



Homes for Hooky

Hook Norton **Community** Land Trust

Welcome to our May 2024 Newsletter

Thanks to all those who came along to celebrate with us on Saturday 18 May at our Homes for Hooky Open Day event



We were delighted to show over 100 people round the site and the interiors of the community-led homes at Bourne Green. It was great to see so much local support for the project and we can't wait to see tenants moving in once everything is completed.

Most of our visitors were impressed by the high standard of finish in both the affordable homes for rent and the homes for sale, with many people commenting on the spaciousness of each dwelling. Several people who are hoping to live in the affordable homes were able to take a first look at the interiors ahead of the allocations process, which will begin soon.

Everyone was fascinated by the innovative nature of the microgrid, and we were lucky to have Henry Leivers from [SNRG](#) on hand to explain the benefits to the residents. He spent time with visitors in the Substation & Battery enclosure, explaining how a 'pool' of shared renewable energy will be generated by the solar PV on the new homes and Sports & Social Club and power each building and the EV car club. The Tech area is also home to the 100kwh community battery that can store any surplus generated energy, for use at times of peak demand. We feel very proud that our Bourne Green site in Hook Norton is the first community in the UK to have a smart microgrid on a housing development of under 30 homes.

We were thrilled that our local politicians from all the main political parties attended and were all in agreement: that affordable, well insulated homes that generate and share their own renewable energy, is an example that could be replicated in other communities and transform the future of housing.

Our Community Share Offer closing date has been extended to 20 July

We have reached one third of our target in our community share raise and have extended the deadline to raise the minimum target of £300,000 to 20 July. This is a brilliant time to invest in affordable housing that will help local people in housing need afford to live in their community in homes fit for the future. Ethical investing in community shares is a great way to support our local assets, helping them to remain within the community, whilst earning a projected return of up to 6% on your investment.

Have a look at our [Share Offer Video](#) and find out more

on our

[Share Offer Page](#)

Click on the image below to go to our Share Offer Profile on the Ethex platform



We have information under our [Share Offer tab](#) for you to find out how to register with Ethex and make your investment.

Invest in our Community Share Offer and be part of the solution to the Housing Crisis, Energy Crisis, and Climate Emergency

Find out more in our [Share Offer Brochure and Business Plan](#)

We have some Share Offer Summary leaflets available for anyone wanting to spread the word. Please let us know at hello@hooknortonclt.org.uk if you would like some.

Any money you invest in Community Shares is at risk as there is no recourse to the Financial Services Compensation Scheme or the Financial Ombudsman Services. Please don't invest any money that you can't afford to lose.

Project Updates

South Terrace Allocations



We're looking forward to seeing the first residents moving into the 1-bed and 3-bed homes, which will be allocated by Cherwell District Council ([CDC](#)) over the coming weeks. All applicants will have been required to meet the local connection criteria as indicated on our [Lettings Plan](#).

North Terrace - four flats for sale

4 of the 2-bed flats will be allocated by Soha to people from the CDC Housing Register who have provided evidence that they have the required local connection to Hook Norton.

The other 4 flats are currently for sale at market value with [College & County Estate Agents](#) for between £275,000 and £285,000.

Our [Sales Policy](#) and [Sales Brochure](#) are available on our website.



The Bourne Green Microgrid

During the planning phase for the new site HNCLT entered into discussions with Hook Norton Low Carbon ([HNLC](#)), an entirely separate community organisation which works towards reducing the environmental impact of the village and surrounding area, to see whether there were any mutually beneficial opportunities to to minimise the ongoing environmental impact of the new homes. As a result of those discussions HNLC formed a consortium with [SNRG Ltd](#), a next-generation infrastructure investment business, to fund, construct and operate one of the UK's first domestic smart microgrids at the new Bourne Green site.

A microgrid involves the construction of onsite electricity generation equipment to provide power for the use of connected buildings.



A smart microgrid further builds on this by adding additional features, such as battery storage, EV chargers, smart water heating and real-time demand management, to maximise the environmental and economic benefits of connecting buildings directly to an on-site source of low carbon electricity.

The existing 50 kW solar panel array on the Sports and Social Club (SSC) will be linked to the 70 kW solar array on the roofs of the new buildings and a high-capacity battery will store excess solar-generated electricity. Smart hot water heating systems will be installed inside the twelve new homes and seven new smart EV chargers will be installed on the site, some of which will be used by the [Hooky Car Club](#) EVs. All these microgrid elements will be controlled and operated by SNRG, maximising power from solar energy and minimising the amount of electricity that needs to be imported from the national grid.

The construction of the smart microgrid will not only significantly reduce the ongoing environmental impact associated with the electricity use of the properties - all of which have electric space and water heating systems - but also guarantee cheaper electricity to the connected properties. HNLC/SNRG will own and operate the microgrid for at least 20 years and its construction has allowed the CLT to avoid the cost of connecting all of the properties to the local electricity network whilst benefiting the environment and the residents of the new homes.

Hooky's co-working space is on the move!



[Hooky Hub](#), Hook Norton's co-working space, will be moving to the new Bourne Green Community building in the next couple of months. The Hub was set up as a community initiative by Hook Norton Low Carbon (HNLC), and has been serving the home-working community in Hooky since 2021.

When it comes to co-working, benefits such as collaboration, convenience and cost are widely discussed. But coworking spaces also offer another upside: they're more environmentally friendly than any other type of office space. The current Hub subscribers come from a diverse range of business sectors and subscriber numbers continue to grow. The new co-working space at Bourne Green suits the Hooky Hub and it's low-carbon goals.

The new building will benefit Hooky Hub subscribers with:

- A sustainable warm, bright and airy workspace with secure Wifi;
- Desks with monitors and a breakout area for quick calls and or lunchtime chats;
- A separate meeting room which can be booked out free of charge to subscribers of the hub;
- Access to a printer, scanner and photocopier;
- Sustainably and ethically sourced coffee and tea facilities.

The Hub offers a range of subscription models, which can be found on the [HNLC / Hooky Hub](#) page, along with other Hub information.

The Hub team can be contacted by emailing hookyhub@hn-lc.org.uk.

Do you have the skills to be part of the HNCLT Board?



Now that most of the technical and legal elements of the project have been completed, we are looking for new Board members to help with the next exciting chapter of this new vibrant asset to Hook Norton. It's an ideal opportunity for anyone interested in living in one of the homes to have a say in what happens to the open spaces and communal building among other things. We would particularly like to hear from anyone with financial skills who would be interested in the role of Treasurer and anyone with a background in housing or management.

If you or someone you know might be interested in taking up the challenge, please fill in the [Online Application Form](#), or send us a message at hello@hooknortonclt.org.uk

HNCLT Social Media

Follow us @hooknortonclt on [YouTube](#), [Facebook](#), [Instagram](#), and [LinkedIn](#)

Watch our videos [here](#)

Why not become a member of HNCLT

It costs just £1

We would love to welcome more of our contacts as members, so if you would like to have a £1 share in the company, be able to vote at public meetings, and help to influence the direction of HNCLT please click on the Membership Form link below. If you aren't sure whether you're a member or not, just drop us an email to

hello@hooknortonclt.org.uk

Membership is simple and affordable and open to anyone over the age of 18 who lives or works in the local and wider community and who supports the aims and ethos of HNCLT. If you would like to become a member, the following link will take you where you need to go.

[HNCLT Membership Form](#)

If you would like further information about the project or our policies, please visit the website

www.hooknortonclt.org.uk

or email us at

hello@hooknortonclt.org.uk

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