



KIN[®]

**We are developers,
architects, and
community enablers.**

**We specialise in supporting
community-led housing
groups — providing a range
of solutions to help you
deliver beautiful, sustainable,
and affordable homes.**



Community-led homes

Meaningfully involving communities in designing, developing, and managing their homes and neighbourhoods creates more vibrant, sustainable, and resilient communities.

However, taking on a development project can be daunting. It can also be a steep learning curve and a huge amount of work.

We can help.

What makes us radical

We're not like other developers. We specialise in working with community-led housing groups and delivering cutting-edge sustainable, net-zero carbon, and Passivhaus homes.

We provide a one-stop-shop for the support your community needs to successfully deliver your project. We provide a flexible range of support tailored to you, complimenting your group's skills and capacity. We can help throughout the whole journey, from forming your group to moving into your new homes.

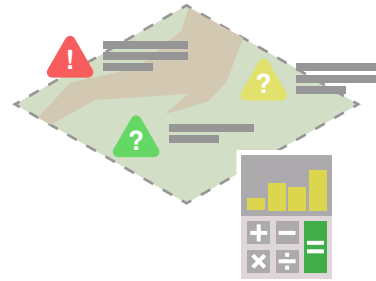
Sustainability is at the heart of everything we do. We are experts in sustainable, net zero carbon, and Passive House construction — ensuring your homes are comfortable, have very low energy bills, and are kind on the planet.

We can help at every step of the way



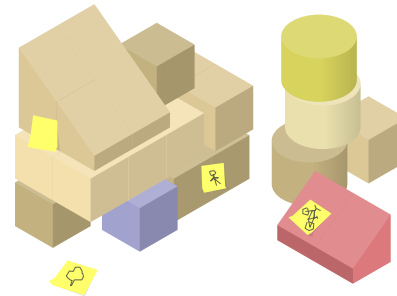
Forming your group & vision

Forming your group, working out your vision and how to communicate it to others (e.g. councils and funders), and incorporating.



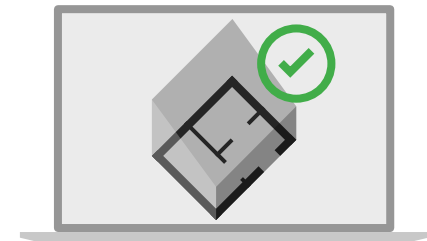
Finding a site & financial appraisals

Producing a site finding brief, searching for sites, and producing financial appraisals. We can also help with landowner negotiations and securing your site.



Co-design & sustainability

Working closely with you throughout, running co-design and knowledge-building workshops. These are led by your design brief and integrate sustainability and placemaking.



Securing planning permission

Securing planning permission, coordinating any specialist surveys and reports you need, and leading negotiations with the Local Authority planning department.



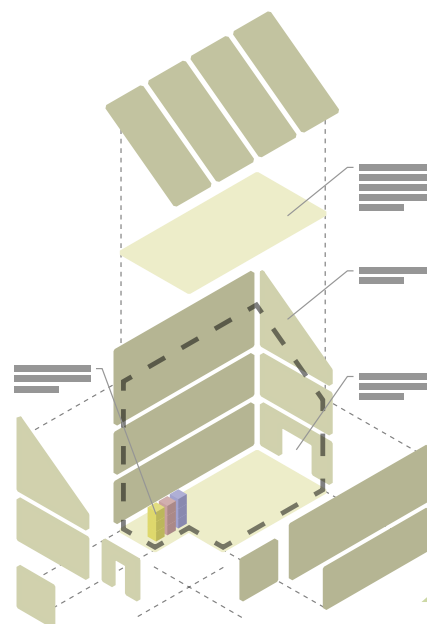
Raising finance

Raising the finance required at each stage of your project, from early stage seed funding to funding the construction.



Appointing & managing the team

Appointing and managing the whole team for you, from project conception through to finished homes. Ensuring you have the right support and expertise you need.



