

Cohousing in Country Buildings
by Jackie Carpenter

6 sessions on Zoom starting September 2021 for £150 cohocourse@gmail.com

**A cohousing community can be set up in existing buildings in the country.
This course tells you how!**

Each course has 6 sessions on Zoom

We will cover vision & values, mutual ownership, finance, governance, planning permission and moving in, with plentiful written materials included.

The sessions will be at 7pm on Zoom lasting two hours. You will also receive optional homework and many of the documents you need to set up a community.

Dates

Intensive course, September 13th – 18th 2021

This course will consist of a session a day for 6 days, starting on Monday 13th September. During this course, you will attend the session Monday evening, then you have the option to do the homework during Tuesday and be ready for the second session Tuesday evening and so on with a final session on the evening of Saturday 18th.

Six-week course, starting September 27th 2021

This course will be a repeat of the intensive course except the work is spread out over six weeks. It will start on Monday September 27th and you will attend the session on Monday evening, then have a week in between to do the optional homework before the next session on the following Monday evening.

Overview

The course will be presented by Jackie Carpenter of JaQ.

There will be 6 sessions covering vision & values, mutual ownership, finance, governance, planning permission and much more, with plentiful written materials and recordings included. If you choose, you can join during the course and you will receive the recordings and documents from the previous sessions.

Each session will be given on Zoom. (Your partner or friends can attend the Zoom course on the same screen as you without paying extra, but this is an informal arrangement and they won't count as "delegates".) Each session will last for one and a half hours with an additional half an hour of question-time at the end.

You can book on the course and receive the information without attending the Zoom sessions (same price as if you do attend.)

You don't have to do homework, you can just watch and listen to the Zoom call, and/ or read the information. The information will all be "copyleft", the opposite of copyright: you can copy it and make use of it, for the good of your cohousing community and for the good of the world.

Charlie Herbert is the course manager. Please email Charlie on cohocourse@gmail.com if you need more information, but you should find it all here.

Cost

The cost will be £150 per course for one email address (you can share the screen with your partner or a friend if you like as it is on Zoom). If people wish to repeat the course, it will be £50 for the second time.

Booking

Please email Charlie on cohocourse@gmail.com for a booking form, fill it in and return it to her.

Details

Session 1. Vision and values

How to set up a rural retrofit cohousing community based on the principles of truth, peace, equality and simplicity. The secure roots of a community that will bring joy to the residents.

Diagram of how the visioning work fits in with the work of finding like-minded people and finding a property. Developing a spiritual basis.

Conflicting ideas. How to cope with conflict.

Vision meetings. A vision statement. Writing the objects of the not-for-profit company based on the vision.

You will receive a draft vision statement and draft company objects.

Session 2. Mutual ownership

Mutual ownership is the system of setting up a not-for-profit company to own the whole property, land and buildings, and to arrange for members to hold equity in their private unit.

What are the benefits? Why not have leases? You can't rent – do you have to have cash to buy in?

What would a mutual ownership byelaw look like?

How do you pay? What does an equity loan agreement look like?

What happens when you leave? How do you get your money back?

You will receive draft papers to help you set up a mutual ownership system.

Session 3. Finance

The initial business plan. How to make the equity prices add up to the total. What do you need to add to the purchase price for fees and tax? How does Stamp Duty Land Tax work?

How to decide the mortgage amount to apply for. Why have a mortgage? Which mortgage companies are good?

Project costs and setting a capital budget.

Thinking about businesses to generate income. The revenue budget. How to set the service charge.

Contingency.

Annual accounts. Setting the budget for the year to come.

You will receive a draft version of a business plan spreadsheet with multiple sheets which feed into each other.

Session 4. Governance

What is governance? Diagram showing the governance of a cohousing community.

How to set up a not-for-profit company. The articles relating to the objects you have worked out.

The licence agreement. The byelaws. Other governance documents.

Managing the community: sociocracy, the Quaker business method.

You will receive draft versions of a complete set of governance documents.

Session 5. Developing a site: a sustainable vision, planning permission

Viewing a property. Turning a site into a cohousing community – developing a plan for private units and communal spaces in the existing buildings. Thinking into the future – what is the plan for the community to become resilient and sustainable? Do you wish to build more buildings and features? Can you build tiny houses? How do your wishes fit into the planning laws?

