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Confederation of Co-operative Housing [Conference, 2011]

What is Cohousing ?

23 July 2011
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The role of Cohousing in developing "mutual" neighbourhoods

Content of presentation :

- · to note the current interest in "mutual" housing
- · to clarify Cohousing's essential characteristics
- · to note sources of information on Cohousing
- · to look at UK Cohousing initiatives
- · a look at promoting opportunities for Cohousing
- · liaison between academic and housing sectors

Cohousing and "mutual" neighbourhoods

- The current interest in "mutual" housing

  - Commission on Co-operative & Mutual Housing
  - Mutual Housing Sector Group & finance
  - National Community Land Trust Network
  - DCLG 'Self Build' Action Plan (July 2011)

Cohousing and "mutual" neighbourhoods

INSIDE HOUSING

Wednesday, 30 March 2011

Co-housing schemes are a great way to build stronger communities and are becoming ever more popular, says Bill Randall

Joining forces

25/03/2011

Cohousing and "mutual" neighbourhoods

- Cohousing's key …..

  ..an 'intentional neighbourhood', in which the local residents craft and live out their own vision for private and shared spaces….

Cohousing and "mutual" neighbourhoods

- Cohousing's essential characteristics

  1. Combination of private & communal space
  2. Designed for social interaction
  3. A focus upon sustainable dynamics
  4. Resident-led decision-making

Cohousing and "mutual" neighbourhoods

1. Combination of private & communal space

   - self-contained accommodation

   - private and common garden areas

   - common /shared facilities (laundry, hobbies, workspace, guests)

   - common 'house' / dining facilities

Place : Amherst, Mass., US

Place : Amherst, Mass., US

Place : Amherst, Mass., US

Place : Common House, Amherst, Mass., US

Place : Common House, Amherst, Mass., US

Place : Cambridge, Mass., US

Place : Cambridge, Mass., US

Place : Cambridge, Mass., US

Place : Common facilities, Cambridge, Mass., US

Place : Common facilities, Cambridge, Mass, US

17

Place : Common parking, Cambridge, Mass., US

Cohousing and "mutual" neighbourhoods

2. Designed for social interaction

 - intentional and incidental contact

 - vehicle-free, pedestrian-friendly

 - deliberate juxtaposition of homes and facilities

 - integration of common space(s)

