WINNER

Cambridge Environmental Award 2015
Cohousing is about sustainability

"The movement back to community is the key to sustainability in the Western Culture, knowing our neighbours, feeling like we belong, being part of something that we care about and that cares about us - these are the elements of rebuilding the sustainability in the world around us"
Cohousing communities involve

- A participatory design process
- Community by design
- Collective management
- Consensus-based decision making
- Mix of shared and private spaces
- Shared values about sustainability
Features of a cohousing community

Your own home with...

- Shared spaces
- Shared facilities
- Shared activities
- Shared intention
- But no shared economy
Vision & Values

We are an inclusive inter-generational community group with strong ecological values and a sense of fun. We are creating the beautiful and functional new neighbourhood at K1 that is designed to promote social interaction and build strong and supportive community relationships.
## The Journey

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001-</td>
<td>Enlinca Formed then new group formed around K1 site</td>
</tr>
<tr>
<td>2008</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>Cambridge City appoints consultants</td>
</tr>
<tr>
<td>2013</td>
<td>Cambridge Cohousing Ltd (CCL) constituted</td>
</tr>
<tr>
<td>2014</td>
<td>Outline Planning Permission</td>
</tr>
<tr>
<td>2015</td>
<td>Townhus appointed</td>
</tr>
<tr>
<td>2016</td>
<td>Full Planning Permission</td>
</tr>
<tr>
<td>2017</td>
<td>Building starts</td>
</tr>
<tr>
<td>2018</td>
<td>MOVE IN</td>
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</tbody>
</table>

**JUNE 2018**

**LONG JOURNEY**  **RARE OPPORTUNITY**  **LONG JOURNEY**  **RARE OPPORTUNITY**  **LONG JOURNEY**  **RARE OPPORTUNITY**
Where are we now?

Reservations
32 of 40

Membership
8 families, 17 children
14 couples, 15 singles, 9 retirees, 11 nationalities

Available
1 x 1-bed apartment,
6 x 4-bed houses,
1 x 3-bed house
2 ‘affordable’ 1-bed apartments
Orchard Park CB4

- 3 miles to City Centre (<15 mins on a bike)
- Residential area
- Next to Science Park
- 2 miles to NEW Cambridge North Station
- Next to guided bus route & cycle routes
The Common House

- Dining hall
- Lounge
- Playroom
- Kitchen
- Sitting room
- Large balcony
- Multi-purpose room
- 3 Guest bedrooms
- Guest bathroom
- Lift access
- Laundry
- Wood-burning stove
Unique Collaboration

Cambridge City Council Landowner

Town & Trivselhus Developers Mole Architects

Cambridge Cohousing Ltd Instinctively Green Project Manager
“Ecological design encourages decisions that will mitigate harm to the environment and indicates a relationship between human occupation and the planet. We take these issues as an incentive to embrace the natural world and make buildings that celebrate life: the cycle of the seasons, the warmth of the sun or the passage of time.”

Meredith Bowles | Mole Architects
The Development Team

Our purpose is to make places people love. We create urban spaces with nature all around.

We design streets to encourage features of traditional town life – walking, social contact and exchange.

Jonny and Neil | TOWN
Trivselhus, is one of the leading house builders in Sweden and has been supplying the UK for over 20 years. The partnership with Esh Homes in Northumberland won the “What House Sustainable Developer of the Year Award” in 2016.

“*It’s about leaving behind something to be proud of*”

Ken Forster | MD Trivselhus UK

SUSTAINABILITY

To be truly sustainable the use of raw materials and energy should be as efficient as possible. This includes the sourcing of raw materials, the manufacturing process and the finished product.
SÖDRA’S ETHICS ENSURE OUR CREDIBILITY

Policies based on the UN Global Compact and declaration of human rights.

- Responsible Forestry  = Long term profits
- Effective forest management  = High returns
- Balance production and the environment
- Consideration of environmental and social issues
- Ethical treatment of employees
The Build

TRIVSELHUS CLIMATE SHIELD™

Tried and Tested Swedish technical skills and design with off-site construction and a ‘fabric first’ approach
Fabric first

Trivselhus Climate Shield™ is a closed panel, ‘breathable’ wall with air tightness barrier fitted behind the service installation.
The sweet spot -

70% of passiv house standard

- Average annual space heating demand of less than 35KWh/m²/pa (passiv house 15kWh and 2010 blg regs 80kWh)
- Space heating demand relatively small part of overall power need - add a typical 40kWH for the rest
- Typical UK energy bill: £1230, 2010 blg regs £820, Trivselhus Climate Shield £595, passiv £495
Key Eco Features

- Designed for solar gain
- Mechanical ventilation with heat recovery (MVHR)
- Air source heat pumps (no gas on site)
- Glazing for solar gain and low lighting requirements
- Low water use fittings
- Lifetime Homes standard where practicable
- Level 4 of Code for sustainable homes
The case against gas on site

84% of homes already rely on gas for heat, gas provides almost 50% of electricity and 25% of CO$_2$ emissions.

