



EXECUTIVE SUMMARY

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Our Vision:

A world where communities are empowered to re-imagine their surroundings, for themselves and generations to come.

Our Mission:

Creating environments for resilient communities to thrive.

This Project:

6 genuinely affordable shared-ownership 3-bedroom homes.

6 genuinely affordable rental 2- and 3-bedroom homes.

A site to support community, wildlife and truly sustainable living.

Gŵyr CLT was set up by local residents to find a solution to the housing crisis in and around Gower. We intend to use a community-led and community-built approach to create 12 zero-carbon, genuinely affordable homes in the Gower Fringe area, west of Swansea, for local people in housing need. The 6 rental and 6 shared-ownership homes will be high-quality, sustainable and suitable for future generations.

We believe that housing which is initiated, designed and built by the community will create homes which improve local areas for everyone. Our approach will provide an alternative to developer-led housing, and create a new model of development, which puts communities in the driving seat.

All members of Gŵyr CLT live and/or work locally, have strong local connections and are committed to improving the area for everyone in their community. Within our two core teams (planning and design), we have extensive experience and skills to draw on, from qualified architects and carpenters to experienced project managers and social business owners. Gŵyr CLT is currently made up of 11 highly committed adult members and three children, along with 6 other families on our waiting list and 74 others who have registered their support.

TOTAL PROJECT COST	£1,864,241
Shared Ownership House Sales	£812,250
Ecology Building Society Mortgage	£320,000
Community Shares + Grant Funding	£429,366
Sweat Equity (Cost Offset)	£302,625
Market Value of completed project	£2,985,000

We aim to utilise multiple sources of finance at different stages in development to make sure our homes are genuinely affordable and the project is viable. We are currently looking to identify a suitable site which would be allocated as an exception site under Swansea Council's Policy H5: Local Needs Exception Sites. We are aiming to identify a suitable site by early 2022, with a full planning application being submitted in the 2nd quarter of 2022, starting work on site at the start of 2023.

Genuinely Affordable



Our houses will be affordable for local people forever. There is a huge need for affordable housing on Gower, to enable a broader range of households to live here. We will use an affordable rental and shared ownership model to ensure that the homes are affordable, even after re-sale. Our cutting edge model sets rents and sale prices at a level which is genuinely affordable for people who work locally, even those in low paid but essential jobs.

Community-Led And Community-Built



We will use a community-led approach which will be driven by local people, members and residents. All members of Gŵyr CLT live and work locally and are themselves in housing need. We will work with our local community to find a site, concept and design which serves everyone. We will carry out at least 50% of the construction process ourselves, allowing residents to acquire sweat equity, enabling people without significant capital to get onto the housing ladder.

Designed For People Not Profit



We will use a cohousing design to create a strong, supportive, healthy and resilient community. We will prioritise shared open spaces over large private gardens, pedestrians over cars and provide shared facilities. We believe resilience comes through strong networks of support and we aim to actively encourage this through design, how we live and how we organise.

We will create a community which is multi-generational and allows us to support each other through all stages of life, from young children to the elderly. The design will be interwoven with biodiverse, wild spaces, working with the natural environment rather than against it.

Sustainable lifestyles



We will create zero-carbon homes which enable truly sustainable lifestyles. We rapidly need to reduce the carbon emissions of our buildings, and this is not happening quickly enough. Through the design and materials our houses are built from; how we supply our energy and water; growing our own food on site; and setting aside spaces for biodiversity and carbon capture, we will aim to bring our environmental footprint to a level where the people and planet can thrive.

Replicable



We will create a new and successful model for sustainable, community-led housing in Wales. We will use experience gained to support other groups to establish high quality, affordable housing projects in their own areas and become a blueprint for other community-based groups, councils and organisations wishing to pursue community-led housing. We will open-source all of our learning and all aspects of our model, so that we can push forward the growth of community-led housing across Wales and the UK.