

A light grey background featuring a white line-art map of London's street network, showing a dense grid in the center and more irregular patterns towards the edges.

# **OUR LONDON**

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**COMMUNITY COMMISSIONED NEIGHBOURHOODS**

**LEVENT KERIMOL**

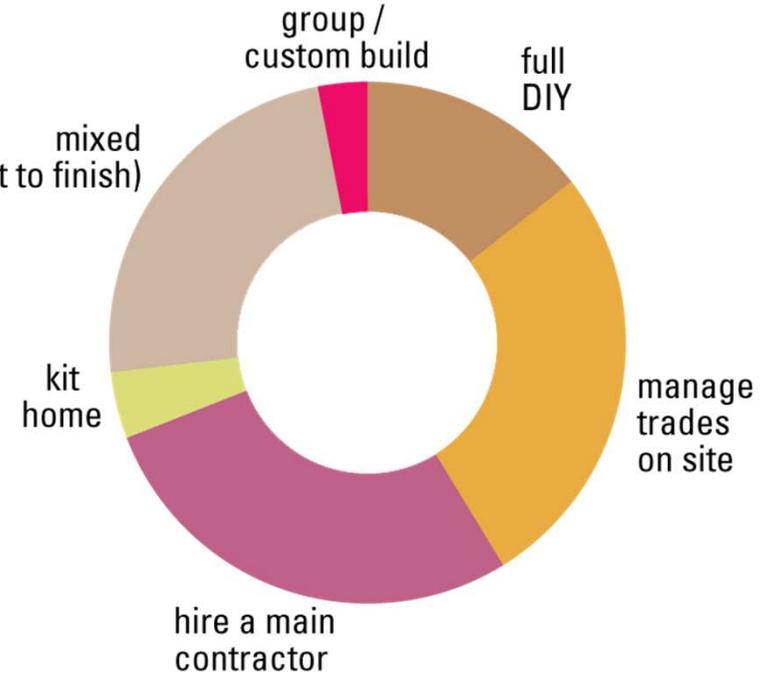
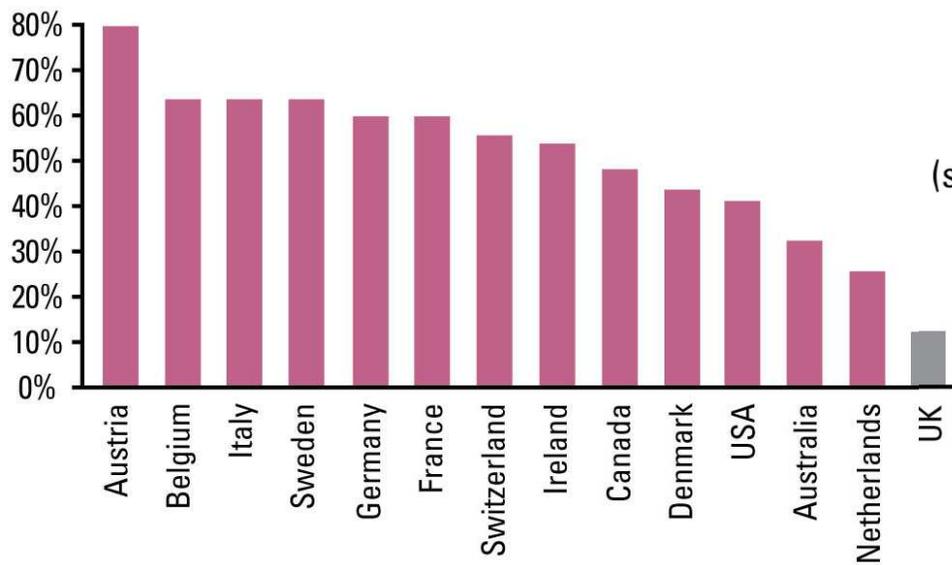
**[www.ourlondon.org.uk](http://www.ourlondon.org.uk)**

# FIRST, WHAT DO WE MEAN BY SELF-BUILD?



# SELF BUILD

**Middle income retired / high income family**  
**Detached 4 bed house often on a rural site**



**“future resident controls development”**

# **CUSTOM BUILD**

**Land wholesale to retail  
selling individual (serviced) plots with  
(outline) permission**

**urban density?  
community?  
inclusivity?**



# CUSTOM BUILD

same thing

urban density?  
community?  
inclusivity?



