

# People Powered Homes

Self-guided tour of community led housing schemes for Open House weekend



These projects across London represent a range of ways that communities have come together to create shared spaces which bring people together.

Explore these schemes at your own pace through [Open House](#) fortnight.

While some of these projects are opening for Open House fortnight, others are not, so please respect residents' privacy when visiting these sites and stick to publicly accessible areas.

## 1 Older Women's Co-Housing



A group of women over 50 came together to create homes to support each other later in life. The scheme in Barnet was the first cohousing community for seniors in the UK. The group partnered with Hanover Housing Association to provide homes for older women who could not otherwise afford their own place. The flats share communal spaces including a substantial shared garden with a large vegetable patch for all to contribute to and enjoy.

5b Union St, Chipping Barnet, EN5 4HY [Map](#)

<http://www.owch.org.uk>

## 2 Copper Lane Co-Housing



A group of six mixed households forming London's first cohousing community. The residents came together to do things collectively, creating housing clustered around a raised central courtyard with a communal space beneath. Five of the six houses have internal doors to a shared laundry, workshop and hall which saves space in individual houses and encourages a neighbourly community, surrounded by communal gardens.

1-6 Copper Lane, London, N16 9NS [Map](#)

<https://copperlanecohousing.wordpress.com/>

## 3 Waltherton and Elgin Community Homes



WECH is a collectively-owned neighbourhood-based organisation providing high quality affordable homes as well as engaging in wider regeneration and supporting activities in the local area. WECH recently completed the full refurbishment of the Victorian properties on the existing estate and are soon to complete a new scheme providing 43 new homes and community facilities.

Elgin Ave, London W9 3AZ [Map](#)

<https://www.wech.co.uk/>

## 4 St Clement's



St Clement's was London's first Community Land Trust providing genuinely affordable homes in London and keeping them affordable in perpetuity. The first CLT residents moved into 23 genuinely affordable homes in 2017. The CLT is working with residents to create a cohesive community, and to make use of the community space for events and activities. Residents will take a leading role in how the site and community space is run.

Mile End Road, London [Map](#)

<https://www.londonclt.org/st-clement-s>

## 5 Coin Street Community Builders



Coin Street Community Builders (CSCB) grew out of campaigns against commercial development in the area in the late 70s, which had led to the loss of residents and closure of schools, shops, and open spaces. Coin Street Community Builders (CSCB) was set up to make the neighbourhood a better place to live, work and play. CSCB are creating a mix-use scheme on their 13-acre site.

108 Stamford Street, London SE1 9NH [Map](#)

<https://coinstreet.org/>

## 6 New Cut Housing Co-op



New Cut is a fully mutual housing co-operative built in 1991. It became fully independent soon after being completed. There are 41 homes with shared facilities including a communal garden. The car park to the rear of the site is now being planned for development to expand the housing co-op to create homes for new members.

The Cut, London, SE1, [Map](#)

<https://www.communityledhousing.london/project/new-cut-housing-co-op/>

## 7 Bonnington Square Garden



Bonnington Square was the site of bomb damage from the second world war and lay neglected until the 1970s when the council created a park of sorts. In 1990 to protect the square from development, the Bonnington Square Garden Association was formed by local residents to lay claim to the "wasteland". Construction began in 1994 transforming the land into a little slice of paradise – 'The Pleasure Garden'.

2-12 Bonnington Square, London, SW8 1TE [Map](#)

<https://www.bonningtonsquaregarden.org.uk/>

## 8 Marklake Court



A new community-led development of council rent homes allowed residents to take a lead in providing new housing on an existing estate. This scheme provided 27 new homes at council-rent levels. Leathermarket Joint Management Board (JMB) is working with Southwark Council to deliver similar schemes on under-used council owned sites.

Marklake Court, London, SE1 3GX [Map](#)

<https://www.communityledhousing.london/project/marklake-court/>

## 9 Sanford Housing Co-op



Sanford is a fully mutual housing co-op established in the 1970s with 125 tenants occupying 14 houses and a block of flats. Residents have their own bedroom but share other facilities. They enjoy shared gardens growing organic vegetables and a system of ponds and permaculture.

11 Sanford Walk, London, SE14 6NB [Map](#)

<https://sanford.coop/>

## 10 Rural Urban Synthesis Society



The RUSS is a CLT which was established in Lewisham in 2009. They now have over 900 members and have built a Community Hub on their site in Church Grove. They are currently planning a scheme to provide 33 homes on the site in Ladywell with the aim of creating socially, economically and environmentally sustainable neighbourhoods of high-quality homes, managed by residents, which remain genuinely affordable for future generations.

11 Walters Way, London, SE23 3LH [Map](#)

<https://www.theruss.org/>

## 11 Greenstreet Hill Housing Co-op



Greenstreet Hill is a self-build housing co-operative with 11 homes built around a communal garden in the 1990s. The homes were built to the Walter Segal self-build method with timber frames allowing for flexibility for each of the homes. The shared gardens offer a space for neighbours to bump into each other and facilitate a sense of community.

Drakefell Road, London, SE14 5SR [Map](#)

<https://www.chisel.org.uk/chisel-stories/green-street/>