

RURAL URBAN SYNTHESIS SOCIETY

Flats available at Church Grove

For fixed equity sale and shared ownership

RUSS is building 36 new flats at 12 Church Grove in Ladywell. The flats are in two 4-storey blocks linked by bridges, with lift access to all floors, surrounded by shared gardens. There are flats for rent, for sale and for shared ownership.



A new community

The future residents of 12 Church Grove are a mixture of ages and backgrounds, employment and income, all linked by a connection to Lewisham communities. Living here offers residents a chance to get involved with managing maintenance, gardening and social activities..

About the flats

The flats are spacious with large windows and an open-plan kitchen and living space. There is space for a table and chairs on the deck outside each flat; some of the flats also have balconies. They are well insulated with good air-tightness, double or triple-glazed windows, electric heating and ventilation (MEV), and communal hot water.

Communal facilities include:

- A laundry with washing machines and driers
- A guest room that can be booked by residents (for a small fee)
- Shared gardens next to the river with play area for children
- Space for growing food together
- The Hub: a meeting room for residents and desk space for rent.



What's nearby?

Church Grove is a short walk from Ladywell train station and Lewisham High Street, with many buses stopping nearby. Shops and cafes and Lewisham market are in easy reach. Hilly Fields and Ladywell Fields are nearby, with playgrounds and sports facilities.

Designed for a low-carbon future

- Solar panels on the roof generate electricity
- An air source heat pump provides metred hot water to every flat
- Highly insulated for lower fuel bills
- Smart meters and high-speed broadband for home working
- Raised beds for food growing and hanging baskets
- Electric car charging points
- Cycle storage

FAQs

Can I bring my car?

The flats at 12 Church Grove are designed to be car free. There are excellent public transport links and easy access on foot to local shops. Please note that Lewisham Council will not allow residents to apply for a parking permit under local controlled parking schemes. There are three unallocated 'blue badge' spaces shared between residents, visitors and users of the hub.

What will the service charge be?

At the time of writing (July 2023), the service charge is estimated at £829 a year for a one-bed and £1,173 for a two-bed flat. Hot water will be supplied communally and billed according to usage. There is no ground rent.

Can I have a look around before I apply?

Email info@theruss.org to be put on the list for the next open day.

Do I have to be a member of RUSS to live here?

Residents are expected to be members of the RUSS Community Land Trust. Becoming a member is easy and involves buying a share (minimum £1). This gives you the right to vote at the AGM and have a full say in RUSS decisions.

Can I get involved in building work?

Yes, we welcome volunteers, for both practical and admin work. Contact amalia@theruss.org to discuss what's happening and when.

When will the flats be ready?

We expect them to be ready to move into in early autumn 2023. Details to follow.

How much do the flats cost?

Fixed equity: 1 bed, 2 people: £290,056

Fixed equity: 2 bed, 3 people: £343,145

Shared ownership: 1 bed, 2 people: £290,056

Shared ownership: 2 bed, 4 people: £408,597

Shared ownership: 3 bed, 5 person: £516,224

Shared ownership: 4 bed, 6 person: £586,423

Shared ownership shares are available up to a maximum of 80% of the sales price. The minimum percentage has already been fixed for the flats available in summer 2023. Please contact allocations@theruss.org for details.

What are the rules about resale?

RUSS is a Community Land Trust, dedicated to providing homes that remain affordable in perpetuity. There is a resale price covenant on the homes which means that resale price will be permanently linked to the original cost of building (rather than to market value at the time of sale). An individual buyer won't profit from general housing market inflation in the area, so the homes stay affordable if and when they change hands. On resale, the home must be offered to RUSS to nominate a purchaser from the waiting list. If RUSS is unable to propose a suitable purchaser within the time specified in the lease, the flat can be offered on the general market, with the appropriate price cap.



About the RUSS

The Rural Urban Synthesis Society (RUSS) is a member-led, not for profit, Community Land Trust based in south London, founded in 2009 with the aim of creating sustainable community-led neighbourhoods and truly affordable homes right across London. RUSS was established to empower residents – from design and construction to management of their homes and the integration of these into the wider community.

RUSS is powered and directed by its members. The organisation currently has 1,100 members who want to contribute to our vision of enabling people to create new affordable neighbourhoods across London. We welcome thoughts, ideas and contributions from everyone. Join or email info@theruss.org with any questions.

www.theruss.org