# CUSTOM BUILD

Customised

urban density?  
community?  
inclusivity?

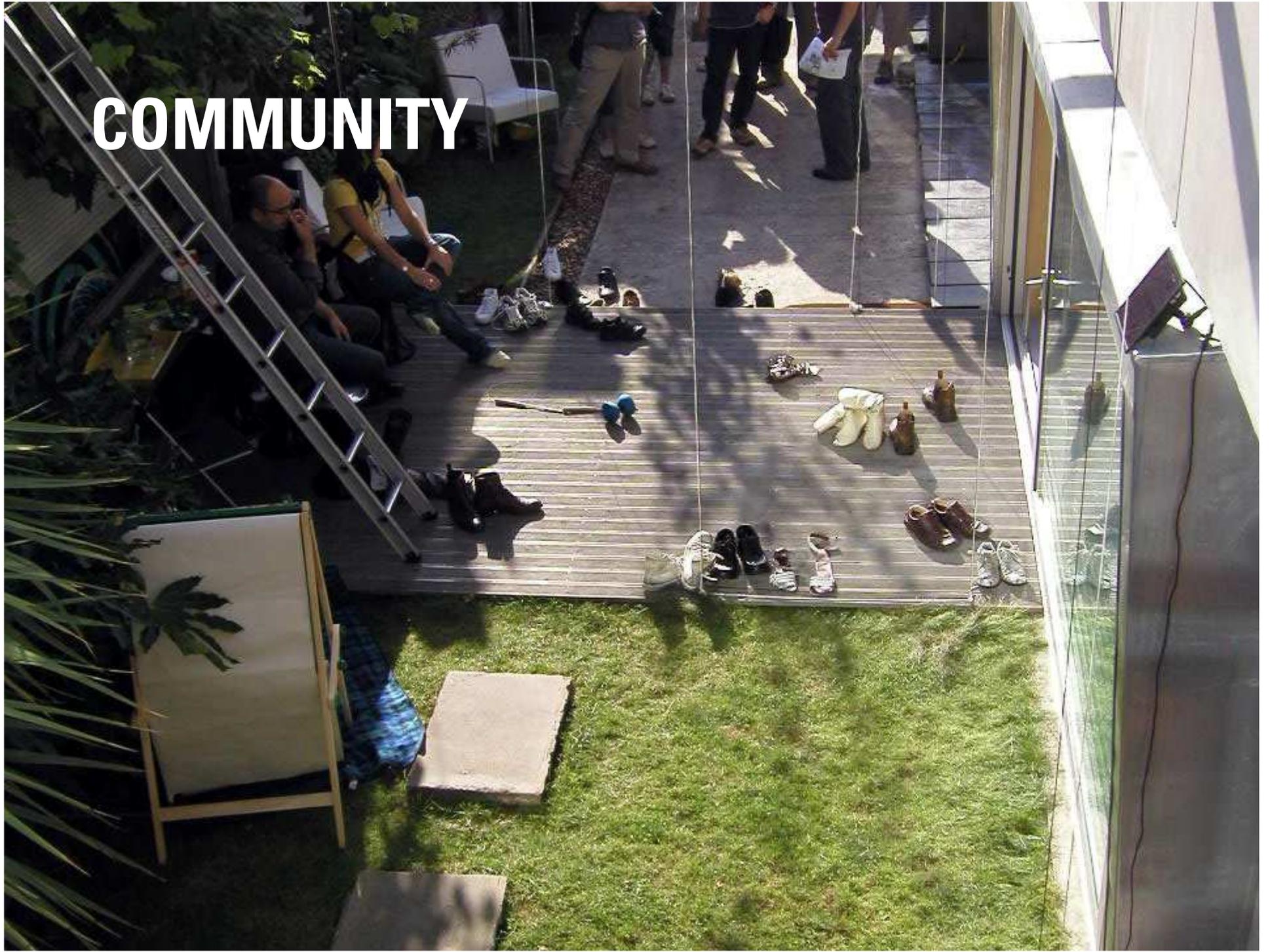


# CUSTOM BUILD

Self-finish / shell



# COMMUNITY





**VAUBAN, FREIBERG**



**As facilitators we work with  
boroughs, landowners and groups of  
people to help them jointly develop  
their own housing**

