



homefolk
communityowned
tinyhouse villages
for ecohealth

financial
transparency
document

homefolk

financial transparency: introduction

This document aims to provide a brief outline of the costs and financial flows behind homefolk. As a start-up social enterprise, even though we're a certified member of Social Enterprise UK, proving that we're the real deal means as much transparency as we can provide! All of the information provided is also accessible from an open access spreadsheet anyone on the internet can view. It contains more information about specific cost breakdowns so if you're curious please have a more in depth look! → <https://docs.google.com/spreadsheets/d/1RlZgVOz7CtvE2d5L2dpS4duJRXKDWlvqlrrbwZN8aU/edit?usp=sharing>

We have funding goals for a reason... see the contents table below for specific queries:

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(1) crowdfunder campaign targets

There are a range of possible crowdfunding milestones we may reach and we need a detailed breakdown for all eventualities! See 3 options of what could happen below (but please bear in mind the option 1 is the one we're banking on!)

	Crowdfunder Target Option 1	Crowdfunder Target Option 2	Crowdfunder Target Option 3
Amount from Crowdfunder	£15,000	£50,000	£50,000+

Option 1: ESSENTIAL

Why are we aiming to raise £15,000? For us, this is the minimum amount we realistically need to make our pilot project possible. We will work hard to reach this amount! Please see the detailed costing breakdown in the subsequent pages of the amount we are trying to raise:

Crowdfunder Target Option 1 - ESSENTIAL - Spending Breakdown					
Item	Unit Quantity	Cost per unit	Total Cost	Who is involved?	Justification
Builder preparatory work	64	40	£2,560	Tinyhouse UK Company http://www.tinyhouseuk.co.uk/	Paid wage as per request, our builder is commercial and does not work not-for-profit, unlike homefolk. Paid for working 9-5, 4 days a week for a period of 2 weeks to carry out construction preparatory work including: (1) begin the process hiring and training of new staff; (2) finding new premises; (3) working on producing a finalised schedule for the project,

					costing, design features and logistics; (4) conducting a materials investigation with training for SIP panels
Materials investigation during preparatory work				£1,000	Tinyhouse UK Company http://www.tinyhouseuk.co.uk/ Investigating and learning the most modern and up to date methods for SIP panel manufacture, sourcing and assembly
CLH Site Search and Planning Consultancy	10	40		£400	Community Led Housing Hub London Continue paid support consultations at their set price with Community Led Housing London: for planning and regulatory advice and to play an active role in bespoke site search / acting as an advocate and mediator with local planning authorities
1.5 months (6 weeks) paid full time Project Manager	192	11.05		£2,122	Current Project Manager Adam Paid London Living Wage, working 9-5, 4 days a week for a period of 1.5 months on this project organising, amongst other activities: (1) site search and acquisition through liaison with CLH and related organisations specialising in non-traditional living and the planning process; (2) complete and finalise the prospective resident search; (3) source and send out the crowdfunder gifts to donors; (4) arrange for the printing of promotional materials; (5) liaise and finalise with tinyhouse builder on timeline, final costing, logistics, design features etc.; (6) liaise with influencers and national media outlets to continue to raise awareness and profile of the affordable

					housing crisis and solutions that exist
1.5 months (6 weeks) part time lawyer/legal professional(s?)	60	11.05		£663	Current Legal Team Lead Ali Paid London Living Wage, flexible part time working 10 hours per week for a period of 1.5 months on this project organising, amongst other activities: (1) legal support in site search and acquisition; (2) research and drafting the legal documents for prospective residents / creating a bespoke legal contract for sale of this new form of housing; (3) brokering a bespoke insurance agreement with a specialist tinyhome insurer
1.5 months (6 weeks) part time external Overseer of Resident Search	60	11.05		£663	A specialist role for someone external to the pre-existing group of volunteers with experience and understanding of community creation, facilitation, community mental health and sustainability Paid London Living Wage, flexible part time working 10 hours per week for a period of 1.5 months on this project organising, amongst other activities: (1) Oversee the prospective resident search including applications, interviews and decision making role. (2) Consultancy role in community and coliving creation, facilitating group meetings and community creation
Spare monies available for legal and resident search specialist				£1,000	

