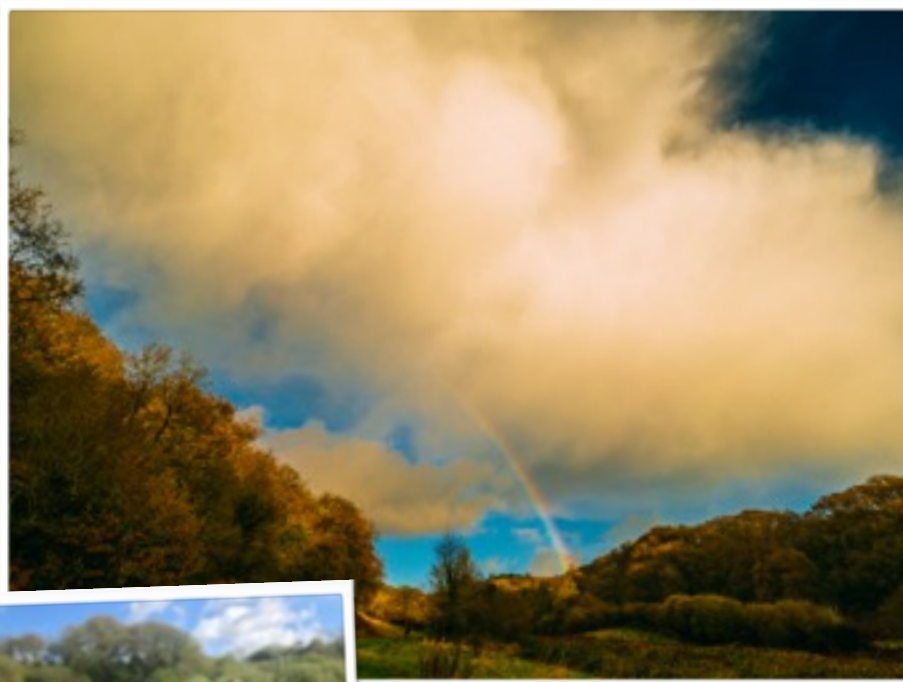


Intentional Community and Housing Cooperative based on MHOS principles

Eden Eco-Village

Cwm Caredig, Rhydargaeau, Carmarthenshire SA32 7AP



OUTLINE PROPOSAL FOR CONSERVATIONAL LOW IMPACT HOUSING COOPERATIVE AND INTENTIONAL COMMUNITY SET IN 55 ACRE NATURE RESERVE WITH AGROECOLOGICAL CENTRE, PERMACULTURE FARM AND EDIBLE FOREST GARDENS.

INVITING APPLICATIONS NOW!

**New affordable, low impact housing cooperative
set in unspoilt 55 acre valley**

Edenkind Ltd is a non-profit organisation dedicated to tackling the climate crisis with practical and innovative ways to lower our carbon footprint and live in harmony with nature and each other. We are now proud to present our flagship eco-village and intentional community proposal and invite applications to join us from fellow planet protectors.

-
- - Based on MHOS model (Mutual home ownership society)
- - Affordable, low impact rural enterprise community
- - Non-hierarchical with equal ownership regardless of equity
- - Non-religious but open to all
- - Eco-retrofits on existing homes
- - Converted outbuildings/ancillary accommodation
- - Intentional community based on kindness
- - Rural enterprise plots
- - Edible forest gardens & nature reserve with foraging trails
- - Community veganic permaculture farm
- - Community hub including accommodation, workshop, library, kitchen, showers, games/music room and gym.

PHASE ONE: PIONEERS ONLY!

- Step one: secure the acquisition of the adjoining farmstead to Cwm Caredig (currently an agroecological project run by Edenkind). This is being achieved with a mixture of pioneer investors and a 40 year mortgage from the Ecology building Society so that we can invite PIONEERS who do not have lump sum equity to join us. We particularly welcome applications from local people who have lived in the area for at least two years, but are open to all applications. The properties are to be affordable and remain so in perpetuity.

- 'Rent' payments convert into equity shares and shared ownership of the whole. Members pay 'rent' which gets converted into equity shares until you own your home. Any investments made that exceed the value of your affordable home or rural enterprise plot (market value less 20%) whether invested as a lump sum or continued payments beyond home/plot value met can receive a 3% return upon repayment if required.