Technical design & construction

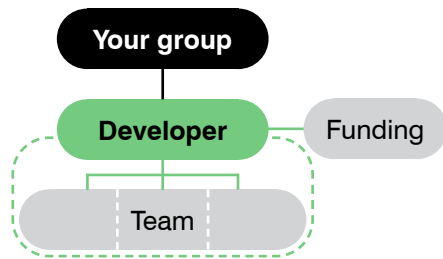
Coordinating the technical design, appointment of the Contractor (builder), and managing the construction. Our expert team ensures your homes are high-quality and exceptionally sustainable.



Moving into your homes

Handing over your new homes, and helping you move in and start running your community.

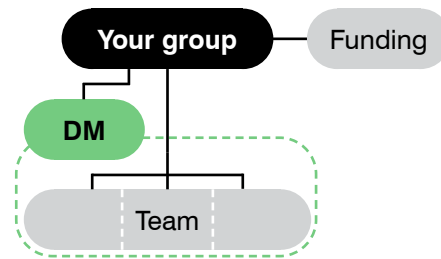
We provide support tailored to you



Enabling Developer

We provide an end-to-end Enabling Developer service. We manage everything: appoint the team, work closely with you to deliver your vision and brief, co-design the scheme with you, finance the project, and hand over finished homes. We can also help you find and secure a site. We make our return at the end of the project, meaning you don't need to pay fees as you go.

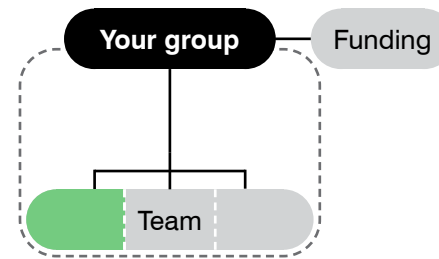
Good if you want significant help managing your project, or want to minimise the funding you need to raise before the homes are built.



Development Manager

We provide a flexible Development Management ('DM') service. We manage everything for you while you retain the role of 'developer'. Typically, you appoint most of the team directly, with our guidance. We may help you raise finance and find a site. You pay fees, as you go.

Good if you want help managing your project, while retaining greater responsibility for day-to-day leadership and funding.



Architecture, Sustainability, & Enabling

We provide a range of services including Architecture, Sustainability and Passivhaus design, workshops and co-design, site finding, appraisals and viability, bid writing, and other enabling services. We usually provide these in conjunction with leading the consultant team. They are included in our Development Manager and Enabling Developer services.

Good if you want to self-manage your project, or before you have decided how you want to deliver your project.



Pro-Bono Early-Stage Assistance

We also provide free early-stage assistance for community-led housing groups, including forming a group, group dynamics, site finding, initial site analysis, finding the right team, and bidding.



Cohousing Harrow

'We chose KIN as our development manager, and Alex and Chris became our mentors and heroes through this project!

None of us had any prior knowledge, skills or experience of development so we really appreciated the friendly, responsive and professional way that KIN guided us through the process. KIN's turnkey service was really valuable — giving us development management, design, and community engagement all in one place.

They met with us many times to help us think through what we were trying to achieve, within the limitations of the site. They devised and ran workshops, using graphics and interactive exercises to explain ideas and get our disparate group to begin to grasp what we needed to do. It was exciting to see the whole group so engaged with and excited by this process. A real bonus for us, given that one of our aims is to be as sustainable as possible, was the way KIN wove sustainability into every aspect of the project.'





'KIN offered us invaluable support on a wide range of issues (governance, allocations, financial appraisal). They went the extra mile for us at several points and on a very tight schedule.'

The designs KIN came up with got the most out of a narrow and pretty awkward site, maximising community space and suggesting ways of combining privacy and communal living that fit our philosophy.

A genuinely collaborative process.'





KIN®

**If you'd like to discuss
working together,
please get in touch**

kin.co.uk

hello@kin.co.uk

London & South East

033 0223 2046

Bath & South West

033 0223 2047



The UK Passive House Organisation



Accredited Contractor
CHAS.co.uk