



Twigloo

is a

Residential

IMPACT INCUBATOR



AN
ENABLING
COMMUNITY

CONCEPT
DOCUMENT

PURPOSE & OVERVIEW

The purpose of this document is to offer a brief overview of the concept for Twigloo. It is written as an initial conversation-starter for potential stakeholders such as landowners, investors and delivery partners. The document only touches upon the key themes of Twigloo and is not intended to offer the kind of detail that a business plan might. This document is intended to provoke questions and readers are invited to get in touch should they wish to know more. In many cases we will be able to answer your questions and in others your questions will serve to guide us towards areas that need further consideration.

Twigloo will be based around a sustainable housing development of between approximately 12 and 20 dwellings. The properties will be available to either buy or rent on an affordable basis. The properties will use environmentally sensitive technologies; we hope to make them carbon neutral and perhaps even offset carbon.

The combination of low cost tenure and use of sustainable technologies will make the homes extremely affordable to both acquire and to occupy.

The purpose of the affordable tenure and low cost of occupancy is to enable at least one person within each household to pursue an idea or project that has the potential to make a significant positive change. Where often the adults in any household are concerned with earning consistent incomes to meet high costs of living, Twigloo seeks to reduce the need for sustenance-led work; instead, creating an environment where the occupants have the space to pursue their dreams and ideas for projects that will deliver a genuine societal impact.

This affordable living space offers a foundation to then build a peer-led creative community. Twigloo will be a community of pioneers, creatives, enablers and supporters that have chosen to live and work alongside like-minded others. Drawing on the values of social impact incubators, Twigloo will be a creative space that incubates and accelerates projects that are capable of effecting significant societal change. By combining this with a supportive, enabling and low-cost living space, social entrepreneurs, artists and activists can use more of their time to pursue their passion and do so in

an atmosphere that invites generous collaboration with varied personalities.

We believe that Twigloo will model a pioneering and fresh way of living and working with purpose in the 21st century. A key value of the Enabling Community will be around the practical support offered between each household; this might be in the area of childcare, car sharing, professional expertise or monetary investment etc.

At the heart of the community will be a group of people that have committed to the long-term realisation of the Twigloo vision. This group will live onsite and will occupy approximately one third of the properties. Other properties might host residents for a medium term of occupancy during an intense phase of start-up or change in their projects. There will also be creative accelerator properties available on a short-term basis.



Each household might be a micro-community of people that have chosen to live together, not just a traditional model of family.

There will be a creative Hub where the site connects with the local community, somewhere that Twigloo residents and members of the wider community can both freely enjoy. This will include workspace where impactful ideas are developed and tested; it will be a space where experience and expertise is shared so that participants are supported and projects are accelerated.

Although the vision of Twigloo is driven and maintained by the long-term residents, the creative community will not be defined by the Twigloo residential site boundary, but rather by the presence and wider contributions of all those involved, whether resident or not.

Twigloo will also be a learning community. We will nurture impactful ideas by hosting opportunities to share craftsmanship, knowledge and explore meaningful questions. By doing so, we hope not only to support cottage industry, but to also strategically respond to key issues of the day.

With the above in mind, we often refer to Twigloo is a Residential Impact Incubator and an Enabling Community.

VISION

The founders of Twigloo have written a separate vision document that further articulates the vision and aspirations for Twigloo. In brief we hope to reimagine the relationships between people, community, land and purposeful work. We plan to demonstrate how property can be used to enable an entrepreneurial and morally responsible community in a way which is sustainable socially, financially and environmentally. In doing so we hope to enable participants to find their vocation and use it for wider societal benefit. We hope to really explore meaningful productivity and widely engage others in the conversation and learning journey as we do so.

WHO ARE WE?

We are currently a small group of families that have committed to bring the Twigloo vision into reality. We have found that the vision has naturally attracted a lot of interested people that would benefit from living and working in a space like Twigloo, but so far we have been cautious about welcoming too many people to the team until the DNA is formed and established.

We come from sympathetic backgrounds and bring a comprehensive set of skills to deliver a project like Twigloo. Amongst the founding team we have both the capability and capacity to deliver and run Twigloo well. If you would like to see a few examples of past projects then take a look at www.mantes.com. If you would like to explore working with us and would like to understand a little more about each of us personally then please get in touch.