- The smallholding has three existing dwellings, outbuildings and 19 acres which we will be able to add to the 36 acres we already own to create the 55 acre agroecological valley.

- We will create the official legal entities that umbrella the project and amend title deed splits to reflect the route being taken, We envisage three projects on site - MHOS, Eden Ministries and Edenkind (with CLT) that will merge into one eco-village (or rather hamlet as we will not be many); each one having autonomy on their own consensus derived infrastructure.

- MHOS properties/community land and adjoining projects will all be planet-conscious, plant-based and cruelty-free. MHOS members will have to adhere to the planet-conscious conditions laid out within the agreements.

- Eco retrofit properties to improve EPC rating and remove fossil fuel heating system. Upgrade electrics (essential) and separate existing farmhouse into two cottages (if required) and new extension. Each one to be allocated as a home with a market value less 20% to remain affordable in perpetuity.

- Create community meeting space with workshop, games room, propagating room in outbuildings.

- Move greenhouse to shared space.

- Edenkind already owns Cwm Caredig which is a 36 acre valley adjoining the remaining farmstead. This currently includes a large carbon zero 16m x 8m roundwood barn. Work has begun to create a giant edible forest with 5km of nature and foraging trails.

- All figures suggested below INCLUDE 20% discount on market value but do not include retrofit and upgrade costs:

- Semi-detached 2 bed farmhouse cottage and garden **£190,000**

- Semi-detached 2 bed 16th Century farmhouse and garden **£210,000**

- **OR**

- Detached period 4 bed farmhouse **£400,000**

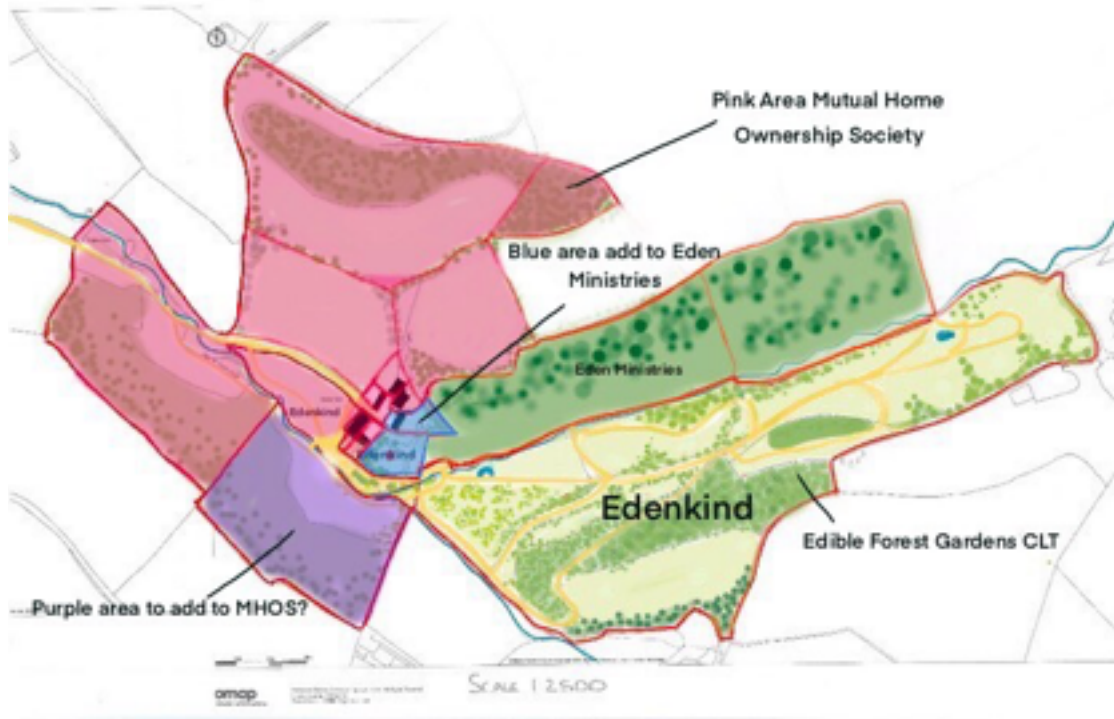
- Ancillary accommodation within hub curtilage **£25,000 - £50,000 up to 4 units**

- Rural Enterprise *Land* (beyond curtilage areas) **£8,000** per acre (20% less than market value. Additional £12,500 MHOS 'buy-in' for sites not attached to a dwelling)*. Up to 14 acres available. Acreage can be added to existing property (preferred option) or sold separately. All who join will be equal owners of the whole.

