



Family

'It's like a mini Centre Parcs!'

Imagine a community where you like your neighbours. You share meals and your children grow up together. Joanna Moorhead on the growth in cohousing

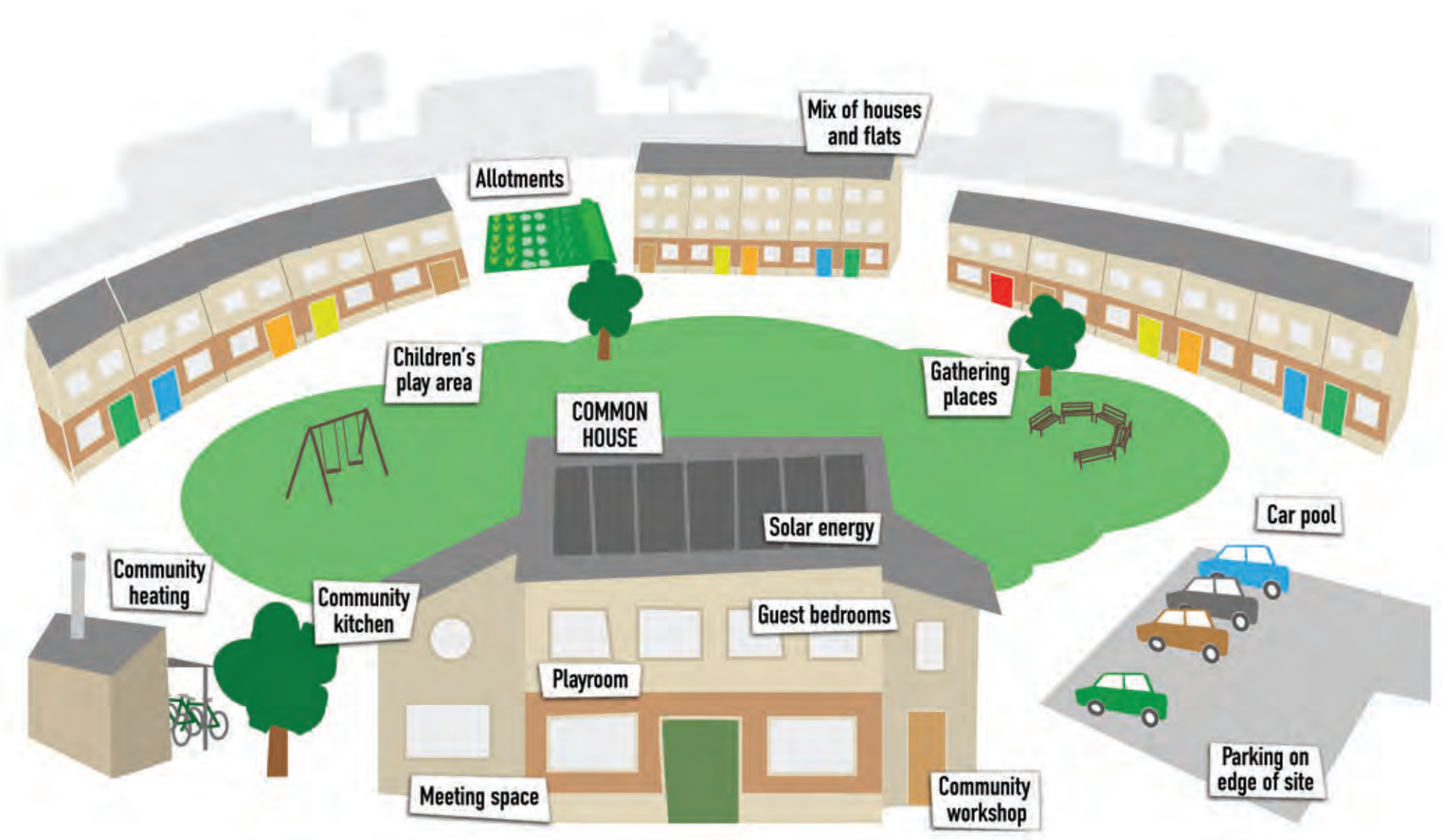
Joanna Moorhead

Sat 1 May 2010 00:10 BST



3 26

The late afternoon sun is casting a rich honey glow over a car-free street of timber-framed houses and a group of mothers are sitting on benches chatting, watching their children play on the adjacent green. From time to time a neighbour, en route home from work, walks by and stops for a chat: later, a bell will ring from the window of one of

















