

**Build your Home  
Build your Community  
Event Programme  
Thursday 4 July 2019, Rheged Centre, Penrith**



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Build your Community  
EVENT PROGRAMME**

Thursday 4th July 2019, Rheged Centre, Penrith

Welcome

- 6.00pm** Meet with event exhibitors – Mountain Hall (For list of exhibitors, see overleaf)
- 6.50pm** Move to Pennine Gallery (1st floor) for presentations at 7pm

Presentation Running Order

- 7.00pm** Welcome: Cllr Virginia Taylor, Leader of Eden District Council
- 7.05pm** Charlie Luxton, architectural designer, writer & TV presenter
- 7.25pm** Charles Ainger, Lancaster Forgebank Co-housing
- 7.35pm** Fran Richardson, ACT: Cumbria & Lancaster Community-led Housing Hub
- 7.40pm** Rod Hughes, 2030 Architects
- 7.50pm** Break
- 8.00pm** Bruce Armstrong-Payne, self-builder
- 8.10pm** Maddy Teasdale, Patterdale Community-land Trust/  
Eden Housing Association Partnership
- 8.20pm** John Lee, Ecology Building Society
- 8.30pm** Kevin Hutchinson, Eden District Council
- 8.40pm** Anna Hope – Ecomotive
- 8.50pm** Discussion
- 9.00pm** End of presentations
  
- 9.00pm** Final opportunity to meet with event exhibitors – Mountain Hall
- 9.30pm** Close

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## Exhibitor & Presenter Details

### 2030 Architects

Rod Hughes is an architect with extensive experience of refurbishing, converting and retrofitting traditional buildings in Cumbria. He is Director of 2030 Architects Ltd based in Penrith and has a passion for creating contemporary solutions for traditional buildings, whilst applying environmental design principles to create energy efficient homes for his clients.

2030 architects aims to make the design of environmentally responsible buildings as easy as possible and provides free guides from their web site to help prospective clients prepare for a design project. In order to understand exactly what the client wants to achieve, they offer an initial low cost Needs and Options Appraisal meeting to advise on strategic briefing issues before the real expense of designing and constructing a building starts.

**Tel** 01768864224  
**Email** rod@2030architects.co.uk  
**Web** www.2030architects.co.uk

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### Act Cumbria & Lancaster Community Led Housing Hub

Fran Richardson (ACTion with Communities in Cumbria) is a Community Development worker committed to helping communities work out and meet their goals. She is motivated by sustainability and sees housing as a major influencer in maintaining healthy rural communities.

The Community Led Housing Hub for Cumbria and Lancaster will:

- Provide professional, one-to-one support and information about funding to help groups to progress more quickly
- Introduce groups to professionals such as architects, planners and surveyors
- Make useful connections with local planners
- Identify other potential partners such as housing associations and developers
- Create learning and networking opportunities for peer-to-peer support with other community led housing groups

**Tel** 01228 817224  
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**Web** www.cumbriaaction.org.uk

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## Addis Town Planning

Daniel Addis is an independent planning consultant with over 12 years of planning experience in a mixture of public sector and private sector roles. The most recent six years of this experience has been in Cumbria and particularly in Eden where he was formerly a senior planning officer. He offers planning advice on all aspects of the planning process and, given his own personal experience, considers he is well placed to advise on self-build opportunities.

Daniel and his wife were fortunate enough to have a house with a generous garden and were granted planning permission for the erection of three dwellings. He came to an arrangement with a local developer who was willing to build his house in exchange for the other two plots. He had a trouble-free build which took 11 months and moved in, in July 2017. He has been in the house for almost two years and is very pleased with the results and thoroughly enjoyed the entire process. He would love to do it again, just not yet.

Tel 01768 889330/ 07462 646 864  
Email [daniel@addistownplanning.co.uk](mailto:daniel@addistownplanning.co.uk)  
Web [www.addistownplanning.co.uk](http://www.addistownplanning.co.uk)

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## Andy Lloyd – Community Land Trust Network / Co-housing Network

Andy Lloyd is a community led housing (CLH) adviser affiliated to the National Community Land Trust Network. CLH advisors help access funding, guide the set up and running of new CLH groups, introduce project partners, provide business planning and project advice to make it easier for communities to develop locally owned affordable CLT homes or other assets their communities may need.