- Estimated retrofit/upgrade costs to MHOS **site** £40k+ (not individual home refurbishment and eco-retrofit costs)

- Rural enterprise plots are primarily to go with dwellings but we are open to locals who do not require a parking space to join our scheme as non residents. The community permaculture farm will be open to anyone who wishes to volunteer and embrace the planet-conscious land use guide we would ask to be respected.

- *Please note, these are NOT self-build plots and are for agroecological projects, permaculture farming and rewilding.



MHOS Site (in pink) includes:

- 19 acres (up to 24 acres including purple shaded area to be added in PHASE TWO)
- 3 Farmhouse cottages
- Large Dutch barn (to be part workshop, part community hub, part agricultural use)
- -Adjoining workshop/games room/gym/showers
- Traditional stone stables to convert into two tiny house dwellings and storage (STP)
- Permaculture farm and edible forest gardens
- Ancillary accommodation curtilage plots
- Rural enterprise plots (for agroecological use only)
- Low impact strawbale new-build community hub with accommodation (Phase Two STP)
- Open to all applicants willing to observe project ethics.

Eden Ministries Site:

- Non-religious fellowship, education, counselling, mediation and ministry to promote the Eden Movement. Non-residential.
- Converted dairy to be leased as MHOS community hub (until permission gained IN PHASE TWO to build low impact strawbale community house after which time the dairy will become minister's house)
- Eden barn (for agricultural use, fellowship meeting place, wet weather classroom and events)
- 11 acres conservation nature reserve (no pets and limited humans beyond barn)
- Bequeathed to Edenkind/CLT to remain conservational in perpetuity.

Edenkind/CLT Edible Forest Gardens

- Dedicated CLT (community land trust) zones (to be decided in Phase Two)
- Forest keeping volunteer positions
- Exclusive, private gated community project
- Giant edible forest gardens
- Nature/foraging trails
- Dedicated dog walks and free-range areas
- Pet and child free zones
- Ponds, riverside idylls and picnic areas
- Permaculture farm with polytunnel
- Tree nurseries

PHASE TWO:

We will be working with the local council to obtain permission for:

- self-build a straw-bale community building in central hub with accommodation (volunteer bunk house, two studio apartments, community kitchen, games/music room, library, showers, post room, meeting space and site office).
- affordable tiny home conversions in the stone stable block to be independent dwellings or ancillary accommodation to main community house.
- Convert double garage adjoining farmhouse and add second floor extension to create affordable cottage number three at the main farmhouse.
- Purchase community electric vehicles and create parking/charging spaces with incentives to sell individual fossil fuel powered vehicles.
- Decide on CLT zones, whether to add extra field to MHOS and amend title deeds to reflect this.
- Continue development of edible forest gardens and permaculture farm with veg box scheme with organised volunteer and community programmes.
- Open 'Eden' nature and foraging trails with free food for all.
- Create template route to MHOS, share and offer support for other eco-hamlets and villages to replicate!

-

Qualifying Criteria, Costs & Answers to FAQ

- The MHOS community options are open to all to apply but confirmed priority places will be offered to those whose ethics are in alignment with our own.

- As the project is conservational with aims to increase the bird population and wildlife, we are saying no cats. We will have a waiting list for those who do not fit our initial joining criteria and may revisit this and make exceptions for geriatric pets that are not free-range