In response to government plans for 30 new gas-fired power stations, John Gummer, Chair of CCC commented ‘extensive use of unabated gas-fired capacity... in 2030 and beyond would be incompatible with meeting legislated carbon budgets’

The IPCC identified gas as a possible transition fuel for less developed countries.
## Exploration of the options

<table>
<thead>
<tr>
<th></th>
<th>Gas Boilers</th>
<th>All electric</th>
<th>Individual ASHPs</th>
<th>Ground source</th>
<th>Central ASHP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital cost</td>
<td>290,615</td>
<td>150,000</td>
<td>276,600</td>
<td>446,600</td>
<td>394,000</td>
</tr>
<tr>
<td>Maintenance pa</td>
<td>10,000</td>
<td>5,000</td>
<td>12,500</td>
<td>20,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Fuel costs pa</td>
<td>24,000</td>
<td>48,240</td>
<td>12,000</td>
<td>8,500</td>
<td>10,520</td>
</tr>
<tr>
<td>Replacement cost</td>
<td>80,000</td>
<td>80,000</td>
<td>80,000</td>
<td>200,000</td>
<td>120,000</td>
</tr>
<tr>
<td>Totals</td>
<td>404,615</td>
<td>283,240</td>
<td>381,100</td>
<td>675,100</td>
<td>529,520</td>
</tr>
</tbody>
</table>
Exploration of the options

Heat exchanger

Pre heated fresh air

Warm air extracted
**B - 3 bed - 1 left S2**

3 Double Bedrooms

**SIZE:** 122.8m²

**Ground Floor:** Open plan kitchen /living/dining area.
Cloakroom – WC & basin.

**First Floor:** 2 double bedrooms and family bathroom.

**Second Floor:** Master bedroom & ensuite.

**Cost:** £510,500

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**B - 4 bed - 4 left N1 N6 N10 & S1**

4 Bedrooms

**SIZE:** 122.8m²

**Ground Floor:** Open plan kitchen/living/dining area.
Cloakroom – WC & basin.

**First Floor:** 2 double bedrooms, 1 single and family bathroom.

**Second Floor:** Master bedroom & ensuite.

**Cost:** £513,500
A 4 beds - 2 LEFT N5 & N11

3 Double & 1 Single Bedrooms

**SIZE:** 108.6m²

**Ground Floor:** Open plan kitchen/living/dining area. Cloakroom – WC & basin.

**First Floor:** 2 double bedrooms, 1 single bedroom. Family bathroom.

**Second Floor:** Master bedroom & ensuite.

**Cost:** £464,300

C1 - 1 LEFT W1

1 Double Bedroom

Ground Floor 51.3m²

Open plan kitchen /living/dining area. Small garden. External storage.

**Cost:** £271,000

Plus two affordable 1 bed apartments at 25% discount: Est. £210K and £191K.
Legals

- **Apartments**
  - 999 YEAR LEASES

- **Houses**
  - FREEHOLD

**Off Plan Purchase**

**No ground rent**

**Service Charge**
- Set annually by CCL

**Lease and Freehold terms suitable for mortgages**

- Estate regulations and community agreements support lease/freehold terms
- Private residence with 1 parking space
- No subdivision or HMO
- CCL consent required for renting and running some business
- **Resale requires 8 weeks for CCL to identify buyer at market value then can be sold on open market**
Costs

01
CCL Membership
£250

02
Investment Fee
£2100

Reservation Fee
£1000

03
Exchange
10% purchase price deposit less Reservation Fee

Completion
Balance of purchase price
+ Legal fees
+ Stamp duty
+ Y1 service charge £1000 plus an estimated £350 (houses)
£750 (apartments)
Any questions?

How to find out more?

Meet and talk with members
Visit the site
Leave your email address for more details
Come to our next social event

Visit our website - [www.cambridge-K1.co.uk](http://www.cambridge-K1.co.uk)
Find out more about cohousing - [www.cohousing.co.uk](http://www.cohousing.co.uk)