You will receive an example project list with costings, and a detailed paper with facts about planning permission.

Session 6. Moving in: bringing the vision, the people and the money together

Having worked out a plan for a cohousing community on a site in the country with suitable buildings, how do you get people to join?

Researching the site and its surroundings and creating information documents. Producing a brochure.

Communicating with people who are interested: the comings and goings of joining and withdrawing. Viewings for people who wish to commit. Making an offer. Dealing with the estate agents. Appointing a solicitor.

Getting commitment letters, defining private cash available, deciding the mortgage loan needed, fixing the business plan, applying for a mortgage.

Forming group relationships. Who Am I? – sharing our stories.

Buying the property and moving in.

Accolades

Thank you so much from the bottom of my heart for this absolutely amazing course! I am truly blown away by the immense value you provided for such a small investment. I've attended a lot of online courses and you could easily add another zero at the end next time. Thank you, thank you, thank you!

3 Nov 2020

I would like to wholeheartedly thank you for the course you provided. You are a pioneer and a great inspiration in this field which is now needed with current global events. We need to get back to basics and build something that is in tune with nature and show and provide that there is another way to our kids.

3 Nov 2020

Thanks Jackie. It was a very informative course and I've got a lot from it. You have been very generous with the materials and I expect it will result in lots of Cohousing!

6 Nov 2020

Thank you for the course, it has given me so much confidence and I've learnt so much. Thank you for the cheery down to earth presentation, you made me smile.

9 Nov 2020

Thank you so much for putting on the recent course. I found it incredibly useful, thoughtful and well put together. I have recommended it to a number of people and will continue to do so!

28 Nov 2020

Thank you for your very inspirational presentation just now. I am very excited to hear of your experience. I've wanted to live with others pretty much all my life and I have always felt disheartened by how difficult it seems to be. As you seemed to be suggesting, this is such an important time for us to work together and build resilience in the face of the climate crisis. I would love to sign up for your course.

6 Aug 2021

Thanks for sending the details of your new course, which comes highly recommended from all of us at Harbwr Cohousing. We certainly couldn't have set up our project without your input! We learnt about your approach in September 2020 and moved into our property in North Pembrokeshire at the end of July 2021. Guy Norman, Harbwr Cohousing Limited.

27 Aug 2021

What is JaQ?

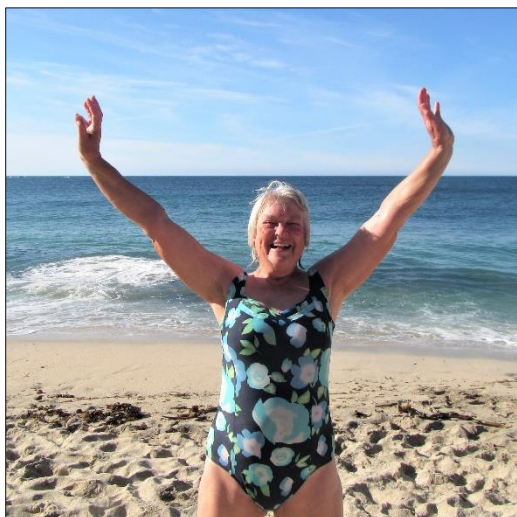
JaQ is Jackie Carpenter's cohousing consultancy.

You can book further advice sessions with Jackie to answer questions about your specific project on Zoom at £50 per hour.

jackie@friendshipcohousing.org.uk



Jackie: Presenter of Cohousing in Country Buildings



Jackie Carpenter was a founder member of Trelay Cohousing Community near Bude in Cornwall and lived there for 12 years from 2007. Now she lives at Friendship Cohousing Community at Maningham which she also founded, being part of the group which purchased it in March 2021. Maningham is a former rectory near Redruth in Cornwall.

Jackie was a Director of the UK Cohousing Network for several years and is currently a cohousing advisor to the Cornwall Community Land Trust. She is a Quaker, a chartered engineer, a granny, an experienced vegetable grower and a lover of nature and of the sea. Years ago, Jackie was a senior project manager in engineering, President of the Women's Engineering Society and later the leader of Energy 21, a national charity promoting sustainable energy for the 21st century.

Jackie Carpenter BSc CEng MIMechE

30th August 2021