

Peterborough Housing Cooperative

Information Pack - 20 September 2019

Welcome

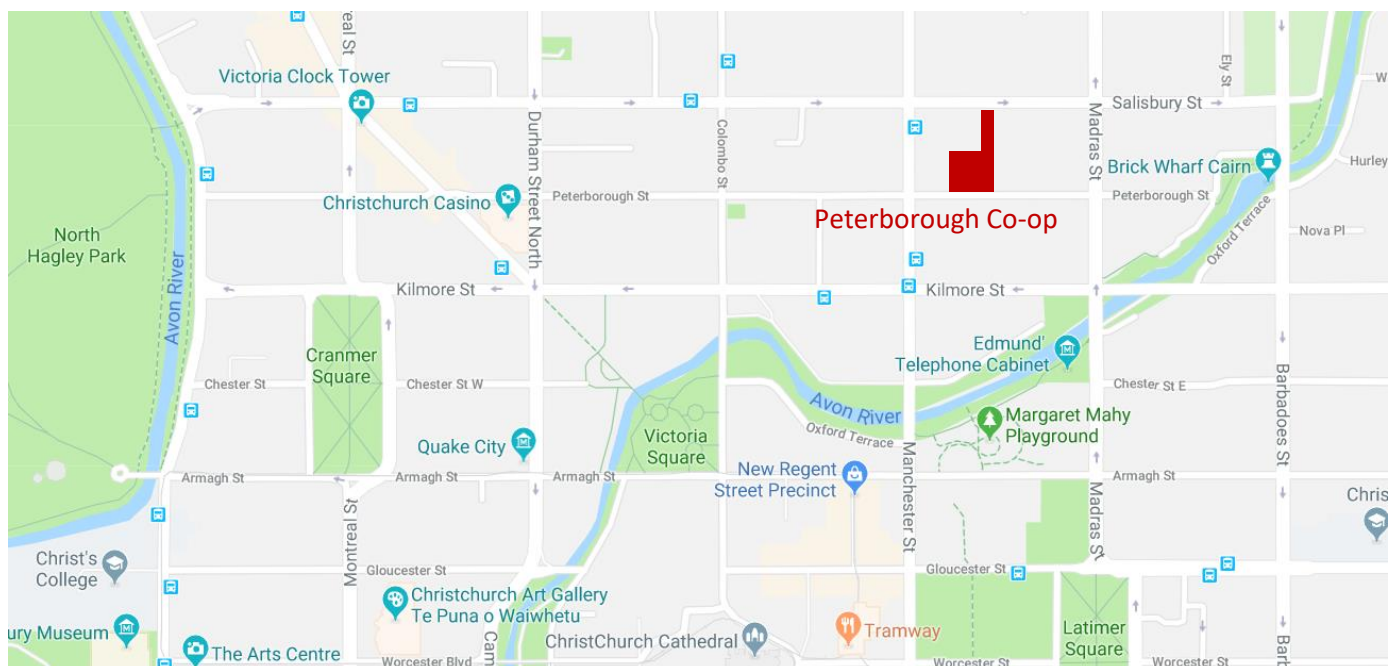
Welcome to Peterborough Housing Cooperative. After being a great place to live for over 35 years, we are rebuilding after the earthquake. We are building a new pocket neighbourhood, purpose designed to give the best sense of community.

The cooperative is a project of the Ōtākaro Land Trust which aims to advance community development through cooperative housing. This is a new start, you and the new residents will make it how we want it as a group. Cooperatives are all about self-management.



Central City Paradise

We are in the central city just up from the river and Margaret Mahy playground. We are less reliant on cars, and can just stroll into town events. Or even take a scooter! Our big courtyard gives us a country feel in the city.





The new pocket neighbourhood has 15 dwellings clustered around a large common courtyard, with lots of meeting points. It includes a common house/education centre, with a common lounge, kids, study and education room. We have an adjoining section for parking.

It features a variety of house sizes. One 4 bedroom, four 3 bedrooms, five 2 bedrooms, two one bedrooms, two studios, and one tiny house.

We consulted Charles Durrett who has designed over 50 co-housing communities, and literally wrote the book on it. He recommended townhouses because they increase social interaction, and increase the amount of green space.

Both Private and Social

The houses are designed to provide privacy, and allow you to choose to be social.

Privacy is kept by placing the living room at the back, plus putting bedrooms and bathrooms upstairs. Each house has low plantings to clearly mark their yard boundary to the courtyard. Each house has their own back yard.

Residents enter their houses only from the courtyard. This means passing other neighbours on their way home, and checking out the common house.

Social interaction is encouraged by the large glass sliders facing the courtyard so residents can view what's going on. Porches also encourage people out of their house.

The cooperative will feature a common laundry and hold community dinners several times a week. You can also be involved in running the cooperative.