THE TWIGLOO SITE

We are currently looking for a suitable site for Twigloo. We will consider both open spaces and existing buildings that can be converted; options and opportunities for land are detailed in the "Land" section of this document. For Twigloo to flourish we would love to develop a site that offers all of our needs and wants. We are however aware that some desires might need to be reshaped as we evaluate each land opportunity. The desired components of the Twigloo site are detailed as follows:



LIVING SPACES

The houses will be of varying size and design. We would like several properties to incorporate annexes to support extended households. It is likely that many households will be micro-communities comprising a mix of relatives and friends. The houses will be designed in a way that makes it easier for families to consider extending their households.

Each house will be designed and built using sustainable materials and technologies to make the houses low cost to acquire and occupy. They will embody and exude many of the values of the creative community, making them enjoyable and creative spaces in which to live.

We believe that the home should be a place where each member of the household flourishes. We hope that each household will consider how all aspects of home life can contribute to the betterment of each person; this should include time, work, family and finance.

We recognise that there will be a minimum number of households required to ensure that multiple projects thrive and the community remains balanced and active; we believe this minimum to be approximately 10 to 12.

The maximum number of twenty is an estimate of the approximate number of households, above which the risk of individual households withdrawing increases. This ceiling is likely to be significantly influenced by the size and form of the land as each site will propose a property number that is most financially efficient.



PRODUCTIVITY SPACE



This is workspace suitable for accommodating a varied mix of projects and enterprises. It will ideally include office, workshop and meeting space as well as creative shared spaces. This will be a dynamic space that changes regularly as projects are born and developed. Parts of this space will include well designed dynamic shared workspaces that enable collaborative working. Other parts will be designed with a similar ethos to technology hubs, offering shared workshop facilities and private offices. The collaborative workspaces will be available to residents and non-residents alike and are most likely to thrive with a large number of varied projects.

COMMUNITY SPACE

This will be an attractive space that is freely available for residents and non-residents to enjoy. It will be designed to invite relaxed interactions and in a way that makes it welcoming to the local community. This should be close to the entrance of the site and blur the boundaries between the Twigloo site and the local community. This might include a children's play area, activity woodland, cafe or catering space and events space. The design of this space will be determined by the setting and local community context of the Twigloo site.

LEARNING & CONVERSATION SPACE

We will make time and space to regularly host conversations, explorations, teaching sessions and workshops. At one level these will include training experiences and at another level they will include the bringing together of varied expertise to address specific challenges collaboratively. It will be important to capture the learning from these spaces, harnessing ideas, tools and techniques that can be enjoyed more widely.

OUTDOOR SPACE



We hope to develop a site with opportunity for rich outdoor spaces; this will hopefully include some woodland and varied ground level. We hope to develop a children's play park (perhaps as part of the community space), a fruit and vegetable garden and some sheltered meeting and working spaces. We will use the outdoor spaces to help residents and visitors better connect with nature and natural materials. The production of food will also contribute towards the sustainability of the community.



LAND

We are currently looking for suitable sites for Twigloo. We will consider sites anywhere in the south of the UK approximately up to the Midlands. The site should be reasonably accessible from a significant train station and should offer the potential to convert to offer the sort of site detailed above.

We would love a natural green site on the edge of a town or city; equally we would enjoy getting creative with an existing building(s) such as a school, hospital, farm or brown field industrial site. The site should offer the potential to craft out multiple private dwellings and the majority of the shared spaces detailed above.

As Twigloo is engaged in launching and supporting creative projects that connect with the vocations of those involved, so too should be the relationship with the land; there might be opportunity for the Twigloo community to bring life and creativity to a site where such creativity once existed or was promised.

Given our desire to keep the cost of the properties low and make occupancy accessible, we are looking for land that is either inexpensive to acquire or can be transferred at a valuation that is less than best. Transfer at a less than best valuation is preferred as that will provide an asset that can be borrowed against and will significantly accelerate the project. Payment for an appropriately valued site may need to be deferred until the first homes are sold.

As we are motivated by mutuality, we hope that there will be opportunity to add value to the land and the landowner in ways other than a commercial valuation of a development site. This might be through the natural alignment of the values of Twigloo with the values of the land, or we might perhaps add value to a nearby site using our experience in land diversification by way of a joint venture or commercial project.