**COMMUNITY ENGAGEMENT, PROJECT  
MANAGEMENT, PLANNING, REGENERATION,  
DESIGN STRATEGY, HOUSING ARCHITECTURE**

# CHURCH GROVE



# ENGAGE INTERESTED RESIDENTS

Communicate clearly

Understand ambitions, and capacity

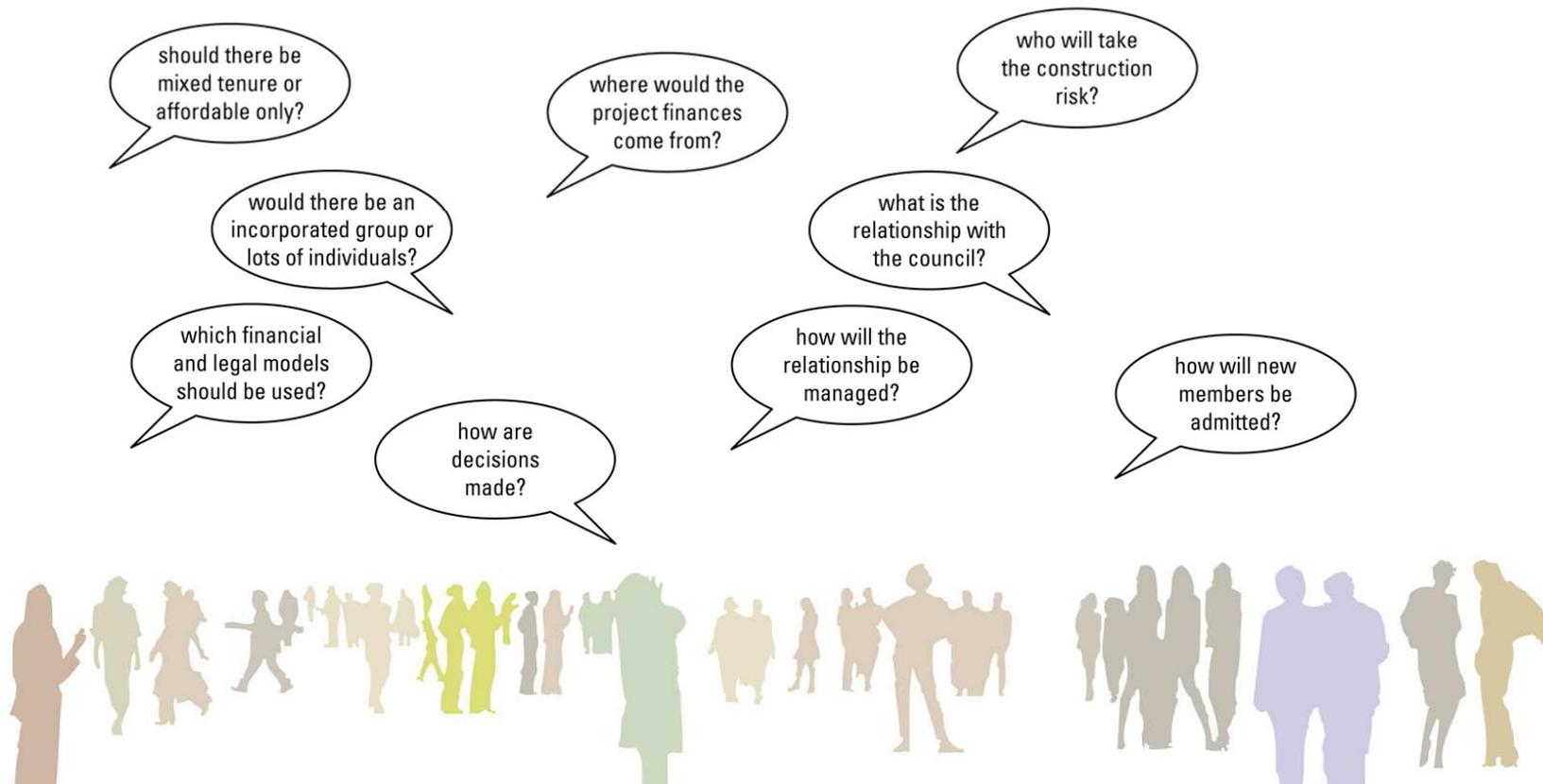


# EXPLORE DELIVERY OPTIONS

We explore different models and definitions

We craft and structure models to suit particular project priorities.