Place : Cambridge, Mass, US

Place : Jydstrup, Denmark

Place : Jydstrup, Denmark

Place : Jydstrup, Denmark

Place : Jydstrup, Denmark

Place : Greater Copenhagen, Denmark

Cohousing and "mutual" neighbourhoods

3. A focus upon sustainable dynamics

- size and scale to support personal relationships

- not too big, nor too small

- Danish guide : 10 - 40 adults

- more than 1 scheme in larger neighbourhoods

- inter-generational combinations
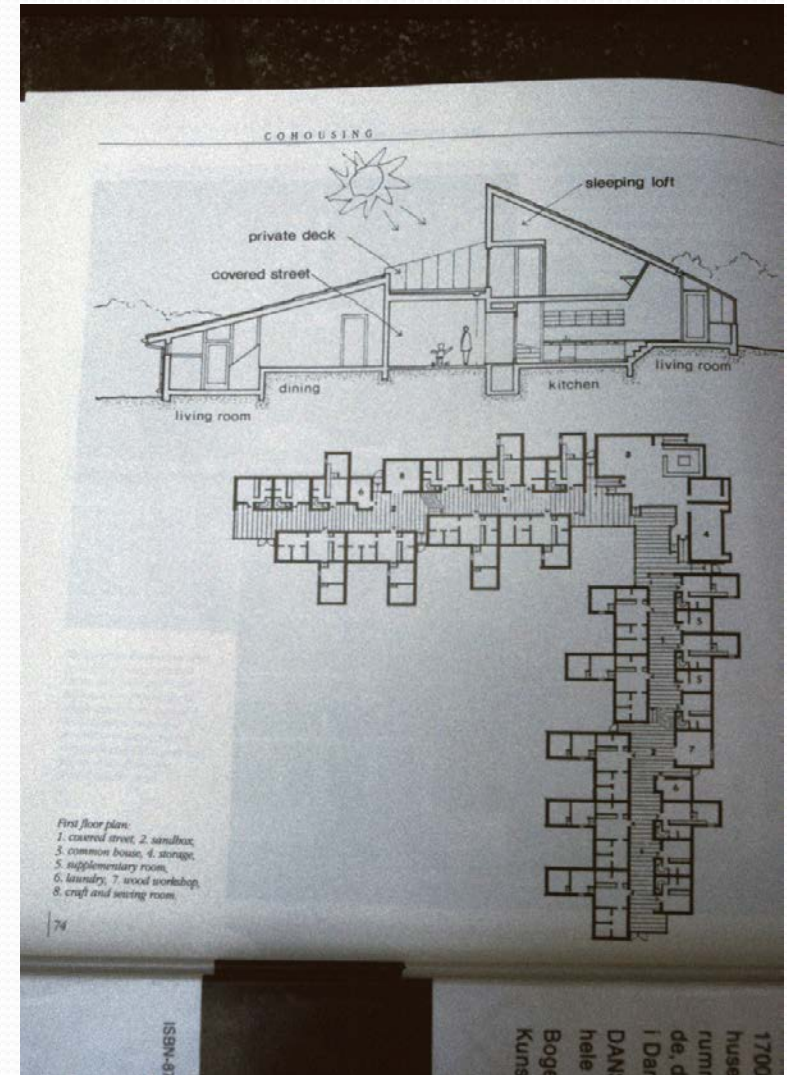
Place : Jydstrup, Denmark

Cohousing and "mutual" neighbourhoods

4. Resident-led decision-making

- legal structures for common ownership

- management of all design & development stages

- long-term neighbourhood management

- self-determined policies: standards, funds, 'work time', successions, eco-values, *et al*

Place : Community Project, East Sussex

Cohousing and "mutual" neighbourhoods

- Key sources of Cohousing information

  http://www.cohousing.org.uk

  http://www.cohousing.org   **(US network)**

  https://www.edgeoftime.co.uk

  http://www.mccamant-durrett.com

  http://www.ecoarc.co.uk

  2011 : 'Cohousing – a Diggers & Dreamers Review'

Cohousing and "mutual" neighbourhoods

- Examples of UK cohousing schemes:

  CoHousing *before* 'Cohousing'

  Community Project, East Sussex

  Springhill, Stroud

  Threshold Centre , Cole Street Farm

  Halton, Lancaster

  OWCH, London; Lilac Project, Leeds

Thundercliffe Grange, Yorkshire

Cannon Frome, Herefords.