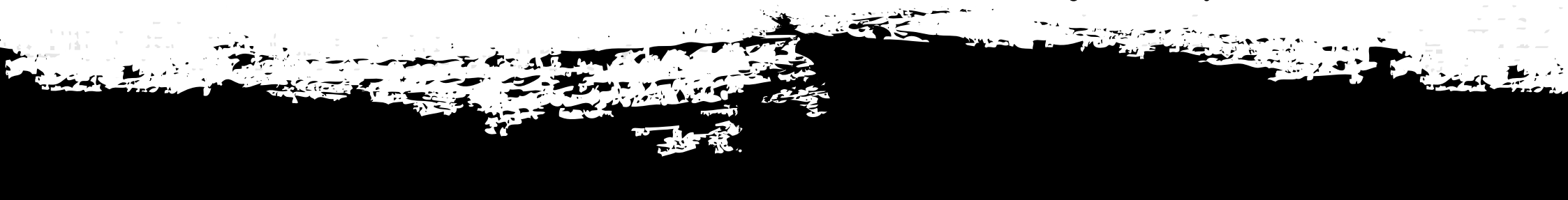
For Twigloo to thrive it will be important to secure a long term interest in the site. This is most likely to be through either freehold transfer or very long leasehold with mutually agreed covenants that protect certain rights for each party.

If you have a site in mind and even a nearby site that would benefit from a creative diversification project then please get in touch; we'd be delighted to have an initial conversation and consider it with you.

ARCHITECTURE

The architecture is a very important part of the project. The space should evoke creativity where each area is designed specifically for its intended use and sustainability is at the heart of the delivery.

We are passionate about sustainable architecture and have attracted multiple awards for sustainable design in other projects.



Like all creative people engaged in designing spaces, we have some favoured styles and influences. At the back of this document there are some images of properties that inspire us. We do however understand that the architectural brief will be significantly determined by the form, location and context of the chosen development site.

Regardless as to whether Twigloo is built in a contoured green field or a city fringe ex-industrial site, Twigloo spaces and landscape will be designed and built in a way that celebrates nature, captures natural light and sympathetically draws energy from the Earth's resources.

We hope to incorporate renewable energy generation into the scheme with the principle aims of generating energy for direct use by Twigloo and for contributing energy to the grid and offsetting carbon. Energy generation might also be a source of revenue for the social enterprise.

DELIVERY

Twigloo will be a not-for-profit social enterprise; the purpose of the legal vehicle will change as the project progresses from design and delivery through to business as usual.

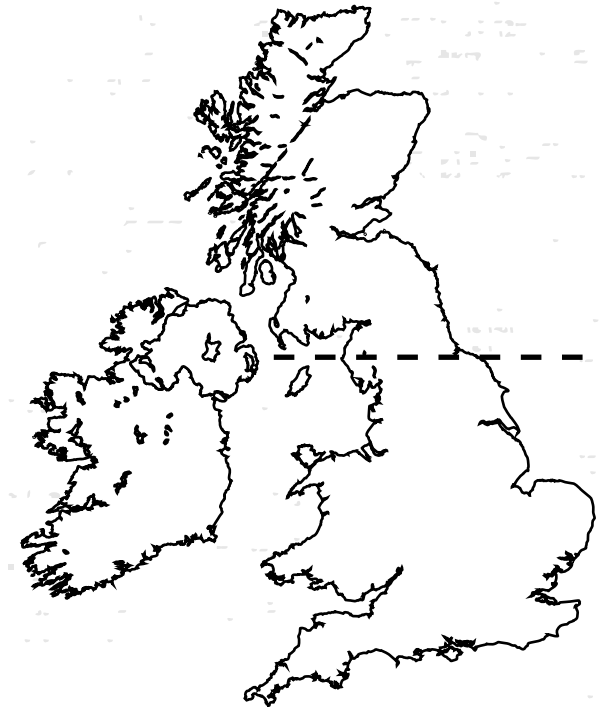
In the first instance Twigloo is a not-for-profit property developer. It will acquire the land and develop the scheme. It is likely that multiple contractors will be used to deliver different aspects of the scheme; the number and nature will be dependent on the context and design.

We anticipate that the most likely route through land acquisition and planning permission is to firstly secure an option to acquire the desired site subject to obtaining planning permission. Planning consent can therefore be submitted without the landowner making the transfer speculatively.

The Twigloo community will be supported by a core group that are committed to the long-term vision. This group is likely to occupy at least one third of the dwellings and each household will have a long-term interest in their home.