We arrange and establish the right conditions.



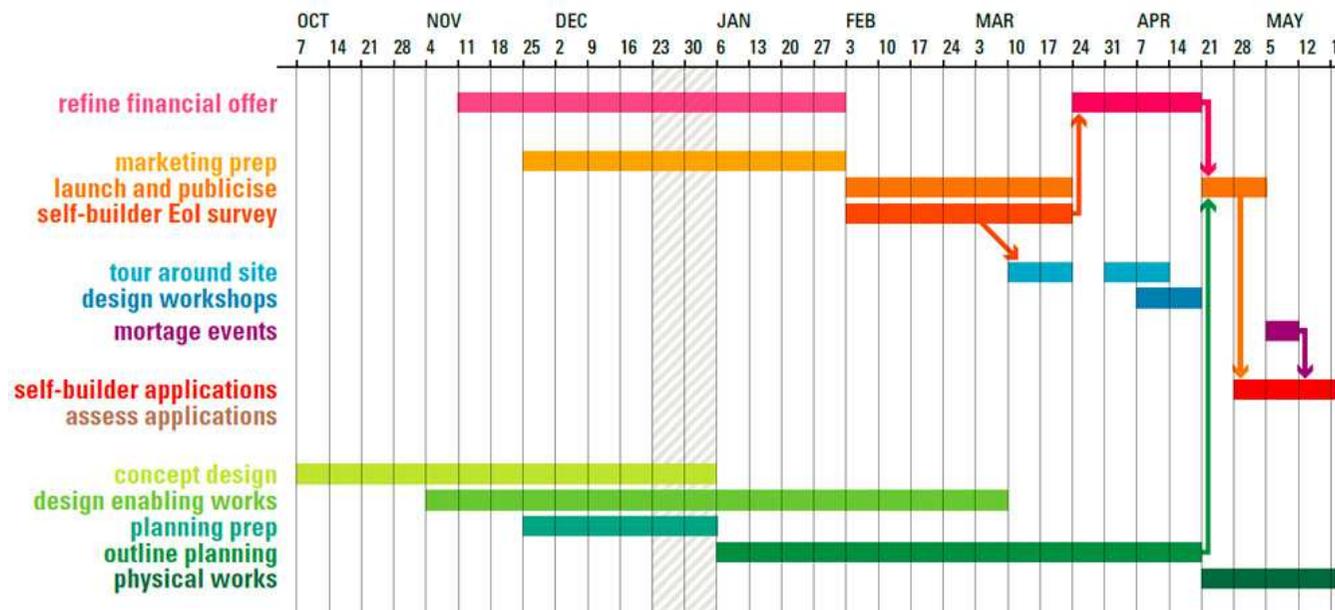
# PROJECT COORDINATION

project management,

feasibility, due diligence, valuation,

reporting, briefing, approvals,

procuring a "non-profit community-led self-build enabler"