Andy became involved in community housing as chair of the housing group for the Bridport Coastal and Market Towns Initiative. This led to employment as the Rural Housing Enabler for Dorset Community Action where he helped two early Community Land Trusts (CLTs) to get started.

From 2008 Andy was employed as the Community Land Trust Development Officer with Cumbria Rural Housing Trust (CRHT) resulting in 50 community owned affordable homes being developed by four communities. Andy served as a board member of the National CLT Network up to 2015 and was a consultee for the Community Land Trust Handbook and the Scottish Rural Housing Service Community Bonds Handbook. Andy is based in Penrith and now works nationally as a freelance consultant. Following the launch of the Community Housing Fund in December 2016 he advised eight Local Authorities in Lancashire and Cumbria on the implementation of the fund. Andy is currently completing the CLH adviser accreditation course.

Tel 07525 635692  
Email [andy@communityhousingprojectdevelopment.uk](mailto:andy@communityhousingprojectdevelopment.uk)  
Web [www.communityhousingprojectdevelopment.uk](http://www.communityhousingprojectdevelopment.uk)

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## Bruce Armstrong-Payne (self-builder)

Bruce Armstrong-Payne is a local Town Planning Consultant who has recently been involved in self-build both professionally and privately. He has previously undertaken a barn conversion but is participating in the event to describe his recently completed project, which is a new build dwelling in a village close to Penrith.

The new dwelling is super insulated with air source heat pumps, mechanical ventilation and under floor heating, bringing together all the latest technical improvements in building construction.

**Tel** 07525 184475

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## Cumbria Action for Sustainability (CAFS) -

Cumbria Action for Sustainability (CAFS) is the county's leading climate change and sustainability organisation, driving towards its vision of a zero carbon Cumbria. CAFS has been helping Cumbrians to make their homes more energy efficient for more than 20 years. It runs the annual Cumbria Green Build & Sustainable Living Festival each September, along with workshops, courses and events throughout the year. CAFS is supporting the creation of the new Community Led Housing Hub for Cumbria & Lancaster, being developed by ACTION with Communities in Cumbria. Visit the CAFS website [www.cafs.org.uk](http://www.cafs.org.uk) for lots of practical advice on low-energy new builds and retrofitting existing properties.

**Tel** 01768 210276

**Email** [office@cafs.org.uk](mailto:office@cafs.org.uk)

**Web** [www.cafs.org.uk](http://www.cafs.org.uk)

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## Charlie Luxton

Charlie Luxton is an architectural designer, writer and television presenter. He currently presents *Building The Dream*, *Homes By The Sea* and *Homes By The Med* (More 4).

Charlie began his broadcasting career presenting *Modern British Architects* for Channel 5. Since then, he has gone on to present *Britain's Hidden Heritage* (BBC1), *Restored to Glory* and *Rebuilding The Past* (BBC 2), *Homes and Property* (ITV), *Supercommuters* and *World's Weirdest Homes* (Channel 4) and *Build A New Life In The Country* (Channel 5). He has also worked across the Atlantic presenting *Artland USA* and *Vertical City*.

Charlie is passionate about the environment and communicating his enthusiasm for sustainable architecture and eco-friendly design. Studying at Oxford Brookes University, he achieved a first class honours degree in Architecture before going on to complete an MA at the Royal College of Art in London.

Charlie has worked for a number of architecture practices becoming a founding director of Free State in 2000. Past projects include *Zoomorphic*, an exhibition for the V&A and *Electric Storm*, a three month renewable energy event on the South Bank in London. In 2005 he left London and Free State to focus on sustainable housing. As Charlie Luxton Environmental Design he is currently working on several sustainable housing projects in London, Wiltshire, and the Cotswolds, where he now lives with his wife and two children.