Designed for Children

It takes a village to raise a child. Peterborough is designed for children as the heart of community. Children will have a huge back yard, with a playground, that's safely away from cars. They get instant playmates. Parents are better placed to support each other, and know they are not alone.

We have found Peterborough children increase their social skills, intelligence and are more articulate than otherwise. This is because they have many other adults besides their parents to talk to, and look out for them.

Common Courtyard

We plan to landscape design and develop the common courtyard ourselves after the build. We plan for a picnic area, garden boxes, mini-sports court, and kids' playground. Details are on our Design Brief at the bottom of our Rebuild webpage.

Note that the workshop space and bike shed is in the plans to be built, but are dependent on whether there is enough money left. Next on the want-list is the car shed.



2016 Peterborough Christmas picnic flash mob

The rebuild timeline

The building starts mid January 2019, completed April 2020.

You can view the build anytime from the street at 179 Peterborough Street, central city, Christchurch.

Our objective is a great neighbourhood that we actively promote

Peterborough Housing Cooperative is a project of the Ōtākaro Land Trust. The project aims to:

- run a model housing cooperative that develops community and is an enjoyable, secure, and a supportive place to live
- promote cooperative housing, including a monthly tour of the cooperative, plus the provision of information, support and advice

Education Centre / Common House



The neighbourhood will feature an education centre/common house as the social centre of neighbourhood.

The 225 square metre house will have a dining room and kitchen for weekly shared meals. It will expand the dwellings houses by giving them access to a second lounge, upstairs activities room, kids room and office.

The centre will provide education and support for developing new pocket neighbourhoods. A guest room will allow people interested in experiencing neighbourhood design to stay.

The common house includes a laundrette, as none of the residences will have laundries. As it is the social hub, we have placed it in the prime spot.

Sustainable Homes

Peterborough pocket neighbourhood is being rebuilt with environmental sustainability in mind. It aims for a Homestar 7 rating, and will feature:

- sustainability certified natural wood cladding (dura-larch)
- solar boosted central underfloor heating
- passive solar gain - large north facing windows onto concrete slabs
- clerestory windows on Salisbury row
- non-toxic materials (as much as we can)
- high insulation (140mm studs)
- thermally broken double glazing
- solar-panel hot water heating (Salisbury Row)
- permaculture and native plantings
- discounted internet connection

Existing Residents

Peterborough Housing Coop had about 6 houses before the earthquake. Four households will return. To realise the development the Trust needed to allow some people to buy-in to fund all the new townhouses. It allowed four house buy-ins. The trust will be left with a 1.5 million dollar mortgage.

Besides Jess whose 20, everyone else is over 45 which is unusual for the cooperative. We are encouraging families and young couples to apply for the remaining houses.

More than a House

Renting from the Trust includes your house and yards, plus the extensive common facilities.

These are a 600 square metre common courtyard with a picnic area, boxed gardens, kids playground and mini-sports field. Plus a workshop/bike shed (eventually), car park, and garden shed.

The common house provides a massive dining room and kitchen for weekly meals. Plus an activities room, kids room, office, and guest room. More importantly it's buying a friendly neighbourhood to belong to. The cooperative will eat together several times a week.

Member of the Cooperative

As a member of the cooperative, everyone actively participates in decision-making and running the community. Residents share responsibilities such as maintaining the grounds, the common house, managing guest room bookings, keeping the accounts, or working to promote co-housing. Currently the minimum participation is attending a monthly meeting. Making decisions and working together builds our sense of connection and of belonging.

Residents are expected to purposely interact positively and cooperatively with their neighbours and we support each other to do this.

Peterborough Housing Cooperative is a working example of an intentional community with a pocket housing design. Once established we will run information tours of the cooperative, and advise and support other groups to establish or develop their own communities.

The Cooperative uses a Unit Title ownership structure

The cooperative has 14 townhouses and a tiny house. Residents join as members, and are treated equally whether they rent, or own a townhouse. A household has their specific dwelling, and its adjoining front and back yards, legally called the *principle unit*. The common areas are everything else – the common house, courtyard, accessory sheds, and the car parks.

Townhouse ownership is called owning a *Unit Title*. Unit title owners also have a 14th shared ownership in the common areas.

Renters rent from Ōtākaro Land Trust who hold minimum of 8 of the 14 unit titles. Residents represent the Trust on the Body Corporate, becoming your own co-landlord.

The 14 unit title owners make up a *Body Corporate*. This is the management group for the cooperative.

Ōtākaro Land Trust reserves the right to eventually buy back all the units over the long term. The resale price is the purchase price plus a percentage increase each year at the same rate as the Consumer Price Index for that year. (Currently 1.9% for September 2017-2018).