# CHURCH GROVE PROPOSAL FROM RUSS



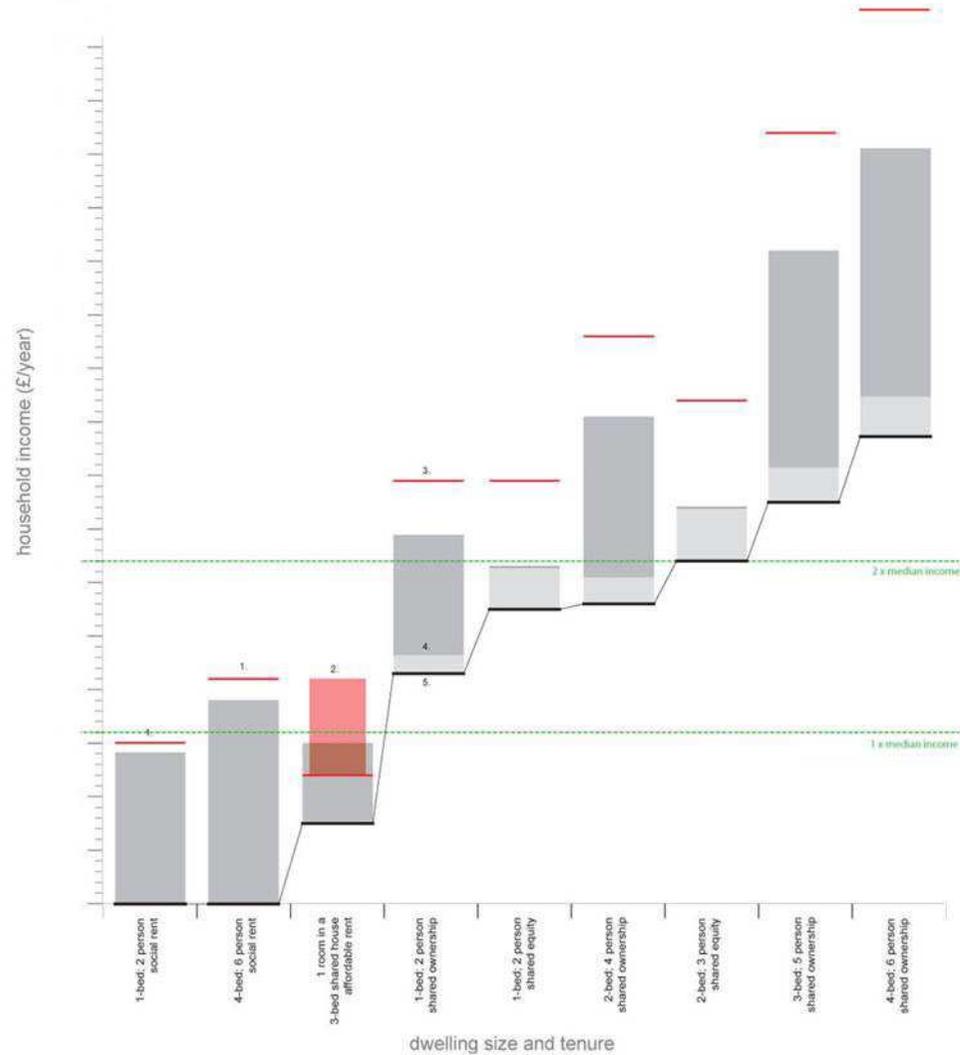
# RUSS IS A CLT

## key

- Minimum income required to affordably access equivalent property in the open market (or access a 'normal' social rented dwelling).
- Minimum access thresholds for RUSS homes.
- Range of minimum incomes required to affordably access given property type on a given tenure in RUSS proposals; top of band represents the level of income required to affordably 'buy in' at the maximum equity share purchase with no sweat equity saving; bottom of the band represents the level income required for the minimum equity share. Note that for shared-equity there is only one level of buy-in.
- Further lowering of affordability threshold if maximum self-build option is taken.

## notes

1. RUSS's social rented homes will be highly energy-efficient and therefore more affordable to live in than other equivalent properties on offer.
2. Rooms in shared houses in the private rented sector are often restricted to single occupancy even if they are double rooms. RUSS will allow shared occupancy of its double rooms in shared flats. The Open Market marker here represents the range of private sector rents available for single-occupancy rooms.
3. Open Market threshold of access set my mortgageability - in London's open market, accessibility thresholds are defined by the level of income you need to access a mortgage rather than by the level of income you need to affordably cover any mortgage repayments and other housing costs. For 100% equity purchase with the minimum 10% deposit, the level of income required to access a mortgage is generally higher than that required to live in them affordably.
4. Minimum income required to live affordably in RUSS's shared-ownership homes - the threshold of access to a mortgage is actually a lot lower than this. This is due to the minimum level of equity required to 'buy in' to a property being set at 25% of its open market value.
5. The lowest threshold of access can be lowered further still if the household undertake the maximum amount of self-build possible.



# USING SELF-BUILD

Decision Making, Design, Admin, Management and Maintenance

Different levels of self-build, so people can get involved regardless of physical ability or skills,

non-residents can volunteer to build too.



