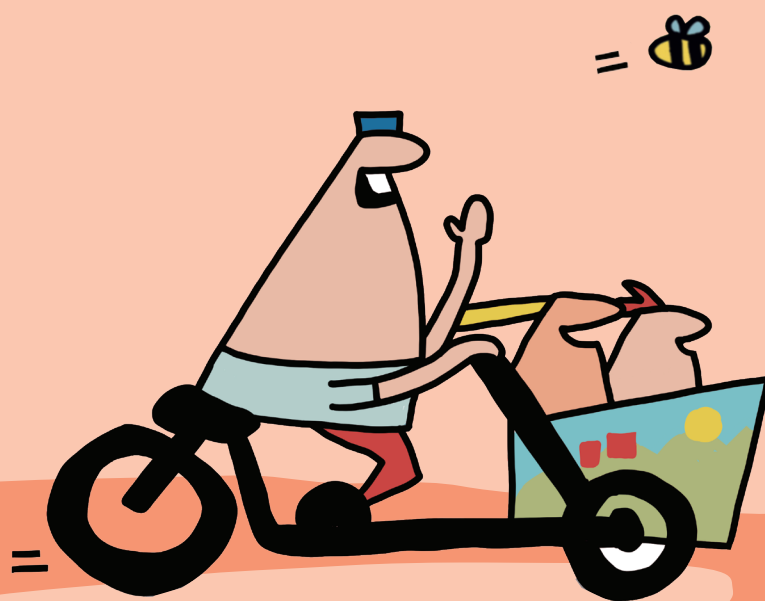


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INTRODUCTION TO LINMERE

HOUGHTON REGIS, BEDFORDSHIRE

October 2024





Linmere shared courtyard garden visual.

COHOUSING AT LINMERE

TOWN is the leading developer of cohousing in the UK. TOWN's first completed development, Marmalade Lane - a multi-award winning 42-home cohousing community in Cambridge that was completed in 2019, has a waiting list of over 400 households who hope to live there in the future.

Driven by the growing interest in cohousing and more sustainable, community focused ways of living, and supported by a post-occupancy report highlighting the social environmental and economic benefits of Marmalade Lane, TOWN is working closely with the master-developer Houghton Regis Management Company (HRMC) to create a cohousing community as part of Linmere. Linmere is a new development located in Houghton Regis in Bedfordshire. Linmere is a large-scale project set to deliver 5,000 homes and 90 acres of green space over the next 15 years.



Linmere Park.

WHO IS LEADING THIS PROJECT?

The Linmere cohousing project is being led by profit-with-purpose developer TOWN.

Linmere itself is being brought forward by the Houghton Regis Management Company (HRMC) as masterdeveloper - a consortium of Lands Improvement, Aviva Investors and the Diocese of St Albans.



This document covers some of the Frequently Asked Questions, If you have a question that isn't answered in this document, please do get in touch with Frances, TOWN's Head of Community Partnering, at frances@wearetown.co.uk.

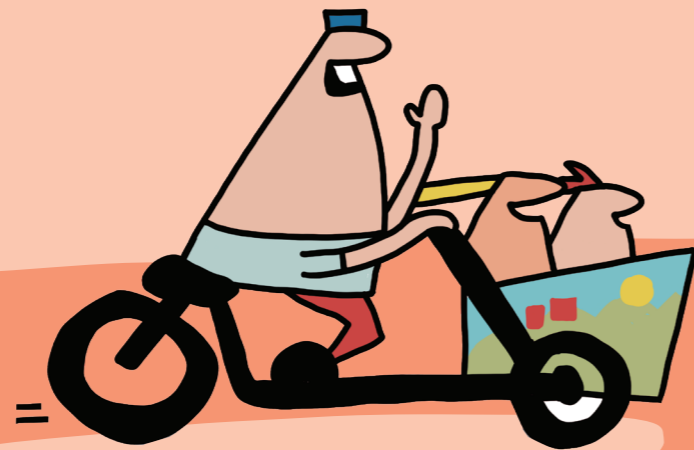


Linmere masterplan

WHAT IS LINMERE?

Linmere is a large-scale, planned new community located just north of Houghton Regis in Bedfordshire. It is part of a long-term development project that when complete, will consist of around 5,000 homes, spread across several walkable neighbourhoods. Homes at Linmere range from 1-bedroom apartments to 4-bedroom houses, with a mix of affordable, shared ownership and market-rate options. The first residents moved in during 2021.

What really sets Linmere apart is its focus on green spaces. A third of the entire development is dedicated to parks, walking trails, sports pitches, playgrounds and wetlands, meaning every home is no more than a 5-minute walk from nature. At the heart of Linmere is The Farmstead, which opened in 2022. It features a community hub with a café, retail spaces, adventure playground and a community hall, alongside a programme of community events. There is also a Lidl Supermarket already open on site.



Linmere has good transport links, being close to Junction 11A of the M1 and only around 10 minutes away from Leagrave Station. From there, it's just 40 minutes to central London by train.

The completed development will have three new primary schools, a 10-form secondary school, nurseries and creches which will be situated a short walking distance from homes, with safe routes for children and families. Later phases of Linmere will introduce additional amenities, including a pub, a hotel, and more open spaces to support the growing community.