Community Project, Laughton, East Sussex

Community Project, Laughton, East Sussex

Community Project, Laughton, East Sussex

Community Project, Laughton, East Sussex

Community Project, Laughton, East Sussex

Community facilities, Laughton, East Sussex

Self build properties, Community Project, Laughton, East Sussex

Springhill, Stroud

Springhill, Stroud

Springhill, Stroud

Springhill, Stroud

Springhill, Stroud

Common House,
Springhill, Stroud

Common House, Springhill, Stroud

Common House, Springhill, Stroud

Springhill, Stroud

Springhill, Stroud

The Threshold Centre, Gillingham, Dorset
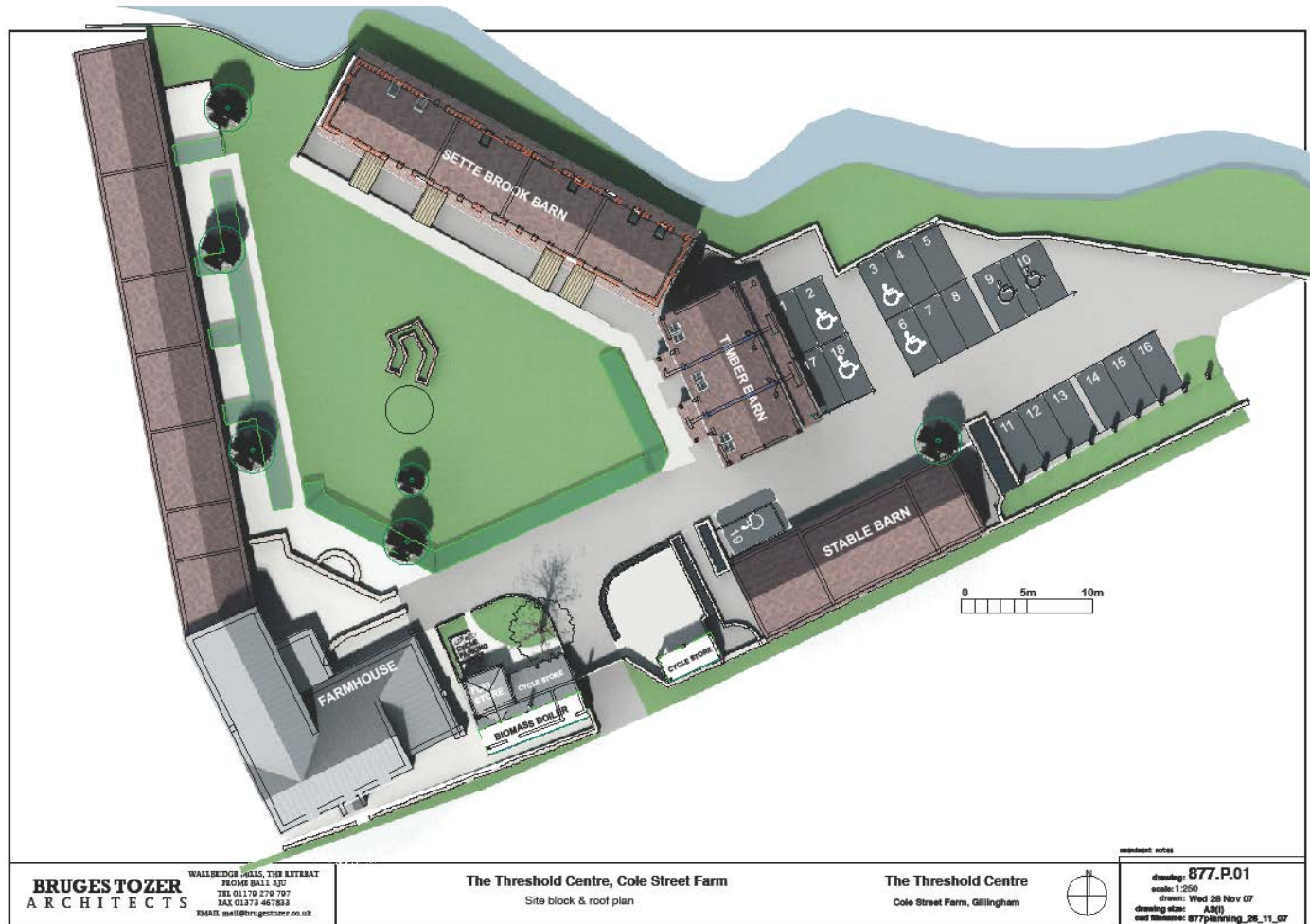
The Threshold Centre, Gillingham, Dorset

The Threshold Centre, Gillingham, Dorset

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The Threshold Centre, Gillingham, Dorset

The Threshold Centre, Gillingham, Dorset

The Threshold Centre, Gillingham, Dorset

Forge Bank, Lancaster

Ecological Cohousing Project Forge Bank Halton

Artist Impression

note! Some riverside trees omitted from artists impression to give full view of development proposals

