

# CO-OWNED NEIGHBOURHOODS ON YORK CENTRAL

John and Cath have a young child and live on the top floor with a few steps up onto a huge roof terrace. Cath commutes to Leeds by train, John shares childcare with a small group of local parents who also help with childcare for the various businesses and self-employed residents. They like the safe public space and the nearby parks.

Angie runs a company providing support to city-centre businesses - she can work from home but needs that home to be in the right place. She loves her apartment but occasionally employs office staff who live within walking distance, and then shares the first floor workspace.

Jenny runs a cafe and food store on the ground floor. The cafe stays open late and hosts coding classes for local kids on weekday evenings and art workshops on weekend evenings, plus takes local bookings for other events. It's *always* busy

Julia sold her under-occupied family home and downsized to an apartment - she loves the comfort, low running costs, Minster views and the fact that the neighbourhood is lively and friendly. She runs ceramics classes in the cafe and sells crafts from the shop.

Peter, May and Geoff left York University to set up their own business involved in developing an augmented reality app. They value being close to the station and having flexible workspace in a neighbourhood where there are similar professionals who can collaborate when necessary. They appreciate the relatively low start-up rent and are happy to pay more when they start earning more.

The buildings are owned by a mutual group. Residential owners buy into the group, so they own collectively their home and a share of the commercial space. Additional funding is brought in through borrowing, which includes community shares ensuring most of the ownership stays within the city. Workspace rents are set on a flexible basis to allow businesses to start up, but then rise when profits are made. A small proportion of all transactions goes into a neighbourhood fund which pays for maintenance of landscape and shared facilities.

The buildings are constructed to allow flexibility in use, with spaces designed for a variety of purposes, and circulation to suit. The external envelope of the buildings is well-insulated to Passivhaus standards and heating systems are as a consequence simple. Energy systems are owned collectively, allowing sensible siting of photovoltaics, incorporation of battery storage and evening out energy use across different types of building use and occupancy.

