



# Affordability



Lilac is an innovative and pioneering cohousing project completed in March 2013 in Bramley, Leeds in the UK. It features 20 homes and a shared common house built from straw bales and timber. Lilac is a member-led not-for-profit co-operative and aims to share its learning with others. This series of briefing notes outlines the various aspects of the Lilac model and its key features. They can be downloaded from the website.

- Lilac is the UK's first Mutual Home Ownership Society which delivers 100% permanently affordable housing.
- It is an intermediate housing product (homes are not owned or rented).
- The MHOS owns the homes and land and issues leases to members.
- Minimum net household incomes are needed for each size of home.
- Each household must take on equity of the value of their home's build cost (+/- 10% depending on their income)
- All members pay a deposit equivalent to 10% of the debt associated with their home.
- Members pay 35% of their net income to the Lilac each month.
- Members can buy additional equity at any time, which can reduce the minimum net incomes needed.
- Once all equity is acquired, members just pay 10% of their net income.
- On leaving, members are reclaim some of the money paid towards equity shares.
- If resident for more than 3 years, members get a share of the increase or decrease in the value of equity shares (after deductions for bank interest and service charges).
- To avoid speculation, equity is linked to national earnings NOT housing market prices.

*'Our use of the MHOS model can help to tackle the housing crisis, and give people and real say over how their homes are managed'*



**Lilac: the UK's first affordable, low impact cohousing neighbourhood**

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