Forge Bank, Lancaster

Forge Bank, Lancaster

Forge Bank, Lancaster

Ecological Cohousing Project; Forge Bank, Halton

South Elevation

Terrace F_26-29_Elevations

Work Stage D Planning Application Drawing

Forge Bank, Lancaster

Ecological Cohousing Project; Forge Bank, Halton

Forge Bank, Lancaster
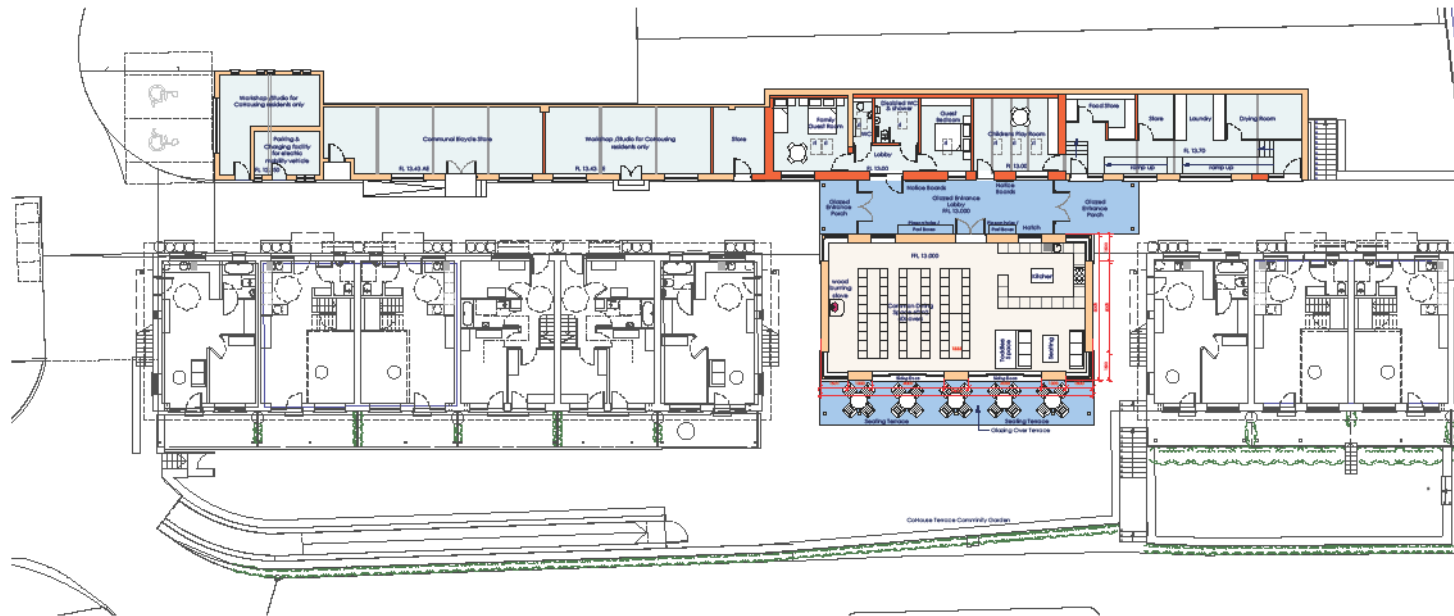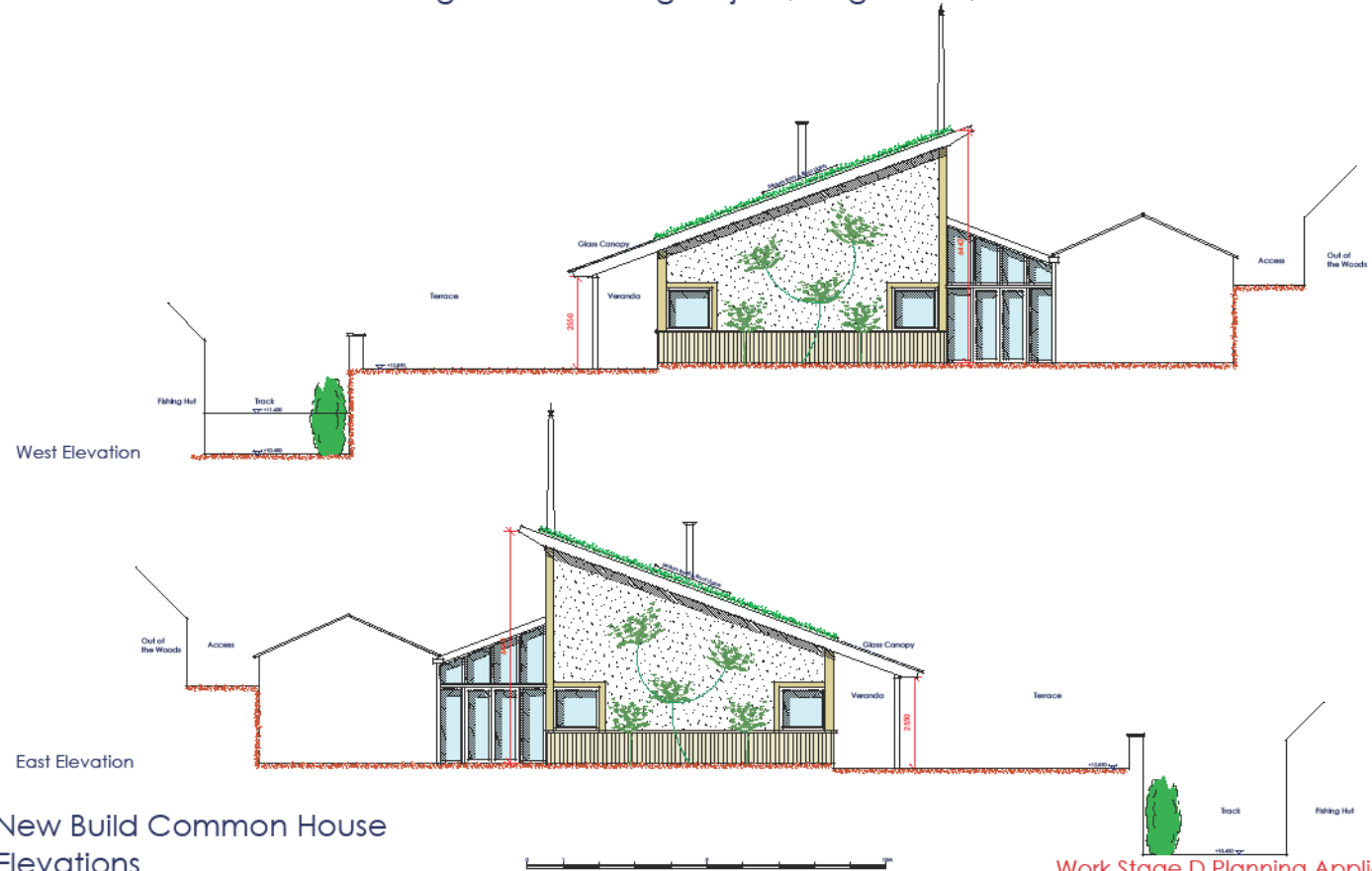
Ecological Cohousing Project; Forge Bank, Halton
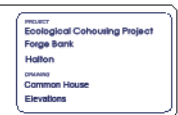
Communal Buildings
New Build Common House

