

**Policy on What is Required of Members When They are Residents**

December 2016

**Aim of this policy:** to make clear what special provisions BC will require of its resident members and which will be included in all lease/rental agreements. These are on similar lines to other cohousing projects and intended to help ensure that the project continues to deliver key aims, including mutual support, affordable living, high levels of sustainability, and benefits to the local community.

All policies are reviewed by Members annually, and can be reviewed in response to significant changes in circumstances.

**Resident obligations**

The key provisions are:

- An equality and diversity policy to ensure that the opportunity to live in the cohousing neighbourhood is open to all.
- Every adult resident gives four hours unpaid time per week to help run/maintain shared facilities. This work can take many forms.
- Commitment to attend at least one half day meeting per month for all adult residents.
- All residents consent to contribute to the costs of shared sustainable transport facilities, e.g. pool car and bicycles. However, the personal economic circumstances of some rental tenants may require this obligation to be waived or the contribution to be reduced in certain cases.
- All resident households consent to pay an agreed proportion of costs for the shared facilities with an agreed allocation based on the floor area of the home. This service charge is estimated to be no more than the accepted service charge set by housing associations in the area for new build housing.
- Policies on pets, noise, antisocial behaviour, recycling etc.
- Binding disputes procedure which could ultimately result in termination of lease/rental.

**Resale conditions**

- When a resident leaves, the whole Resident Group has three months - for affordable market homes, or six weeks - for Housing Association homes, to nominate a preferred replacement resident. Any new resident, whether nominated by this process or not, will be subject to the same selection process and lease/rental commitments as the original residents.
- To maintain affordability, residents of any tenure type who own part of the equity in their property can only resell for the same percentage of market value at the time of the sale. For example, someone who purchased 80% of the equity at 2017 market value and then sells the house in 2019 would receive 80% of 2019 market value.