He is also now Ambassador for Plunkett Foundation, a charity that supports rural community businesses across the UK, working alongside them as part of the charity's centenary celebrations. Charlie Luxton regularly gives lectures, hosts awards and facilitates conferences. His speeches cover a wide range of topics relating to architecture, sustainability and design.

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Email [info@charlieluxton.com](mailto:info@charlieluxton.com);  
Web [www.charlieluxtondesign.com](http://www.charlieluxtondesign.com)

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## David Allison (self-builder)

David Allison is a fully time served and qualified industrial electrician. He had no previous experience of building a new dwelling but was excited about the challenge. He also runs an equestrian stud business and has recently opened a dog kennels and cattery business. In October 2016 he applied for planning permission for a self-build dwelling on his small holding. He worked with local architect, Alistair Davis, and local planning agent, Andrew Wilson-Holt, and obtained planning permission in December 2016. David and his father were heavily involved in the actual build, working closely with Building Control throughout the project.

Tel 07495 063636  
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## Derwent Forest Development -

Derwent Forest is a 1070 acre site situated in North West Cumbria, located between Cockermouth and Maryport. The south facing site overlooks the Northern Fells and runs down toward the River Derwent. The site is being developed around the utopia vision as an exemplar model of a self-sustaining community living. The housing development will include self and custom build, community build as well as regular development. All buildings will be as a minimum Passivhaus standard and the site will have its own factory to produce off-site modular housing.

The site will demonstrate how development and wilderness / forest can be co-exist and be interdependent on one another. The site is being developed by the Derwent Forest Development Consortium and the eventual majority shareholding of the site will be held by a Community Interest Company.

The project is manifesting the aims and ambitions of utopia, a concept that has been in development over the past 20+ years and being underpinned by the utopia Foundation Principles. These will govern the process of development and subsequent operation and will become a significant legacy project for future generations.

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**Web** [www.nb21c.com](http://www.nb21c.com)

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## Ecological Building Systems

Ecological Building Systems, based near Carlisle, have been at the forefront of airtight and windtight building products and high performing natural insulations for over a decade.

They are committed to supporting organisations, such as Eden District Council, and self-builders to reduce carbon emissions by promoting a 'fabric first' approach to building design with free in-depth technical support, championing the use of more natural materials to optimise building performance and durability.

Their wide range of ecological systems ensures they are able to offer low energy and Passivhaus solutions for all scenarios, whether it be new build or retrofit. They welcome visitors to their premises to discuss their build specification for insulation and airtightness. They also have a practical training facility where self-builders and contractors can gain hands-on experience, installing insulation, airtightness membranes, tapes and seals – see their website or phone for future training dates.

**Tel** 01228 711 511  
**Email** [info@ecologicalbuildingsystems.com](mailto:info@ecologicalbuildingsystems.com)  
**Web** [www.ecologicalbuildingsystems.com/UK](http://www.ecologicalbuildingsystems.com/UK)

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## Ecology Building Society

Ecology Building Society provides sustainable mortgages and is funded via its members' savings. It lends to support sustainable self-build and renovation projects, conversions, retrofits and community-led housing projects. It can provide development phase mortgages, long term lending for groups and also offers mortgages to buyers of sustainable affordable homes, including shared ownership and restricted resale covenants.

**Tel** 01535 650 774  
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**Web** [www.ecology.co.uk](http://www.ecology.co.uk)

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## Ecomotive -

Anna has 18 years' experience in community-led housing, starting with Ashley Vale in Bristol, where she helped to set up a collective self-build project and built her own eco-home. She went on to co-found Ecomotive, a self-build and community led housing consultancy, and is currently working to set up an enabling 'hub' for the West of England.

In 2018 Anna was selected as a Churchill Fellow and has recently visited Germany, Switzerland, Australia and New Zealand to research alternative models of housing delivery and bring back knowledge to support the self-build and community-led housing sector in the UK.