Forge Bank, Lancaster

Forge Bank, Lancaster

Other UK projects:

- OWCH   - longstanding group development
              - subject of key reports
              - partnership with RSL sector
              - site in Barnet, North London

- Lilac project, Leeds – mixed tenure, mutual ownership, planning permission

- Cohousing Network groups

Cohousing and "mutual" neighbourhoods

- Promoting opportunities for Cohousing development:

  - Cohousing Network NESTA project

  - New 'loan fund' via Mutual Housing sector

  - 'Intentional neighbourhoods' in 'modular' newbuild

  - Policies for 'mutual' ideas, especially cross-tenure

  - DCLG support for wider 'commissioning' (>CRTB)

Cohousing and "mutual" neighbourhoods

- Concluding remarks / open discussion:

  … more than just design….

  … more than solely 'mutual'….

  … more than simply being neighbourly….

Cohousing and "mutual" neighbourhoods

- *Poem from CLT conference:*

  My boy was born today, where will he play?
  Will he play indoors on his own, all alone?
  Will he play in the road, with the cars?
  Will he play in the park, far away?
  Let us get rid of the cars.
  Let us know our neighbours.
  Let us build a community together.
  Let us talk in the streets, with no cars.
  Let the children play.
  Let the adults play.
  Let the old people play.
  Let the children play.   [R.Delorenzi, June 2010]