Leopold Street

Children's Centre

Playing Field

Chapeltown Health Centre

Spencer Place

New Primary School

ChaCo and other housing

Barrack Road

Roundhay Road





Schedule of accommodation

Reference	accommodation	number	area	area x number
Type B	3 bed duplex over 1 bed flat	4	82.9	331.6
Type C	3 bed house	1	96.8	96.8
Type C1	3 bed house	2	98.8	197.6
Type C2	3 bed house	1	98.8	98.8
Type D	3 bed triplex over 1 bed flat	4	105.1	420.4
Type E	4 bed house	5	132.9	663
Type E2	5 bed house	1	142	142
Type H1	1 bed flat	4	41.5	166
Type H3	1 bed flat	4	40.0	160.0
Type G	2 bed duplex over common house	3	74.4	223.2
Common house		1	107.1	107.1
		30		2643.1

Type SR2 self build	4 bed house	4	132.8	530.4
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Type U1	1 bed flat	2		
Type U2	2 bed flat	4		
Type U1EC	1 bed flat	3		
Type U2EC	2 bed flat	21		
		44		

UNITY	
Ground floor	603.8
First floor	685.8
Second floor	685.8
Total	2065.4
Ground floor	147.7
First floor	147.7
Second floor	141.8
Total	437.2

Total GFA 3693.1

- Upright cycle locker - 2 cycles
- Low level cycle locker - 3 cycles
- Tegula block paving
- Blocktop parking space
- Through coloured precast paving
- Block paved hard margin

CHACO

UNITY

41.5m

37.2m



Existing access point to be made good as footpath



BARRACK ROAD

UNITY CHACO

UNITY CHACO

Unity
 Leopold Street
 Site layout - external works
 2992(1)003 AA
 1/250@A1 CS / CS date 24/08/2016

weir-matched architects
 1 Northwood Business Park, Sowerby, Leeds LS10 2JH
 Tel: 0113 284 154
 www.architectsweir-matched.co.uk www.weir-matched.co.uk