expertise consultancy					
Advertising budget				£1,500	Including materials like posters, stickers, leaflet & graphic design services required etc.
Crowdfunder rewards and postage budget				£1,500	
1.5 months (6 weeks) part time Grant Applications Wizard	60	11.05		£663	A role for someone with experience and understanding of charities law and grant applications - Grace to advise Paid London Living Wage, flexible part time working 10 hours per week for a period of 1.5 months on this project organising, amongst other activities: (1)
1.5 months (6 weeks) part time Digital Media Manager	30	11.05		£332	Current Instagram Manager Elicia Paid London Living Wage, flexible part time working 5 hours per week for a period of 1.5 months on this project organising, amongst other activities: (1)
1.5 months (6 weeks) part time Community Liason	60	11.05		£663	Current Publicist and Community Liason Vaiva Paid London Living Wage, flexible part time working 10 hours per week for a period of 1.5 months on this project organising, amongst other activities: (1)
1.5 months (6 weeks) part time	18	11.05		£199	Current Architect and Basic Financial Advisor Ka Paid London Living Wage, flexible part time working 3 hours per week for a period of 1.5 months on this project organising, amongst other

Treasurer					activities: (1) coordinate payment of wages; (2) creating a document of accounts for tax purposes
Rainy day fund				£1,935	Remainder of the money saved as a contingency in case of problems or emergencies
Total Spent (Minus Rainy day fund)				£13,065	

Option 2: BLUE SKY

Why are we aiming to raise £50,000? For us, this amount of money means a significant change to people we're able to offer this project too, much more in line with our goals of radical affordability. Please see the detailed costing breakdown in the subsequent pages:

Crowdfunder Target Option 2 - BLUE SKY - Spending Breakdown					
Item	Price per Unit	Unit Quantity	Total Cost		Justification
All items from Option 1 - ESSENTIAL			£13,065		
Housing subsidy for future residents	4616.8	8	£36,934		A subsidy of almost £4500 for each resident will enable us to offer lower/no security deposits for some applicants without large pre-existing savings and take on more risk. This amount will help us closer to matching the housing price we hope to consistently offer in all future projects (£30,000) if the price can't be taken lower still!
Total			£50,000		

Option 3: PROJECT COMPLETE

Why are we aiming to for £125,000? For us, this is the maximum amount we could ask for to make our project possible. This will deliver radically affordable housing at £30,000 each for each of the 8 residents and will help us to deliver a genuine proof of concept - future sites won't cost £45,000 and we hope to show what life would be like for residents there if our pilot site is a similar cost. We will work hard to reach this amount! Please see the detailed costing breakdown in the subsequent pages:

Crowdfunder Target Option 3 - PROJECT COMPLETE - Spending Breakdown					
Item	Price per Unit	Unit Quantity	Total Cost		Justification
All items from Option 1 - ESSENTIAL				£13,065	
Housing subsidy for future residents	£13,992	8		£111,935	In addition to the lower security deposits, a sum of this figure will take our project to it's end goal - we want to provide radically affordable housing in Central London for a price of £30,000. We know that, if this weren't the first time we're doing this project and was done on greater scale it would be easy for us to offer housing at this price. As it stands, right now we want proof of concept and to see what paying for a mortgage of this value over a period of 2-5 years could mean for people that live in our village. We know this is a big funding target and we don't even know if this much will be possible! All the same, we must try our best to get our pilot project as close as possible to the end product we really want to roll out en masse to work out kinks,

					benefits and really showcase what radical housing affordability can do for people's lives.
Total Spent				£125,000	