**Tel** 0117 9241263  
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## Eden District Council - Planning, Building Control & Community-led Housing

### Planning

Eden District Council is the local planning authority for that part of Eden located outside of the Yorkshire Dales and Lake District National Parks who are their own planning authority. The local authority has a duty to prepare a Local Plan against which planning applications are assessed and also assists communities in preparing Neighbourhood Development Plans. The current Eden Local Plan 2014 – 2032 was adopted in October 2018. However, work will commence on an early review of this Plan later in 2019.

The Council encourages anyone wanting to carry out development to talk with the local planning authority prior to submitting a planning application. The pre-application advice service provides informal guidance on the prospects of obtaining planning permission, the planning history of a site, the relevant planning policies that an application will be assessed against, relevant material planning considerations that may be taken into account, a view on likely issues that may arise and a list of documents and plans that will need to accompany the application. Pre-application advice, forms, guidance and schedule of fees which can be viewed at:

[www.eden.gov.uk/planning-and-building/planning/before-making-a-planning-application/pre-application-planning-advice-non-householder/](http://www.eden.gov.uk/planning-and-building/planning/before-making-a-planning-application/pre-application-planning-advice-non-householder/)

### Community-led Housing

Community-led housing presents an opportunity for people to work together to build the homes they want and need, and Eden District Council offers a package of support to help groups get started. The Council's Community Housing Fund of £938,640 can be used to pay for key capital or revenue costs, such as finding and acquiring land, researching local housing needs or drawing up plans and putting together a planning application. Whether your community's priority is energy efficient housing, housing for young families or older people, or housing that includes space in which to work or run small businesses from home, you could receive funding and support from Eden District Council to help make it happen.

### Building Control

The overall aim of Building Regulations is to ensure that buildings are safe, weatherproof, protected against fire, have adequate drainage and, in the case of certain buildings, they are accessible to all. You can design and construct your building in accordance with a number of different standards. The Council provides pre-application advice on Full Plans applications.

**Tel** 01768 817817  
**Email** [customer.services@eden.gov.uk](mailto:customer.services@eden.gov.uk)  
**Web** [www.eden.gov.uk](http://www.eden.gov.uk)

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## Glasgow City Council self-build enabler - Angela Doran

Upon completing her first self-build in 2002, Angela became a committed advocate of self-provided housing models. She wholeheartedly believes that custom and self-build should be options available to all, regardless of wealth or social status.

As well as completing further individual projects while running a small development company, she has worked for several years as a consultant to self-build groups and local government. She specialises in building connections between communities and agencies, such as regeneration companies, planning departments, local authorities and housing professionals, ensuring that the needs of each are met equitably. As part of her work she regularly attends cross party housing group meetings at the Scottish parliament where she lobbies for the self-build agenda.

Currently, Angela is leading Glasgow City Council's pioneering self-build project in Maryhill, while continuing to provide help and support to various groups across Scotland through her work as a director of Assemble Collective Self-build. She is also the Scottish Rep for NaCSBA.

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Email [angela.doran@live.co.uk](mailto:angela.doran@live.co.uk)  
Web [www.glasgow.gov.uk/index.aspx?articleid=24010](http://www.glasgow.gov.uk/index.aspx?articleid=24010)

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## Green Footsteps -

Green Footsteps is an independent energy consultant working with architects and directly with clients. It offers:

- Air tightness testing of new and existing buildings
- Thermal imaging of buildings
- Energy loss calculations
- Passivhaus calculations (Certified Passivhaus Consultant)

Tel 01539 823119  
Email [diane@greenfootstepscumbria.co.uk](mailto:diane@greenfootstepscumbria.co.uk)  
Web [www.greenfootsteps.co.uk](http://www.greenfootsteps.co.uk)

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## Hyde Harrington

Hyde Harrington was formed in 1994 and is a multi-disciplinary Chartered Surveyors and Planning practice providing advice to the commercial property, construction and housing sectors. Hyde Harrington has offices in Carlisle and Kendal.

Trevor Ollerton is a Chartered Quantity Surveyor who, since 1987, has worked in both the public and private sectors. He is experienced in all aspects of Quantity Surveying including cost planning, tender procurement, contract management and Final Accounts.