Peterborough Housing Cooperative

Draft Operational Rules

Here are our proposed operational rules describing how the cooperative is run, and your rights and responsibilities as a resident. All dwelling owners and renters must comply with the operational rules which we are required to outline under the Unit Title Act 2010. The rules we have made for ourselves, and are up for discussion and improvement.

Each resident intentionally joins the cooperative

Each new resident joins intentionally as a positive part of this community development. Joining requires a mutual selection process.

- The first step is meeting the trustees, who explain how the cooperative runs, your responsibilities, and what makes you want to join. This is the opportunity to ask questions and see if it is a good fit for you.
- Once the trustees have decided you are a suitable fit you will be invited to a cooperative pot luck dinner or meeting. Here you will meet other community members in an informal setting, and both sides can see whether it's a fit. Fit includes perceived intention to participate, positive neighbourliness, and how much you add to the diversity of the cooperative.
- Community members may ask you questions and find out about you. You are also able to ask questions and find out about how the community works from day to day.
- If you are accepted, we will buddy you up with an existing resident to answer any queries, and help you settle in.
- You will be responsible for co-creating community guidelines using consensus decision-making.

We will be friendly and cooperative neighbours

We aim to treat our neighbours well.

We will purposely try to positively resolve any differences with any neighbours (see process below).

We will allow other residents to enjoy their space in peace

An owner or occupier must *not* create noise likely to interfere with the use or quiet enjoyment of the unit title development by other owners or occupiers.

In particular, residents including owners, shall ensure that the volume of revelry, musical instruments, radio or television receivers, stereo equipment or any other electronic device or medium shall not be operated in such a manner as to be audible in any other unit and shall immediately cease to operate the same between the hours of 11 pm and 7am if requested to do so by any other resident. This restriction shall apply to all dwellings and the common house.

Household parties may be better held in the Common House rather than out the front of your townhouse.

An owner or occupier must *not* interfere with the reasonable use or enjoyment of the common property by other owners or occupiers.

An resident must take all reasonable steps to ensure that guests do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

We will not cut through other household's yard facing the common courtyard, however young children can.

Keep the common property tidy and in presentable condition

As we are running monthly tours around the cooperative, we shall keep the common courtyard, house and property tidy and presentable.

- An owner or occupier must not damage or deface the common property.
- An owner or occupier must not leave rubbish or recycling material on the common property.
- An owner or occupier of a unit must dispose of rubbish hygienically and tidily.

We will hold regular community dinners

The cooperative will hold several community dinners each week. In the past this was a weekly pot-luck, but could be more often and organised in the better cooperative.

We encourage everyone to come to the dinner, but have not made them compulsory.

They were pot luck dinners, and we kept the food vegetarian, and catered for some other dietary requirements at times, such as gluten free or vegan.

Rental Units tied to 'living rent'

The rental units are to be kept in a good condition, and not be allowed to fall into a state of disrepair. Water damage must be reported immediately. The Body Corporate will keep a condition schedule of each rented unit.

Rent is paid by automatic payment, weekly or fortnightly. It is paid two weeks in advance. Bond is paid to Tenancy Services. The trust will inspect the property before residents leave.

Proposal. Rent is formulated at a 'living. This is the calculation of the living wage rate times full-time hours. The rent is 35% of this total, and applied to the smallest unit, increasing for the larger units based on square meters. Rent is adjusted every year along with the rise in the living wage.

Or else we may go with a percentage of the market rent, maybe 70%.

Three monthly house checks record maintenance, and the resident's treatment of the townhouse.

We meet monthly to self-manage the cooperative

At least person from each household must attend the monthly cooperative meeting. The meeting discusses how the cooperative is going, and deals with any issues that arrive.

We will make Consensus Decisions

Meetings are run with the aim of reaching decisions that meets the group's goal, and is inclusive of everyone's views. It follows a specific consensus decision-making process.

This is a discussion process led by a neutral facilitator who does not common on the issue but guides the process. They firstly introduce the situation, secondly allow everyone to have their say, thirdly to state the goal and ask the group to suggest possible solutions. The facilitator then summaries the discussion about what the group agrees and disagrees on, and again asks for an improved solution that suits the group. The facilitator then asks if the group supports this solution. Note that consensus is not full agreement, but the best decision that represents the group's views, which the group can accept.

Everyone will be responsible for running something

Each resident will take on a responsibility for running the cooperative. We wish for the responsibilities to be shared around on an equitable basis for time and skill. Responsibilities include book-keeping, maintenance, cleaning the common house, running the AirBnB flat, mowing the lawns, groundkeeping, governance, website management, organising the tours, running the tours, and meeting facilitation.

- Aiming for a responsibility duty averaging an hour a week.
- Children under 16 do not have to take on a responsibility.

Units will not alter their house without consent

An Owner or occupier or tenant shall not alter the unit including the exterior nor shall they erect any fence or temporary structure building or shed on any Unit or part thereof without the written consent of the Body Corporate.