(2) total project costing

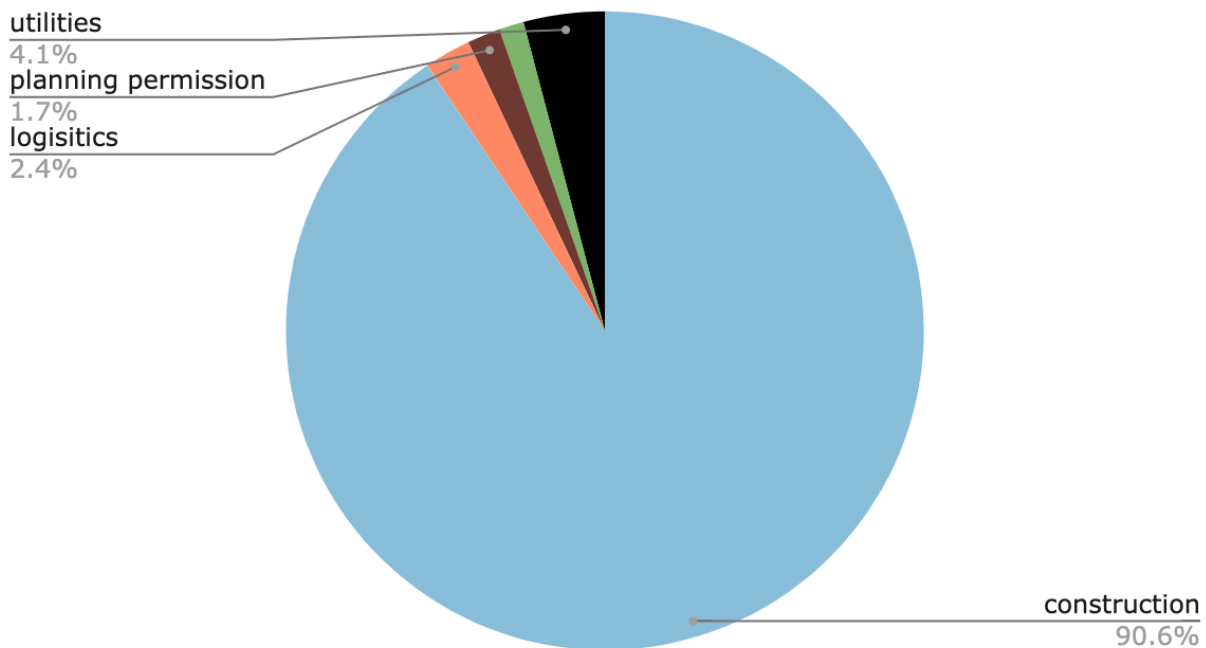
This project has a number of costs involved that will largely be paid for by future residents. What we're doing is radically affordable but sadly, owing to the lack of a fully socialist society, our operations within the capitalist system mean we will all still pay something for our housing :)

	Mid	Min	Max
Total Project Cost	£367,148	£307,070	£425,800
Per person price	£45,893	£38,384	£53,225

See the pie chart with project domain cost breakdowns and definitely visit the spreadsheet if you are interested in learning more about where these numbers came from →

<https://docs.google.com/spreadsheets/d/1RlZgVOz7CtvE2d5L2dpS4duJRXKDWlvqlrrbwZN8aU/edit?usp=sharing>

homefolk project costs breakdown



See the table on the next page for total project breakdown...

Project Area	Item	Item w/o VAT	Lower Estimate Item Cost + VAT	Item + VAT	Upper Estimate Item Cost + VAT	Number of Items	Total Cost	Lower Total Cost	Upper Total Cost	Category Percentage of Total Project Cost
Construction: Tinyhouse UK's Tinyhouse Building Quote	Pod B	28400	30000	34080	37000	8	272640	240000	296000	90.60%
	Hubs	-	25000	30000	40000	2	60000	50000	80000	
Construction							332640	290000	376000	
Logistics: Towing Pods	Fuel		250	350	450	1	350	250	450	2.36%
	Van hire 1 month		1000	1500	1700	1	1500	1000	1700	
	Hire driver 1 month		0	1400	1700	1	1400	0	1700	
	Congestion & LEZ charges		2000	2800	3100	1	2800	2000	3100	
Logistics: Lowloader Hubs	Fuel		150	200	300	1	200	150	300	
	Low loader hire 2 days with driver	1500	1500	1800	2000	1	1800	1500	2000	
	Congestion & LEZ charges		600	600	600	1	600	600	600	
Logistics						8650	5500	9850		
Site Regreening & Paints Budget	Planters		50	99	150	10	990	500	1500	1.67%
	Plants		50	100	150	10	1000	500	1500	
	Bike Hangar		350	560	700	2	1120	700	1400	
	Rainwater Barrels		40	50	70	10	500	400	700	
	Paints		50	100	250	10	1000	500	2500	
	Signs		20	50	100		0	0	0	
	Decorative Bunting Items		10	16.5	20	15	247.5	150	300	
	Greenhouse		250	400	500	2	800	500	1000	
	Composting		40	60	100	8	480	320	800	
Landscaping						6137.5	3570	9700		
Planning Permission			2000	4620	6000	1	4620	2000	6000	1.26%
Utilities Site Mains Installing Connections	Water		2000	5000	8000	1	5000	2000	8000	4.11%
	Electricity		2000	5000	8000	1	5000	2000	8000	
	Sewage		2000	5000	8000	1	5000	2000	8000	
	Internet		0	100	250	1	100	0	250	
Utilities								24250		

(3) personal payment only

If we raise our initial fundraising amount of £15,000, this is the current payment arrangement residents will have to agree to - paying roughly £45,000 per person for a tinyhouse and their 1 eighth share of the two communal hubs (wet room and kitchen) and 1 eighth share of the site.

