

# Halton Senior Co-housing Project



## **Membership Explained**

Halton Senior Cohousing is in the development stage therefore our Vision and Values statement and policies have yet to be adopted. As the name suggests, all members will be over 55 years old (or at least one of the partners).

Currently the membership has been loosely defined by those who have a similar ethos in being sustainable, good neighbours, living in a private home yet happy to engage in shared activities at times, and contribute an annual membership fee (£25). We have worked together with the architect and our project manager to design our future homes.

Members have been able to earmark the home they prefer and will be expected to submit a 20% deposit once final planning permission is received and the land purchased (currently under an option agreement). Upon completion, the balance will be paid and or mortgaged.

Once we have a committed membership, we will review all policies and procedures. They will be reviewed again once people have settled in and then on a yearly basis.

## **Vision and Values**

A cohousing community represents a living arrangement whereby, every home is private yet all are encouraged towards social interaction, keeping a friendly, supportive eye out for your neighbour, and being willing to compromise/work out differences and agreements.

Our values are aimed at sustainability (in travel, waste, recycling, biodiversity, etc) and supporting Lancaster City Council/Lancashire County Council to reach their target of zero carbon by 2030. We recognise that there is a climate emergency and it is everyone's responsibility to

examine their personal impact on the environment. We would like to leave a healthy planet for future generations. We must also accept that this process is a journey and this will be a learning curve for all. We will strive to be respectful and non-judgemental yet encouraging and supportive.

## **Procedure:**

### **How Does One Become a Member?**

1. We ask that you look at the Vision, Values, policies, and agreements we have made and ensure you understand and agree to them.
2. Take the time to get to know us and let us get to know you. Share a short biography of yourself. Attend a social event, work day, or meeting.
3. Complete a membership form.
4. Check to see if the flat or house you are interested in, is available.
5. Decide which Service Team you would like to join in order to fill your commitment of maintaining Halton Senior Cohousing. The Lancaster Cohousing has the following Service Teams and we will no doubt have similar ones: BUST-Building and Utility Service Team, FAST-Finance Service Team, LAST-Land Service Team, CAST-Communal Area Service Team, MIST-Membership Service Team, IST-Information Service Team, TST-Travel/Transport Service Team, CoGoc-Community Governance, Directors, and Food Coop. You may not be accepted on your first choice as there will need to be a balance to ensure all areas are supported.
6. Your membership will be submitted to a General Meeting. Once you are accepted, you will contribute the annual subscription of £25. You may then make financial arrangements as to the purchase/rent of the home you have agreed upon.
7. You will sign the lease or tenant's agreement, which will include the covenant of agreements, that is you accept and understand the policies, vision, and values.
8. By the time you move in, you will be expected to have Power of Attorney, a Will, and an End of Life Plan in place. We will also hold the contact details of your Next of Kin in case of an emergency.
9. The work begins. There will always be much to do to maintain the site, to work towards consensual agreement, and further our aspirations.

### **Key Commitments and Responsibilities:**

1. Agree to abide by the Vision, Values, Policies, and Agreements.
2. Agree to abide by the lease or tenants agreement.

3. Agree to make every effort to live in harmony, being willing to compromise, to be respectful, to be non-judgmental, to strive towards consensual agreement, and to be a Good Neighbour.
4. Agree to ensure that all visitors/guests and tenants (if you let your property for a time) agree to follow all the same guidelines that are expected of you as a member.
5. Agree to pay all maintenance charges and fees, utility bills, and any other agreed expenses in a prompt manner. If you have rented your property, then you are responsible for ensuring the tenant complies in the same manner.
6. Agree to pay any costs if you are in the car club or food club.
7. Agree not to make any alterations that would affect the thermal performance of the Passivhaus construction. All structural work must be approved.
8. Agree not to do anything that would compromise the insurance policy. Personal contents are not covered in the communal policy.
9. Agree to commit to the agreed work supporting the maintenance of the community as mentioned in number 5 above.
10. Agree to participate in shared activities from time to time as health permits.
11. Agree not to be a nuisance in any manner whether noise, inconveniencing others, being inconsiderate or rude.
12. Agree to treat all communal shared property with respect, including the entirety of a rented property.
13. Agree that you are not entitled to a personal car parking space. There are only 8 spaces and some will need to be for car club and visitors. You must follow parking restrictions on the road.