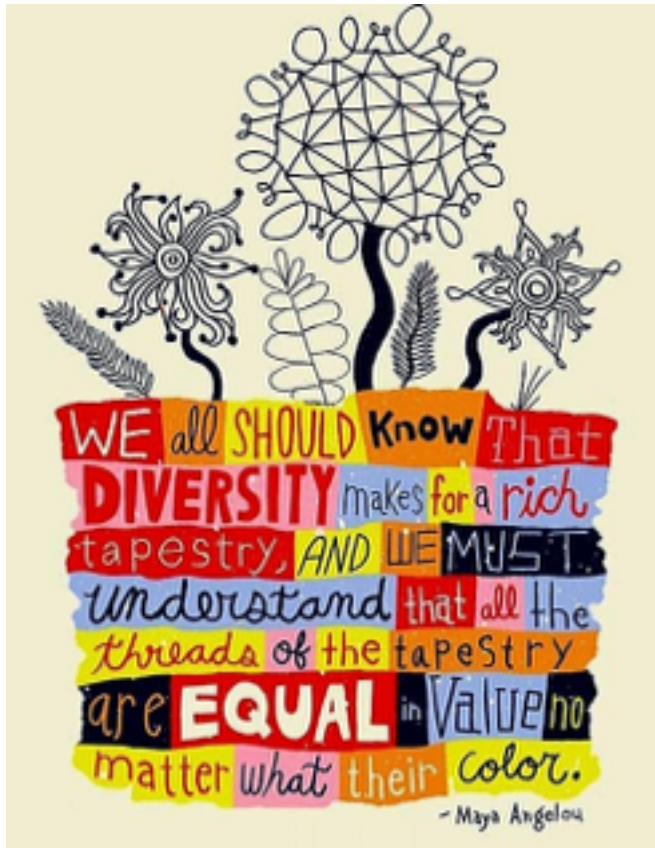
- Land use is to be agroecological and not for rescued domestic animals, equine facilities, any kind of animal training or riding, grazing or sports other than quiet mindful activities like archery or bushcraft. We welcome a multitude of agroecological ideas from creating orchards to mushroom farming to willow plantations. Land will be strictly pesticide free, herbicide free, livestock free and without litter or eyesores! Ideal uses are permaculture farming, tree planting, re-wilding and anything that veganically improves the soil.

- - Existing plans for the giant edible forest gardens will continue inside the gated community project and by 2025 will be open to members to visit during opening hours.

- We will be observing all planning laws and will explain about curtilage, seasonal accommodation and what we plan to apply to the council for in PHASE TWO at our open days! We are NOT offering self build plots! As low impact, conservational goals are paramount, we will be CAPPING number of members that will join us, particularly those who require parking or commuting out of the site daily in own vehicle.

- Well behaved dogs, no more than two per household will be considered depending on the dogs. We would need to meet them!

- EVERYONE needs to complete a tribe seeking form if they wish to be considered please! Link here: <https://www.edenkind.org/about-5>



Our community is based on:

- KINDNESS & EMPATHY
- PERMACULTURE
- CONSERVATION
- ACCOUNTABILITY
- RADICAL HONESTY
- SELF-AWARENESS & GROWTH
- PLANET-CONSCIOUS
- DIVERSITY
- AFFORDABLE IN PERPETUITY



Permaculture is so much more than growing your own food!

Who Are We?

We are a collective of planet protectors, Edenists and activists seeking to create a new way of living that is kinder to the planet, kinder to our ourselves and our needs, kinder to animals and kinder to each other.

We practice radical honesty and believe it is time to tell the truth, whether that is to challenge habits that are harmful to us and the planet or tackling all the terrible isms like racism, ableism, capitalism, consumerism and inequality.

We are advocates for regeneration, rest, creativity, expression and finding a work/life balance that isn't detrimental to our health. By sharing our resources, time, skill and experience we can grow together in all senses; whether that is growing our own food or evolving as a species as we become more conscious of the consequences of all our choices.

Our tribe is currently made up of neurodiverse and introverted personality types who value peace and quiet and being able to meditate in nature, which is one of the reasons we have a slightly different joining criteria for the MHOS than our Eden Edible Forest project. The MHOS will likely be more sociable and family orientated than the elders and founders that will probably spend much time hiding in the woods after community get togethers!

All community space is sober, plant-based and inclusive of neurodiversity, backgrounds and spiritual leanings.

We are united by kindness, empathy and holding ourselves accountable for our actions, our self-governing principles and our values of pursuing altruistic goals.

Intentional Community and Housing Cooperative based on MHOS principles

For more information on who we are and what we can offer, please visit our website www.edenkind.org

For the full manifesto on Edenism and the Eden Movement, please read the 'about' info - extended read version here www.newedenism.org

For any further queries, please write to us at info@edenkind.org and we will get back to you as soon as we can!



EDEN ESTATES

Land, property, eco villages, housing and enterprise co-operatives
with ecology at the heart of growing and living together

When we have established our flagship eco village, we will focus on helping other communities do the same! When we have created the infrastructure, contracts, sorted the finances and are ready to share our success, we can assist other communities. Until then, please allow our open day spaces to be for community that want to join us, thank you!