Existing trees retained









07447 98 372

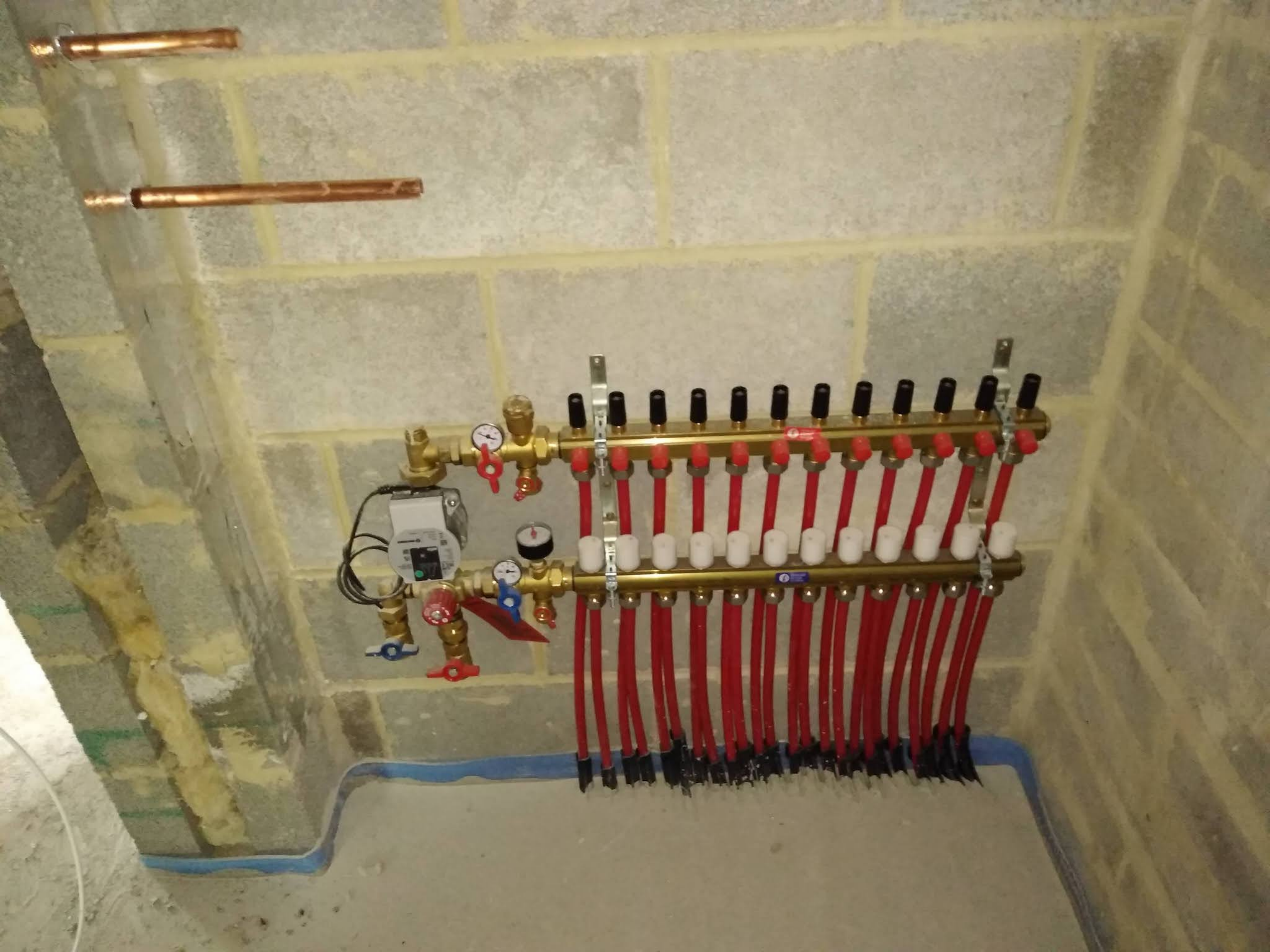
envirovent
energiSava 300





PROTECTOR
GORE-TEX
BoardFinish
For woodwork and trim
in interior applications

FRAGILE FRAGILE FRAGILE FRAGILE











5-room shared house

4-bed house

3-bed house

3-bed duplex over 1-bed flat

2-bed duplex over 1-bed flat

4-bed house

3-bed house

3-bed duplex over 1-bed flat

4-bed house

3 self-build plots

150m² common house with 3x 2-bed duplex above

- affordable
- low energy
- rent or buy
- community-led
- co-operative

- Private homes with shared facilities:
- laundry
 - guest rooms
 - big hall and kitchen
 - garden
 - workshop etc