Angus Hutchinson has been a Member of the Royal Town Planning Institute since 1990 and has nearly 30 years of experience covering all types of development and aspects of the process. He is particularly interested in the issues faced by small housebuilders, custom and self-builders in the current planning context.

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**Email** [angushutchinson@hydeharrington.co.uk](mailto:angushutchinson@hydeharrington.co.uk) / [trevorollerton@hydeharrington.co.uk](mailto:trevorollerton@hydeharrington.co.uk)

**Web** [www.hydeharrington.co.uk](http://www.hydeharrington.co.uk)

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## John Richardson and Son

John Richardson and Son Home improvements in Penrith is a family run company offering quality products and services to both the trade and DIY clients. It prides itself on its commitment and high levels of customer care.

It operates from 2 sites, Roper Street which houses vast stocks of timbers and a large showroom area displaying doors, flooring, kitchens and bathrooms and from its Scotland road depot it offers a bespoke joinery manufacturing service specialising in the manufacture of windows, doors, trusses etc.

**Tel** 01768 895000

**Email** [info@johnrichardsonandson-timber.co.uk](mailto:info@johnrichardsonandson-timber.co.uk)

**Web** [www.johnrichardsonandson-timber.co.uk](http://www.johnrichardsonandson-timber.co.uk)

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## Lancaster Forgebank Co-housing

The multi award winning eco cohousing community at Forgebank consists of private homes, community facilities, workshops/offices/studios and shared outdoor space. It comprises around 65 adults and 15 children. They eat some meals together, make their decisions by consensus, and enjoy meeting their neighbours in their lovely pedestrianised street and Common House. The cosy and comfortable homes meet Passivhaus and Code for Sustainable Homes (level 6) standards, and benefit from renewable technologies (solar, biomass and hydroelectricity). Living at Forgebank also enables the community to live a lower impact lifestyle in many ways e.g. through a travel plan and car club, cooperative food store, shared meals and other shared resources.

Charles Ainger (Chair of Lune valley Community Land Trust) is a retired Chartered civil engineer; a member and past director of Lancaster Cohousing, and is involved in its management. He is passionate and active in education and change for sustainability, including housing, and previously a co-founder and member of Low Carbon Chilterns.

**Tel** 07887 243512  
**Email** charles.ainger@gmail.com  
**Web** www.lancastercohousing.org.uk

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## Manning Elliott Architects

Manning Elliott Partnership is an established RIBA Chartered Practice based in Penrith, Cumbria. It provides a range of architectural services and work in a wide range of sectors including retail, leisure, offices and hotels, healthcare and interior works.

In terms of housing, its work ranges from extending and refurbishing properties to new build and large-scale housing developments for both private and public sector clients. Its experienced team of Architects and Technicians have the knowledge and capability to guide its clients through the design stage, the complex process of securing planning permission and building regulations consent, and the coordination of the construction process from procurement to completion of a project. Its aim is to deliver sustainable design that meets clients' expectations and aspirations, complies with building regulations and meets their budgetary requirements.

**Tel** 01768 868800  
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**Web** www.manning-elliott.co.uk

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## Patterdale Community Land Trust

Madelaine Teasdale is the chair of Patterdale Parish Community Land Trust. "The formation of the CLT is the result of several years of work by local people. Around 50% of the houses in the parish are second homes or holiday lets, and house prices and private rents are unaffordable for most people here. The Parish needs to keep young people living and working in the dale, and with the CLT it will be able to provide affordable, local needs housing that will help to keep the community sustainable and vibrant.

It is very pleased to be discussing a site with the Lake District National Park and working with Eden Housing Association who will manage the development for the CLT, and it aims to look at other possible sites in the future". Community Land Trusts are set up by, and on behalf of, the local community.

**Tel** 017684 82534

**Facebook** Ullswater Affordable Housing Group

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## Penrith Building Society

Penrith Building Society was founded in 1877 with its original purpose being 'every man his own landlord'. Today, nothing much has changed, the Society and its staff still exist to meet the needs of its 8700 members, whether that be savings or buying, re-mortgaging or building their forever home.