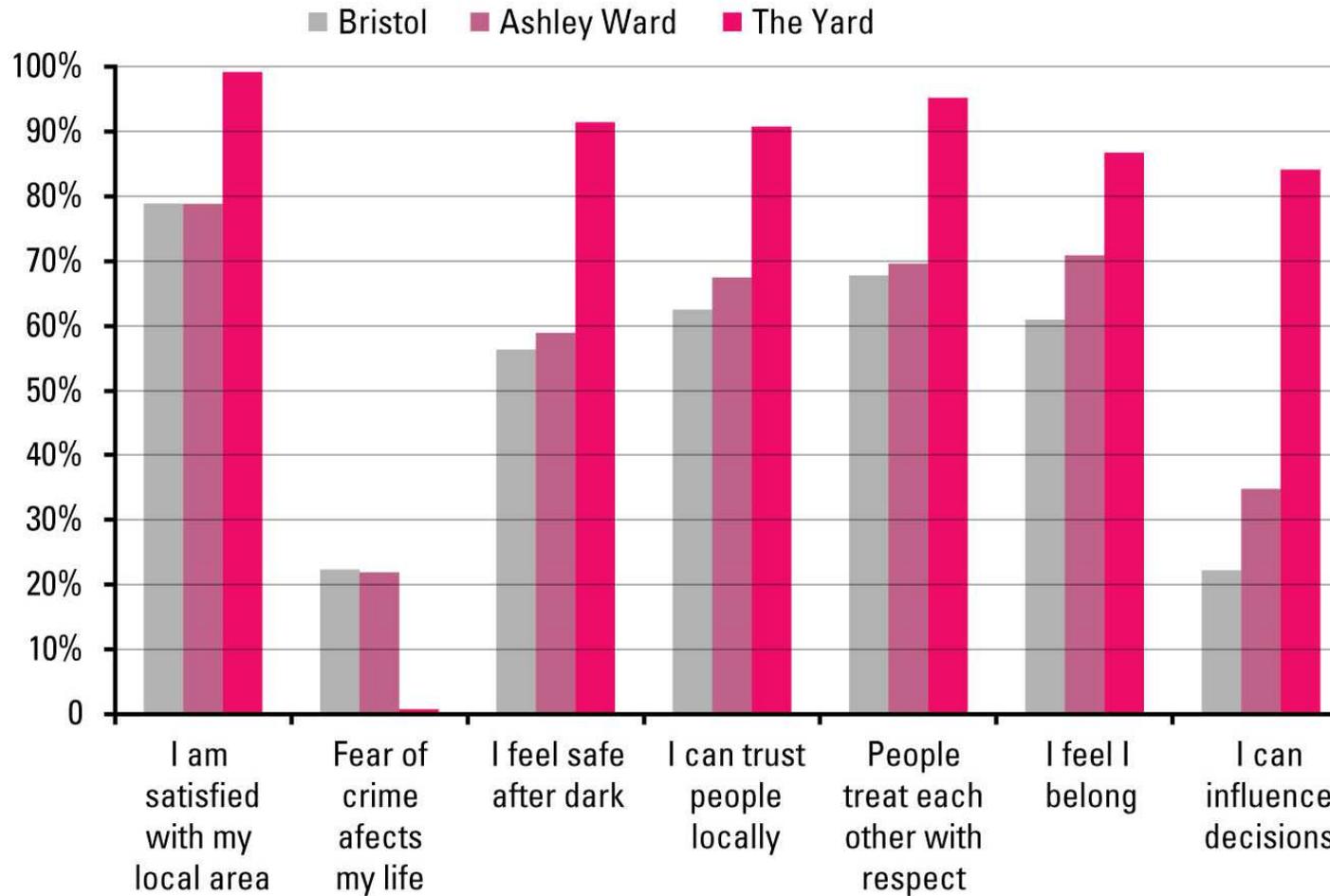
# POTENTIAL BENEFITS

- Savings by putting in time into construction...
- Savings by pooling resources and sharing costs...
- Residents can retain development gains...
- Residents tend to adopt sustainable, better design...
- A long term view should mean more adaptable housing.
- Neighbours get to know each other before they move in.
- A greater sense of ownership means residents are likely to remain in the area and take care of the local environment.
- Personal freedom to shape one's life can raise confidence.
- Increase / diversify supply of high quality housing for the future