This amount represents a much higher number than we would be able to secure if building our units at scale. As seen in the previous section, more than 90% of our current costs are in construction and with a more standard model/familiarity and infrastructure in place with our tinyhome builder, it seems likely we can build these units for significantly less - we're aiming for all subsequent sites to offer homes for £30,000 or under.

Please investigate the following payment options available using different initial deposits made and the subsequent mortgage repayments. Mortgage providers (and a potential better deal) need to be investigated/brokered but for these initial investigations which homefolk volunteers have done part time, we used unsecured microloan provider Pegasus and modelled repayments over a period of 2-5 years. Please note these numbers are taken from their online calculator and not guaranteed prices as of right now. Pegasus have a 7.8% APR for unsecured loans which is why the interest accrued on these 'mortgages' is so high.

Personal Paymet Option 1:

Total to pay	10% Deposit	Mortgage Amount
£45,000	£3,500	£41,500

	24 Months Mortgage Repayments	36 Months Mortgage Repayments	48 Months Mortgage Repayments	72 Months Mortgage Repayments
Monthly Repayments	£1,873	£1,297	£1,009	£724
Total to Repay	£44,956	£46,679	£48,444	£52,098

Personal Paymet Option 2:

Total to pay	20% Deposit	Mortgage
£45,000	£8,500	£36,500

	24 Months Mortgage Repayments	36 Months Mortgage Repayments	48 Months Mortgage Repayments	72 Months Mortgage Repayments
Monthly Repayments	£1,647	£1,140	£888	£636
Total to Repay	£39,539	£41,055	£42,607	£45,821

Personal Paymet Option 3:

Total to pay	50% Deposit	Mortgage
£45,000	£22,500	£22,500

	24 Months Mortgage Repayments	36 Months Mortgage Repayments	48 Months Mortgage Repayments	72 Months Mortgage Repayments
Monthly Repayments	£1,016	£703	£547	£392
Total to Repay	£24,374	£25,308	£26,265	£28,246

(4) grant / fundraising / personal paymet mix

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Grant / Fundraising / Personal Paymet Option 1:

Total to pay	10% Deposit	Mortgage Amount		24 Months Mortgage Repayments	36 Months Mortgage Repayments	48 Months Mortgage Repayments	72 Months Mortgage Repayments
£43,000	£4,500	£38,500	Monthly Repayments	£1,738	£1,203	£936	£671
			Total to Repay	£41,706	£43,304	£44,942	£48,332

Grant / Fundraising / Personal Paymet Option 2:

Total to pay	10% Deposit	Mortgage		24 Months Mortgage Repayments	36 Months Mortgage Repayments	48 Months Mortgage Repayments	72 Months Mortgage Repayments
£40,000	£3,500	£36,500	Monthly Repayments	£1,647	£1,140	£888	£636
			Total to Repay	£39,539	£41,055	£42,607	£45,821

Grant/Personal Paymet Option 3:

Total to pay	10% Deposit	Mortgage		24 Months Mortgage Repayments	36 Months Mortgage Repayments	48 Months Mortgage Repayments	72 Months Mortgage Repayments
£30,000	£2,500	£27,500	Monthly Repayments	£1,241	£859	£669	£479
			Total to Repay	£29,790	£30,932	£32,101	£34,523

(5) finances beyond our pilot

Thanks so much for reading. We can only create a fuller financial plan once we've had more time to devote to this instead of doing it between part time jobs/full time jobs/our studies/life!!!

As stated beforehand, once we manage to complete our initial site we will have a period for reflection and learning more about this unique housing provision model we're pioneering. We seriously aim to sell homes within the next 2-3 years for a price of £30,000 each and are certain that with a pilot done, a greater order of 24 home for 3 additional villages will be well within scope. We've got a feeling it's going to be an exciting few years!

Please keep checking out website and sign up for email updates here if you'd like to find out more about where this project goes