Justin Lunn 2017

Sustainability

Recruitment

Housing co-ops

Professional team

Values

Financial model

Finding a site



Affordability

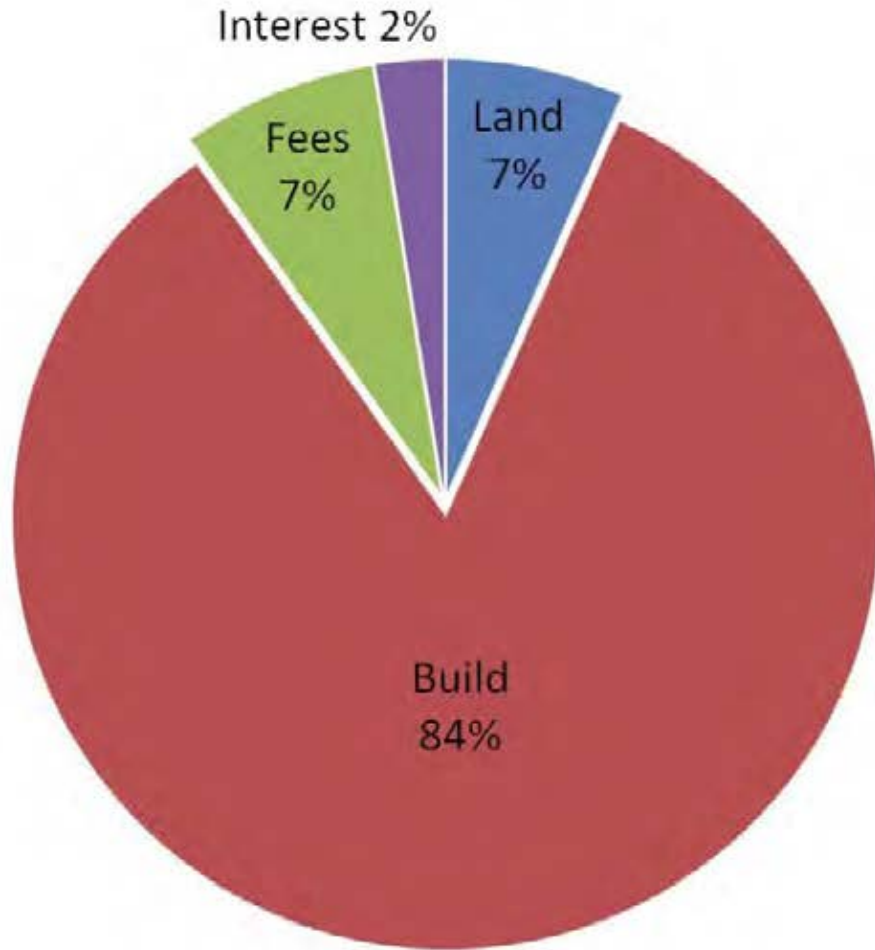
Decision-making

Chapelton

Diversity

Building community

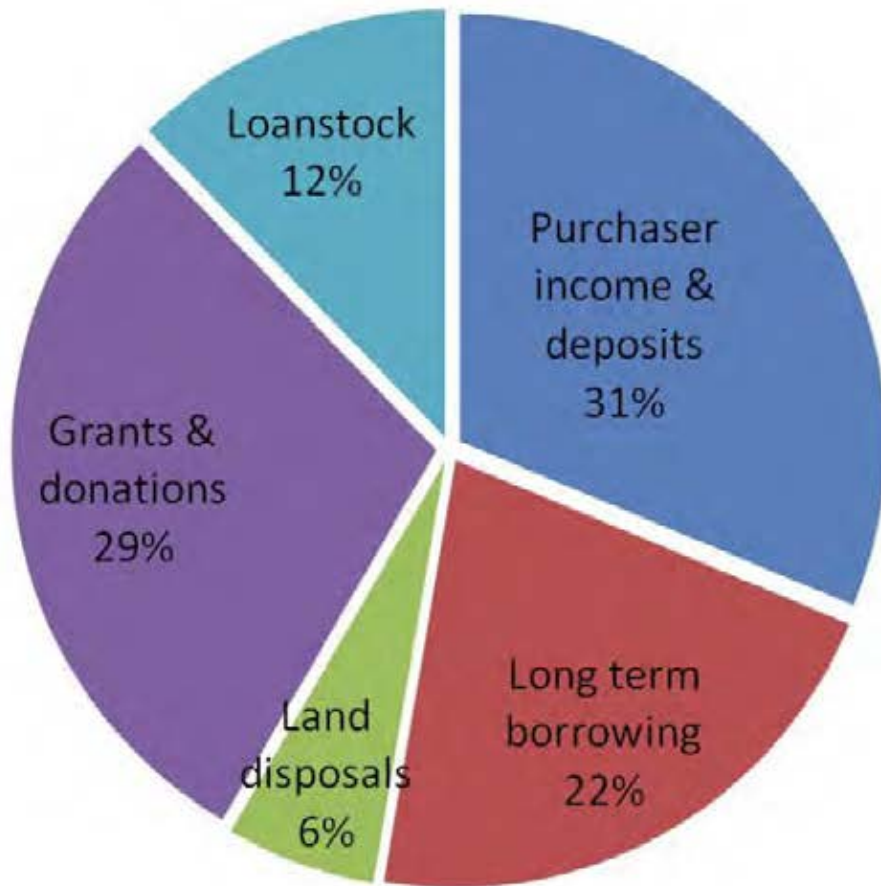
ChaCo Development Costs



Land acquisition cost	£347,000
Build cost	£4,424,000
Fees/ oncosts	£384,000
Interest on finance	£133,000

Total Costs = £5,288,000

ChaCo Income



Purchaser income & deposits	£1,652,000
Long term borrowing	£1,135,000
Land disposals to 3rd parties	£301,000
Grants, donations & other	£1,550,000
Loanstock	£650,000

Total Income = £5,288,000

ChaCo's vision (recruitment leaflet version)

- A diverse and supportive community
- A place that brings together families and single people across generations
- Affordable, low-energy housing that residents help to design
- Plenty of green space, with room for playing, relaxing and food-growing
- Excellent shared facilities for the whole community
- A safe place for the kids to play
- Shared responsibility for community decisions
- Easy access to a bookable car-club vehicle.

Cohousing is a conscious attempt to find a better way of living – better for ourselves, our neighbours, our society and our planet. ChaCo members want to be part of a genuinely caring community, where neighbours are looking out for each other and enjoying doing things together.

ChaCo's values

■ **Inclusive and open minded**

Actively participating in the local community.

■ **Sharing and supportive**

Helping each other to create a great community, with common facilities like the common house, car- sharing, a laundry, guest rooms and food-growing space.

■ **Personal and private**

Each person/family has their own front door and private space but also benefits from shared space and resources.

■ **Diverse**

Wide range of people, of different ages, backgrounds and incomes etc. So we have to include affordable housing.

■ **Environmentally friendly**

Supporting and promoting sustainable living. Eco homes with low energy bills, designed with an eye on the future.

■ **Empowering**

Each member having an equal say in decisions and in the ownership of shared resources and facilities.