An Owner or occupier or tenant shall not alter the external paint colours of the unit outside those approved by the body corporate.

All units shall be maintained in a manner appropriate to a quality residential accommodation and take all practical steps to prevent infestation by vermin and/or insects.

Park in your own space off Salisbury (our use the street)

At present the cooperative has 12 off-street parking places. The entrance is off Salisbury Street. Otherwise use the street. We envisage a carport once we are in a more financial situation.

- Park in your designated parking space only. Each unit 2 beds or over has a designated park.
- We will explore obtaining a shared car.
- The Common House park is for the guest room.
- An owner or occupier of a unit must not park on the common property unless the body corporate has designated it for car parking, or the body corporate consents.
- Visitors must park on the street, unless by prior arrangement with a car park owner.
- We also envisage a bike-shed once we are in a more financial situation.

Sub-letting must be approved in advance

Subletting – must be approved in advance, as we like everyone to be part of the cooperative, and not have strangers wander through our courtyard, more than necessary. Situations such as spending several months overseas may be appropriate.

Townhouse owners may *not* live off-site and rent out their unit long-term.

No short-term rentals, such as AirBnB

Individual Units may not do short term rentals, such as AirBnB. We prefer that residents are stable participating members, and not use the cooperative for profit-making.

We will make it a great place for children

We wish for children to grow up in a supportive environment. We acknowledge differing parenting and discipline approaches.

We will intentionally work out with other parents about our differing parenting styles and discipline.

If we cannot reach agreement about disciplining each other's children, we will take it to a monthly meeting, rather than banning the children from our homes.

Our gardens are environmentally sustainable

Each household has garden areas surrounding their house and directly in front. The care of this garden is the responsibility of the household to take care of.

- Gardens facing the courtyard must be kept in an tidy if not attractive condition, as we will be running monthly tours through the cooperative.
- Yards facing the courtyard are surrounded by plantings (not fences) not exceeding a 1.2 metres.
- We encourage households to use permaculture principles of planting plants that produce food they will eat close to their house.
- All gardens will follow organic practices.
- The common courtyard will have boxed gardens available for vegetable gardening.
- Tree planting needs pre-approval of the Body Corporate, to protect against the future blocking of sun.

Interior Painting

Rental units are entitled to repainting subsidised by the Trust every 4 years. House check people to assess need and a register of each room is to be kept. If people want to change within 4 years it is at own cost and in own time.

When changing colour a tenant must consult with the Trust so as to avoid vile colour combinations or bizarre murals.

Trust to pay for base paints for walls or the base (light) rate. If tenant wants a darker tone, then they pay the extra themselves.

We follow a positive conflict resolution process

In the first instance residents should meet together to sort out any issues. If this doesn't work they can bring it to a monthly meeting or have a trustee or nominated neutral person facilitate a discussion. unhappy, they are entitled to ask the new tenant to leave before the 3 months is up.

The basic process is for both parties to take turns speaking about the issue without interruption, and to summarise what the other person said before replying. Then for both parties to state what the greater goal or needs are. Next both parties suggest a possible solution to resolve the conflict.

We will further develop a specific formal grievance procedure.

If no resolution can be reached

If residents breach the Operational Rules, and no resolution can be reached, the Body Corporate has the power to require a Unit Title holder to sell their Title. The Body Corporate can also require the Unit Title holder to order the eviction of those tenants in breach of the rules. This decision to force a sale or eviction requires a 75% majority vote.

Pets need approval in advance. Some Cats ok, No Dogs

Pets *must* be approved in advance. Cats are generally accepted to a maximum limit, (maybe nine?). After that they get distressed and fight. Dogs are generally not accepted.

Smoking and Drug Use

Cigarette smoking is not permitted within the Units and common buildings. Illegal drug use is not permitted on the property.

Common House Use

Rules and guidelines about the use of the common house will be developed by the new residents.

Activities Room

- Groups that cooperative residents are members of are welcome to use the Activities Room of the Common House with the attendance of that resident. If this is free, or a donation will be established by the Body Corporate.
- Groups that are meeting to form new cooperatives or pocket neighbours are welcome to use the Activities Room free of charge.

Common Laundry

The main and small laundries are available for use by residents and any guests. None of the houses has a dedicated laundry space provided.

- The machines are coin operated, costing \$2 (**Proposal**) a time.
- The laundry will be kept clean and tidy at all times.

Guest Room

Proposal: Each household (14 units plus the tiny house) gets 16 days use of the guestroom per year free, including three weekends (taking up 45 weekends). The remaining 125 days are rented out by the Body Corporate as a mitigation of the Body Corporate fee.

Households may rent out the guest room if they do not use their day, and split the profit with the Body Corporate 50/50.