Thornhill Primary School

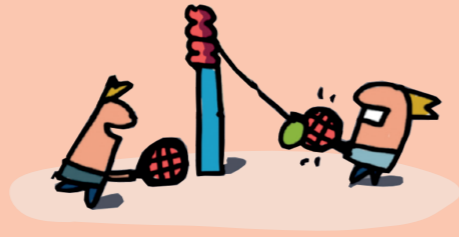


The Farmstead

FIND OUT MORE

There is much more information about Linmere available on the website - [here](#).

WHAT IS COHOUSING?



Cohousing is a mutually supportive form of living in which people occupy individual homes with additional shared spaces and facilities which they jointly manage and use with their neighbours.

Cohousing offers a model for a mixed and active community, with the potential to reduce living costs, consume less and minimise planetary impact.

Cohousing communities are intentional communities based on five key principles which are described below.

01. DESIGNED FOR SOCIAL INTERACTION



Cohousing communities are intentional communities, designed from the outset to encourage and enable social cohesion.

02. A BLEND OF PRIVATE AND SHARED SPACES



Everyone has their own homes but the community shares spaces, resources and responsibilities.

03. COLLECTIVELY MANAGED BY ITS RESIDENTS



Residents manage their own community, looking after its maintenance and development.

04. INCLUSIVE AND PART OF A WIDER COMMUNITY



Cohousing groups are open to new members and often play an active role in their wider local communities.

05. CODESIGNED WITH RESIDENTS



Future residents are involved in shaping their homes and future community, tailoring their spaces and facilities to suit their needs.

“KIND, LOVING NEIGHBOURS WHO REALLY WANT TO CONNECT WITH AND SUPPORT EACH OTHER ARE THE HEART OF COHOUSING.”

Resident at Marmalade Lane



FIND OUT MORE

Find out more about cohousing and its social, environmental and economic benefits by reading TOWN's post-occupancy evaluation of Marmalade Lane - [available here](#).

WHAT KIND OF HOMES ARE AVAILABLE?

The cohousing community at Linmere is expected to include approximately 50 homes. The types of homes available will depend on the group of individuals who are interested in living there in the future - the housing mix will depend on the needs of its future residents.

We expect the development to provide a mix of homes to meet the needs of a multi-generational community, providing a range of households, from one and two-bedroom flats through to larger houses, allowing for a mix of single person households, couples, families and downsizers. The mix of homes will evolve as the group forms.



WHAT IS CODESIGN?

Codesign is where the developer and design team work closely with future residents throughout the design and planning process to collaboratively develop a scheme that reflects the needs of its residents and where residents feel a strong sense of ownership.

The process starts with a weekend brief-setting workshop where, alongside TOWN and other future residents you establish your design priorities for the community. From then the codesign process is organised through a series of workshops that focus on different aspects of the development - such as housing design, site layout, shared spaces, environmental performance, and community governance. These workshops provide residents with the opportunity to contribute their ideas, influence key decisions, and help shape the vision for their future community.



WHAT IS THE FINANCIAL COMMITMENT?

Buying a home as part of a cohousing group follows a slightly different process.

After paying the initial non-refundable Joining Fee of £100, there will be two additional refundable payments at key stages in the design process that once the project is completed will go to a Community Pot for use by the cohousing community.

Once the design phase is completed, the conventional off-plan new build purchase process begins. This includes the formal reservation of your home, confirmation of your customisation options, and is followed by the exchange of contracts and completion.

The reservation fee is 1% of the purchase price, which will be deducted from the amount due upon exchange of contracts.

For more information about the financial commitments and how they're structured

Get in touch with TOWN on cohousing@wearetown.co.uk.

WHAT IS THE TIMEFRAME FOR THE PROJECT?

As the site is part of the wider Linnere development and Linnere already has planning permission, we expect this project to progress quickly.



Codesign with future residents

Winter 2024 - Spring 2025



Planning application submitted

Summer 2025



Construction stage

Spring 2026



Move In
Autumn 2027



From Autumn 2024 onwards, we are recruiting people interested in joining the journey/project with a view to putting forward, with the newly formed cohousing group, an application for planning permission in summer 2025. We hope to be in a position to commence construction in early 2026. From there we anticipate a year/18 months to completion and occupation.

HOW MUCH WILL HOMES COST?

At this stage in the project, we are unable to provide specific pricing information. However, the prices of homes at Linnere Cohousing are expected to be broadly similar to those in the surrounding Linnere development. We will share more detailed information as soon as it becomes available."

HOW CAN I SECURE THE HOME I WANT?

We will maintain a list of group members in order of priority. This will be based on the order in which new members join. This list will set the order in which future residents choose their plot.





FIND OUT MORE ABOUT COHOUSING

Read this Guardian article - [here](#).

Visit the TOWN website - [here](#).

Visit the Uk Cohousing website - [here](#).

Read the post-occupancy review of Marmalade Lane - [here](#).

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Please get in touch if you
have any other questions

frances@wearetown.co.uk

www.wearetown.co.uk