



# **Gwyr Community Land Trust Manifesto**

## **1. Our Vision: Genuinely Affordable**

**Our houses will be affordable for local people forever.** There is a huge need for affordable housing in and around Gower, so that young people and families can stay in the areas where they live and work and allow communities to thrive. This is not currently being delivered. We will use an affordable rental and shared ownership model to ensure that the houses stay affordable, even after re-sale. Many 'affordable' homes, set at 80% of market value are not actually affordable for many local people. Our cutting-edge model sets rents and sale prices at a level which is genuinely affordable for people who work locally, even those in essential but low paid jobs.

- ❖ **We commit to challenging the inequality of the housing market and aim for equity in housing so that our residents can live with housing security.**
- ❖ **We will take positive action to increase the representation of our group. This will be an on-going consideration of all of the demographics of the community we serve.**

## **2. Our Vision: 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 Gwyr CLT live and work in the local area and are themselves in housing need. We will work with the local community to find a site, concept and design which serves everyone. We will carry out at least 50% of the construction process ourselves, with all residents being supported to take an active role in the building of their homes. This will allow

residents to acquire sweat equity through their contribution, lowering costs and allowing people without capital to get onto the housing ladder.

- ❖ **We strive for both beauty and practicality in our design.**
- ❖ **We will consider the individual spatial needs of each member beyond the home and garden.**
- ❖ **We commit to considering how we can avoid creating an unnecessary burden for members in terms of maintaining the site and running our organisation.**

### **3. Our Vision: Designed for People Not Profit**

**We will use a co-housing design to create a strong, supportive, healthy and resilient community.** We will prioritise shared open spaces over large private gardens, use a car free design and orientate houses to maximise sociability, and design in common spaces and 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 houses and spaces which are multi-generational and allow us to support each other through all stages of life, from young children to the elderly. People need safe, natural spaces to thrive. Our design will give over large amounts of space for wild bio-diverse areas, working with the natural environment rather than against it.

- ❖ **We commit to creating a place where people from all generations can thrive, where we respect and look after each other, and our site, in a place which feels safe and inclusive for all.**
- ❖ **We commit to respecting each member's personal preferences for being alone and having privacy as well as coming together for shared celebrations, social activities and occasional parties!**
- ❖ **We commit to upholding the practice of acceptance, equity, non-discrimination, not making assumptions, and embracing and taking responsibility for the additional needs of our group.**
- ❖ **We respect individual members' rights to the privacy of their own home including who they invite into their home.**

- ❖ **We commit to valuing the creativity and personal development of all of our members.**
- ❖ **We will strive to create balance between community and individual control in the spirit of, and learning from, co-housing principles.**
- ❖ **We will create communal space both inside and outside where we can gather together, and which can be open to the local community to benefit from as well.**
- ❖ **We recognise and value the diversity of our group. We commit to respecting individual autonomy in terms of what our members choose to put in/on their bodies, what their spiritual practices, if any, may be, and we commit to doing this within the spirit of not causing harm to each other.**

#### **4. Our Vision: Sustainable Lifestyles**

**We will create net 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. If everyone on earth were to have the same resource use and emissions as an average Welsh person, we would need 2.5 planets to support them.

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.

- ❖ **We commit to having an open public space on site so that we are part of our local neighbourhood.**
- ❖ **We will prioritise shared gardens over private gardens and will dedicate a good portion of our site to growing food together.**
- ❖ **We will aim to be energy efficient, limit single use plastics and we will be able to function independently from the national grid.**
- ❖ **Our main spaces will put pedestrians first and be car-free.**

- ❖ **We aim to use natural and healthy materials in the construction and maintenance of our site.**
- ❖ **As well as plant-based food growing, we are open to keeping animals for food.**
- ❖ **We commit to being considerate of how we move around our local area, whether this is by car sharing or cycle and bus routes.**
- ❖ **For those members who have additional needs, we will ensure that their support workers are integrated and supported as members.**
- ❖ **We will use technology to increase our comfort and connection with the wider world, but will work to minimise the negative impacts of 'smart' technology, electro-magnetic radiation and excessive surveillance.**

## **5. Our Vision: Replicable**

**We will create a new and successful model for sustainable, community-led housing in Wales.** We will use the 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 learnings and all aspects of our model, so that we can push forward the growth of community-led housing across Wales and the UK.