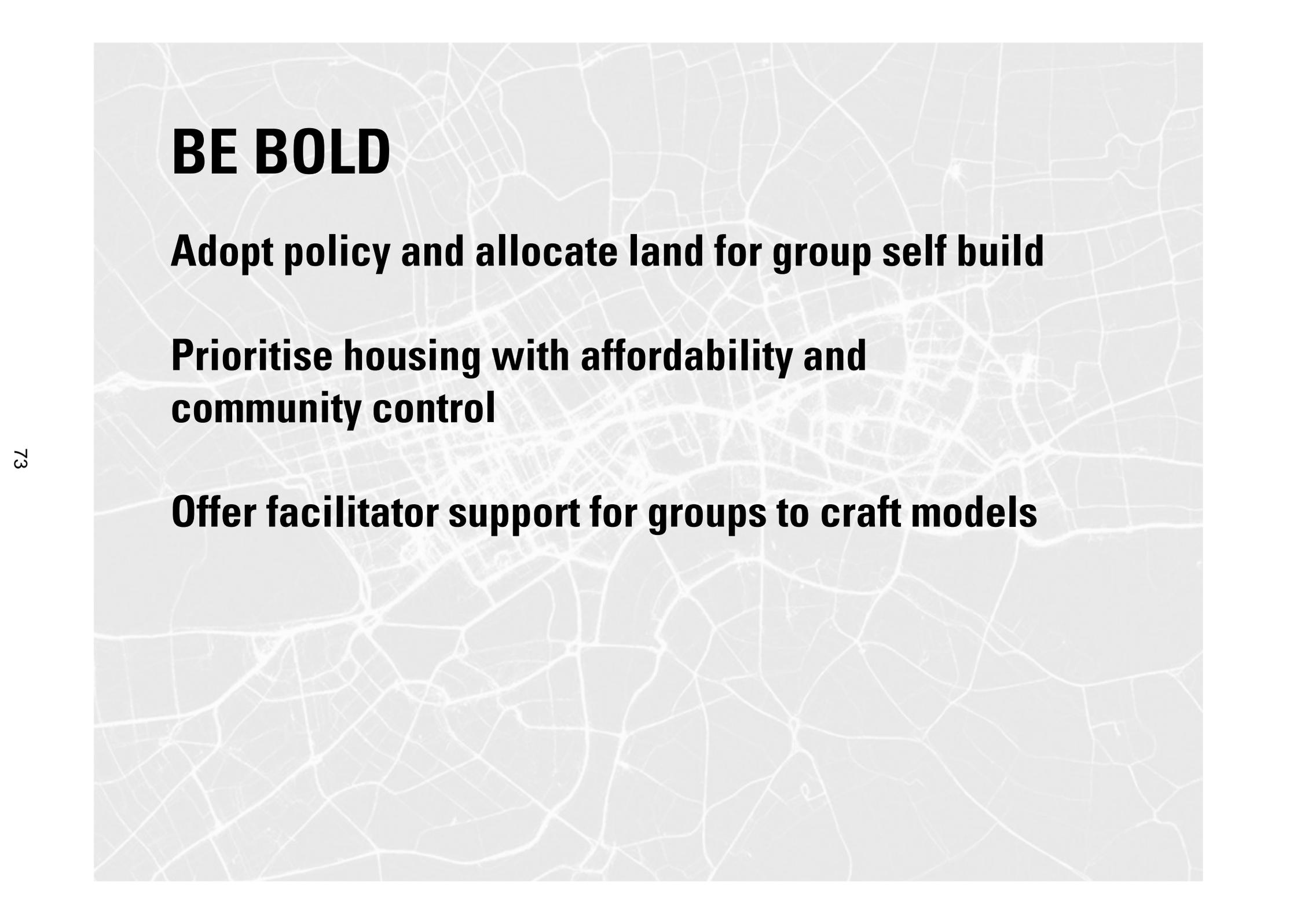


**THE YARD, ASHLEY VALE, BRISTOL**

# POTENTIAL BENEFITS



Source: Emma Clark, Exeter University 2012

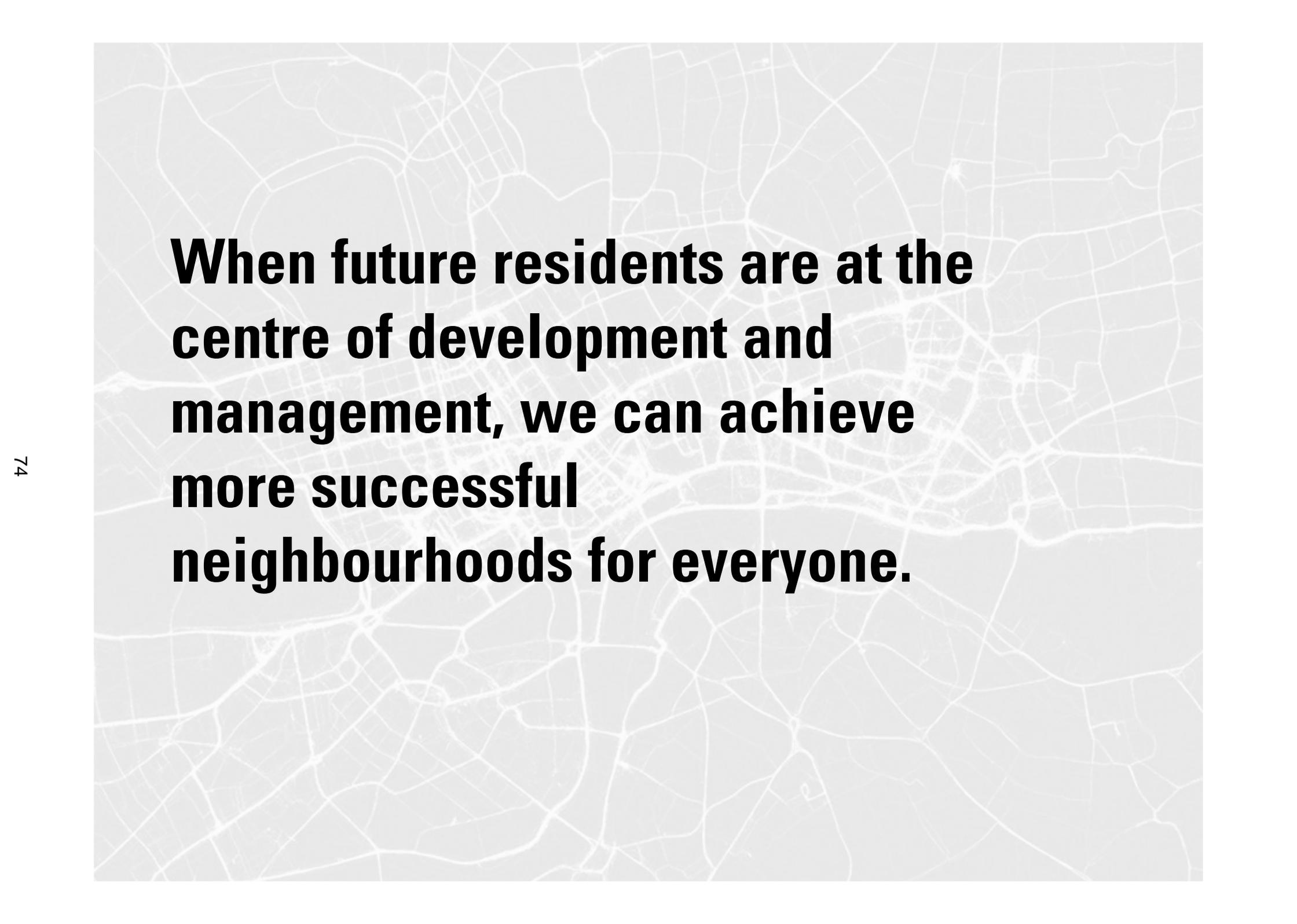


# **BE BOLD**

**Adopt policy and allocate land for group self build**

**Prioritise housing with affordability and  
community control**

**Offer facilitator support for groups to craft models**



**When future residents are at the centre of development and management, we can achieve more successful neighbourhoods for everyone.**

The background of the entire page is a light grey map of London, showing the intricate network of streets and the River Thames winding through the city.

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