

About Wrigleys:

Wrigleys Solicitors is a leading adviser to the Charity and Social Economy sector and has been advising co-operatives, charities and social enterprises since the mid 1980s, during which time we have acted as consultants to the European Commission on co-operatives.

The team is led by Malcolm Lynch who is also Chair of Ecology Building Society and is described in Chambers & Partners as:

“A dedicated charities lawyer who really knows the subject, and who also has a very charitable spirit - you need to be able to empathise, and Malcolm really can.”

Chambers & Partners also reports:

“Wrigleys have a reliable and efficient team that understand the charity sector and maintain a friendly and open approach”.

For further information please contact our co-housing and social economy team:



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Working with

www.cohousing.org.uk



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WRIGLEYS
— SOLICITORS —

Co-housing & Community-led housing



The experience of our property and social economy legal teams in community-led projects means that Wrigleys will advise your group with an empathy and understanding built up from working on many similar projects in the past.

The team at Wrigleys recognises that your primary aim is to not to simply build housing, but to build homes and communities – buying land, financing it, developing it and governing your group are just the means of achieving that aim.

Our experience

Wrigleys are legal specialists in structuring and financing all forms of community-led projects from pubs to railways.

Some of the housing projects that Wrigleys have advised on are:

- Lancaster Cohousing
- The Open House Project
- Loco (London Countryside Cohousing Group)
- Laughton Lodge
- Shire Hill
- Environment Trust

Key Issues

A community housing development is a lot more complex than a normal house purchase.

Like the proverbial iceberg, there is more to it than may first appear!

Developing the land

These are the main steps a developer usually must go through. Many of these will apply to your group too:

Step 1:
Set up a legal structure

Step 2:
Assemble your Professional Team

Step 3a:
Peer Funding

Step 3b:
Bank Funding

Step 4:
Buying your land

Step 5:
Hidden costs

Step 6:
Development

Step 7:
Plot sales/
Tenancies

Why should you speak to Wrigleys?

Low cost

We can help your group start a project even if on a tight budget

Experience

We have advised on property and legal structures on many projects including one of the first cohousing projects in the 1990s (Laughton Lodge in East Sussex)

Depth of expertise

Our projects have ranged from 3 homes to 40 homes on budgets that range from modest to substantial. They have involved housing cooperatives, community land trusts, co-housing and housing associations

Contacts

We have established contacts in the sector ranging from planning to funding

Sector specialists

Wrigleys are a leading specialist charity and social economy firm

Getting Started:

FREE - Summary Information sheets on legal structures and development

FREE - Copy of our Guide to Legal Structures for Co-housing and Community-led Housing

FREE - Initial meeting or telephone conference to discuss the legal aspects of your plans

£395 - Full Co-housing company or community benefit society setup* using Wrigleys' own model constitutions plus statutory books and a pack of board resolutions for initial member and director appointments.

We recommend that you set up your company or co-operative as soon as possible to allow you to open a bank account and commit the members who will take your group from plans and dreams to building and living.

*Fee includes VAT and registration fees.