers, leave the group, but here we have promised that we stay there for one year so whenever the qualifiers or be takes over wish dinner meetings and these kind of things.

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And then we also do promise that the first five years, they Apple will cover, if there would be any empty houses.

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I mean, empty houses there Babel would cover and that's because we believe in our concept, a lot. And we believe a lot in our building up process and I think that builds a lot of trust, both for the, for the residents but also for investors.

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Yeah.

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I'll go a bit quick so the projects that you have right now.

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Price examples, we want to make affordable houses. It's difficult. We all know that every one of us sitting here.

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When you want to build sustainable and so on It costs a little bit extra so. So these are some price examples, and then how to make it more affordable we don't want to keep them or billing process I cut over where we could know, and we don't want to go

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more well we normally build our projects, quite close to public transport and cities where we could let residents complete someone's interior work, but what we can do is to go down and how size and to cut down individual space, and then share space.

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So that was, that's what we are going much into a shared house option where we can get down to like 500 or 1000, US dollar in that range. That's what I just want to show you a little bit here.

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This is from my own community where it's a senior Co Op where we have six smaller apartments.

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And then they have like 90 square meters to share. And that's very popular very long waiting list so with that the point of departure, we haven't been able to develop like different forms of shared housing, where different units can be here, one of them

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to the left has four units with own bathroom and kitchen small one, and the other one has shared bathrooms. And this is our strategy and how to also get people who did not have any big apartment or house to sell anywhere for like stars to come in here

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and be part of Babel project.

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Since is a bit more about how that could look like.

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Good.

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When we build community motivation I'm the one who will take the first phone call for people calling me say I want to live in the community. When I asked why it's normally why why because they have a group already that they belong to and they want to

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settle somewhere with a couple of friends now that children have moved away or something like that, or they have a location already where they say this is where I want to live.

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Or they like, or Babel concepts so much that they want to join our Babel cons of domain awareness. So our strategy and to speak into these motivational factors.

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And when the location is important.

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Already, then we really work on building up the group and explaining the concept and co developing the concept with them and so on. Yeah.

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We've done some learnings along the way.

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But I want to talk about now here in the end is how in Denmark we are trying to create an independent thing.

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And when I say we, it's all of us, policymakers municipalities researchers saying or developers organization citizens'.

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I'll take this research project called compass. It was a project that ran for like three years building Foundation which came up with some results that the communities and community life gave 30% less co2 emission than ever Danish homes, and those are

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really strong results that we can use when we go to community it to municipalities Alaska to find land space for us to make a community that this understanding that community life can assist municipalities and services in achieving that 2030 plans, implementing

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this geez and all these kind of things so that's important.

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Then we also have the ministries in Denmark, looking at obstacles and recommendation.

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Recommendations forming a working group will people from the field, who came up with recommendations and some of them have already pulled out now. So now they'll be for instance a central advice unit for communities in Denmark, where both municipalities

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developers and so groups, and seek advice in in how to tackle the legal structures and so on. And it also certification of advisor and section and this is also interesting know we're at time so you could just finish up quickly.

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We're at time so if you could just finish up quickly. Yeah, I'll finish up, why not be map all the communities in Denmark, to get closer to both the definition, but also all the questions I right here who are they were, how many age gender educational

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level and so on and so forth.

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project about all the developers have now form 70% 70% of the field, how are they different than the normal self grown style in the month.

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Then we have a stock package for new groups, financial legal municipal social and green, where groups are being offered free sessions with experts and practitioners of that choice.

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I will finish, but what I want to say is that, what are we experiencing them are right now is that creating an enabling environment for community projects, is what's happening all the way around.

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And I think that's, that's very promising that it's not just us as citizens, or as developers, but it's it's also researchers municipalities ministries and so on that put together, and and want to enhance this field in Denmark.

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Yep, upload the presentation, everyone is interested. Well, thank you.