The first houses that Twigloo develops will be sold to the community founder members. The properties will be priced at a value that is affordable compared to the local area, but also generates a sensible surplus for Twigloo as the developer. This will result in reasonable capital receipts and will release borrowing capacity to build the next phase of the scheme.

Building the long-term founder member properties first will also allow founder members to set the tone for the community and manage all aspects of the unfolding project.



Approximately one third of the properties will be offered on an affordable rental basis. These spaces will suit those that would like to be a part of the creative community for a finite period of time.

Beyond being a development vehicle, once the site is built and established, the Twigloo company will act as the landlord and management company for the varied types of properties and terms of occupancy. It is also likely that Twigloo will act as the investment and management company for the site renewable projects.

Once the project is built and the site is running, the Twigloo not-for-profit company will be trading with a surplus. This will initially be small and will comprise income from residential and commercial spaces and income from renewable initiatives. The initial phase of properties that are sold will reduce the borrowing required for the project as a whole. As the project develops and the community matures it is anticipated that further residents will want to purchase their properties resulting in further capital receipts (with a surplus against the cost of build) that reduces the borrowing overall.

Once the project is completed and the model is working well, trading surpluses will be used to reduce debt and further the work of the Twigloo impact incubator.

Construction techniques will be chosen that ensure that all aspects of the Twigloo development have a long lifespan that is comparable to modern built homes and enterprise facilities.

TWIGLOO COMMUNITY

The Twigloo community is a peer-led creative community founded on values of mutuality. Where often the influence of communication bias, vested interests and the power dynamics of resources can imply a hierarchy of worth to any contribution, Twigloo is committed to valuing personal contribution in a different way. When we talk about collaboration, we are imagining a countercultural process of creativity and inspiration, where

each contribution, regardless of status, has impact on the finished work.

We have out-worked these values in other projects that we have developed. We do this by developing an intentional language around how each contribution is incorporated into the project. For example the most common disruptor to mutuality is communication style; by understanding and celebrating different communication styles, we can be intentional about how we hear, capture and critique the most impactful ideas as opposed to the most persuasive opinions.

The governance of the project will be set up to preserve the founding values and purpose of the project and ensure continued financial sustainability. There will be a robust framework that determines how mutuality is outworked in the context of making decisions that affect the community. Such decisions might range from how surpluses intended for growth are invested through to who joins the community.

LAND DIVERSIFICATION & PROJECT SYNERGIES

The team behind Twigloo have a wealth of experience and expertise in land diversification projects and business start-up. There might be opportunity to combine Twigloo with another land diversification project on a neighbouring or nearby site. This might be of particular benefit to a land owner who would like to find a sustainable solution on their land and might form part of the mutual benefit derived from hosting the Twigloo project.

Examples of projects that the team have developed or are currently developing include a glamping site with cafe/restaurant, a children's day visitor attraction, a treehouse holiday village and a woodland wedding ceremony site. We have also delivered projects that are not linked specifically to land diversification.



NEXT STEPS

There is a natural sequence of events to deliver the Twigloo vision. There are barriers to delivery at various stages and some of these are outlined here; this is to offer some insight in to the initial roadmap ahead but also invite any ideas, thoughts or contributions to assist in overcoming barriers and achieving each of these next steps...

Finding and acquiring suitable land. We are looking for a partnership where Twigloo might meet the needs of the land owner as much as the land meets the needs of Twigloo. If you have any ideas or connections then please get in touch.

Raising funds to cover the cost of the planning application. We will initially submit a planning pre-application and ensure the chosen site has a positive indication from the planners before then progressing to full planning application. The cost of working up detailed designs and submitting a planning application is high and the expenditure is made at risk. Twigloo will need to secure either grant assistance for this or take on some investment that reflects the level of risk involved without adding financial pressure to the delivery stages.

Securing a finance package for the project as whole. There has been a surge of community self-build and co-housing projects in recent years and as a result there are an increasing number of bodies that are willing to invest into co-housing schemes. While the finance package is not likely to be a significant barrier, there will be a spectrum of offerings, some better than others. In a similar vein to the rest of the project, we are keen to find the right values alignment to unlock the project in the most effective way.

Get in Touch

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in brief... 

We hope to
Reimagine
THE
RELATIONSHIPS
BETWEEN
PEOPLE, COMMUNITY, LAND
 **Purposeful work**



MOOD





BOARD