Tim Bowen is the CEO of Penrith Building Society. He joined the Society in late 2017 and took over as CEO in January 2018. He and his team are passionate about the Building Society movement and the members that they serve. Being a mutual that stays true to its social purpose and heritage remains at the core of the Society's purpose and strategic aims.

**Tel** 01768 863675

**Email** [enquiries@penrithbs.co.uk](mailto:enquiries@penrithbs.co.uk);

**Web** [www.penrithbs.co.uk](http://www.penrithbs.co.uk)

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## PFK -

PFK has a track record of success in the region dating back to 1876. Its business encompasses six regional offices and professional teams of surveyors, land agents, planners, lettings managers, valuers, marketers, and much more besides.

Its planning consultants are chartered members of the Royal Town Planning Institute (RTPI) while its land agents and surveyors are chartered members of the Royal Institute of Chartered Surveyors (RICS). Together they possess extensive experience of working with a wide range of clients from developers to architects, solicitors to estate agents, landowners and businesses as well as individual clients.

At PFK, they are well placed to offer their advice and assistance to self-build schemes, bringing together expertise from Planners, Land Agents, Surveyors and Estate Agents. They are able to offer a complete service to those seeking to develop self-build plots or those landowners seeking to provide self-build opportunities. They are also involved with community groups, who are actively involved in the provision of community-led housing, typically through Community Land Trusts, these schemes often include self-build opportunities.

Tel 01768 890140  
Email [planning@pfk.co.uk](mailto:planning@pfk.co.uk)  
Web [www.pfk.co.uk](http://www.pfk.co.uk)

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## Space Designed Solutions

SPACE can help design the building of your dreams; whether starting from scratch, adapting or improving. Supporting you every step of the way, they turn your ambitions into reality.

Working on projects of all scales, they specialise in new builds, structural interior alterations, extensions & refurbishments. Its small team is committed to creating stunning spaces that work for you. It works from a grounding in pragmatism, combined with design flair and a sprinkling of eternal optimism.

It aims for the best for you, and your project, within the scope of the current legal, technical and best practice guides; deploying pragmatic and practically minded site results, conscious at all times of your budget. It helps you resolve what you need in a 'people first' process that really listens; creating SPACE Designed Solutions that stand the test of time.

Tel 01768 862437/07909 864444  
Email [lee@space-ds.co.uk](mailto:lee@space-ds.co.uk)  
Web [www.space-ds.co.uk](http://www.space-ds.co.uk)

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## SSQ Natural Slate

SSQ Natural Slate is a specialist supplier of natural slate products, providing slate roofing solutions to the building and construction industry. Its slates are backed by reputable guarantees, as well as a 40-year track record of proven performance. Its flagship products Del Carmen® natural roofing slate and Riverstone® Phyllite have been sold exclusively by SSQ, offering consistent supply, traceability, strong branding and comprehensive technical support.

**Tel** 020 8961 7725  
**Email** [info@ssq.co.uk](mailto:info@ssq.co.uk)  
**Web** [www.ssqgroup.com](http://www.ssqgroup.com)

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## Thomas Armstrong

As part of the Thomas Armstrong Group of Companies, the Timber Division has a strong presence in the house building sector; supplying bespoke Structural Timber Frames, Roof Truss Packages and Metal Web Floor Joists/Cassettes. The Company designs and supplies engineered timber solutions to a wide variety of client, from self-builders through to the larger blue chip construction and house building companies.

**Tel** 01900 68226  
**Email** [graeme.batey@thomasarmstrong.co.uk](mailto:graeme.batey@thomasarmstrong.co.uk)  
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## Unity Trust Bank

Unity Trust Bank is a commercial bank with a social conscience. It provides day-to-day banking, deposit services and commercial loans and mortgages to businesses and organisations that share its values. It believes in delivering positive social impact, not simply maximising profit. Its purpose is to help organisations to prosper and contribute to economic, community and environmental change.

**Tel** 0345 140 1000  
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