

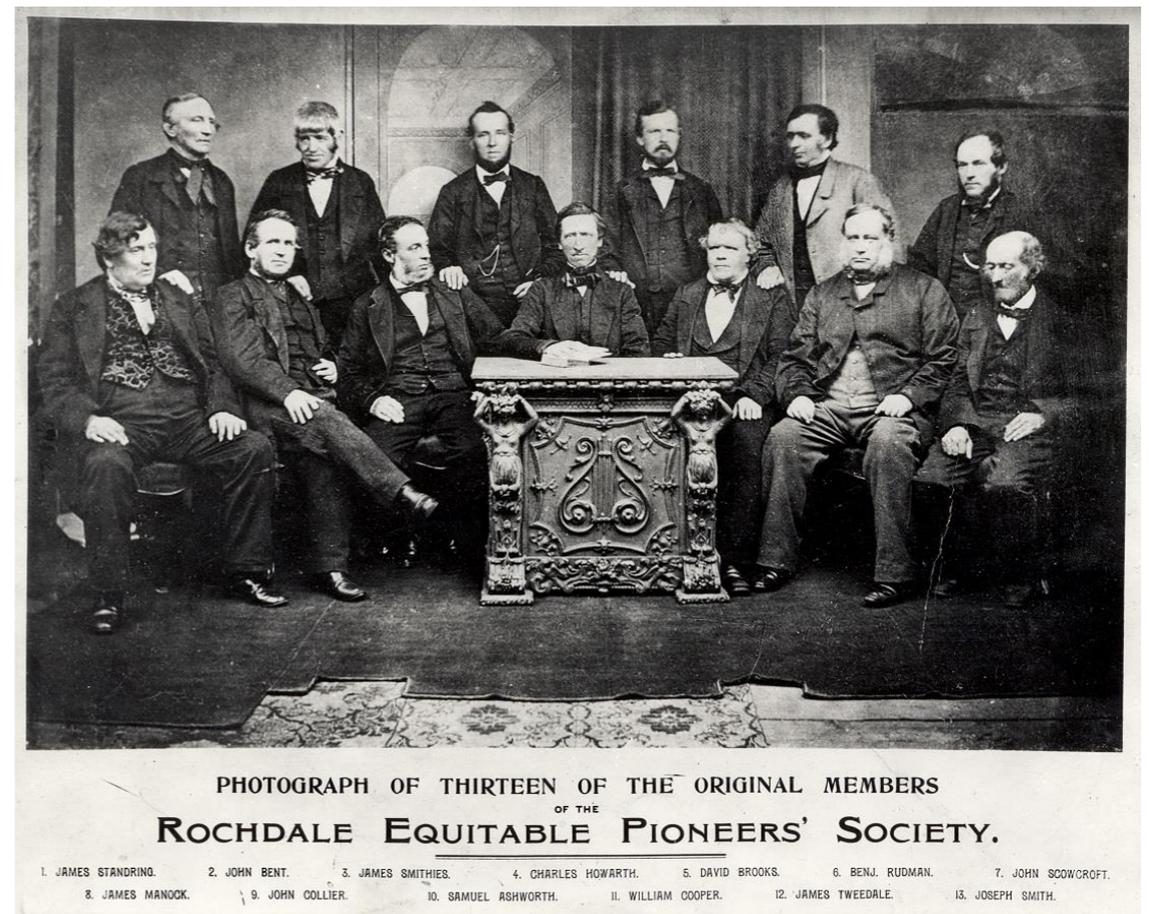
Co-operative Housing & Community Self Build

Martyn Holmes

Every CLH Project Needs
Land People Money Support

Co-operative Housing

The first housing provided by a co-operative was built in Spotland Road, Rochdale by the Rochdale Pioneer Land and Building Company in 1861.



What is a Co-op?

A co-operative is an autonomous association of persons, united voluntarily to meet their common economic, social & cultural needs and aspirations through a jointly-owned and democratically controlled enterprise.



(RCH) Reddich Co-operative Housing Norwegian style homes



Housing cooperatives on Central Park West in [Manhattan](#), New York City, from left to right: [The Majestic](#), [The Dakota](#), [The Langham](#), and [The San Remo](#).

What does a co-op look like?



Diggers Brighton winner of the 1997 Housing Design Awards.



Kalkbreite Co-op. Zurich.

Why co-operate?

Unique and autonomous.

Mutual Support.

Open membership & common ownership.

Democratic & “truly” Affordable.

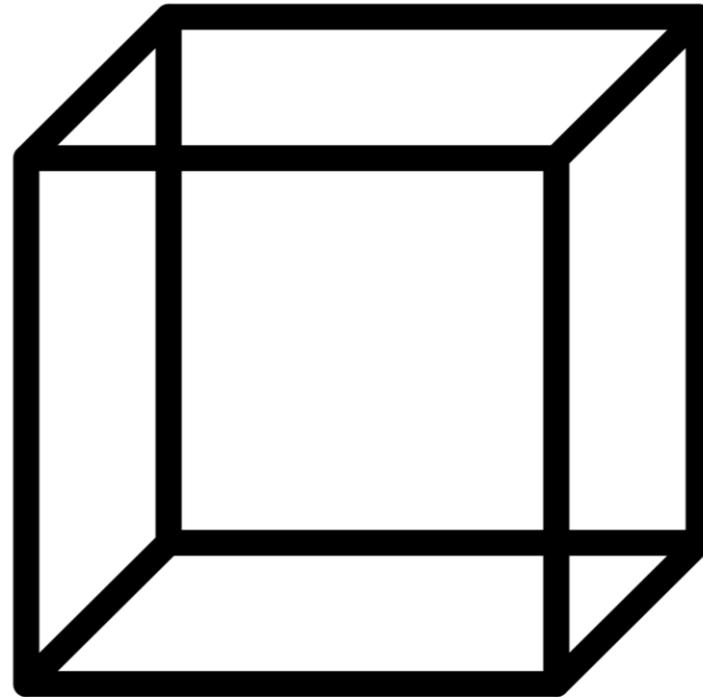
Quality housing in community ownership in perpetuity.

Real and long term community benefits.

Access to support & finance.

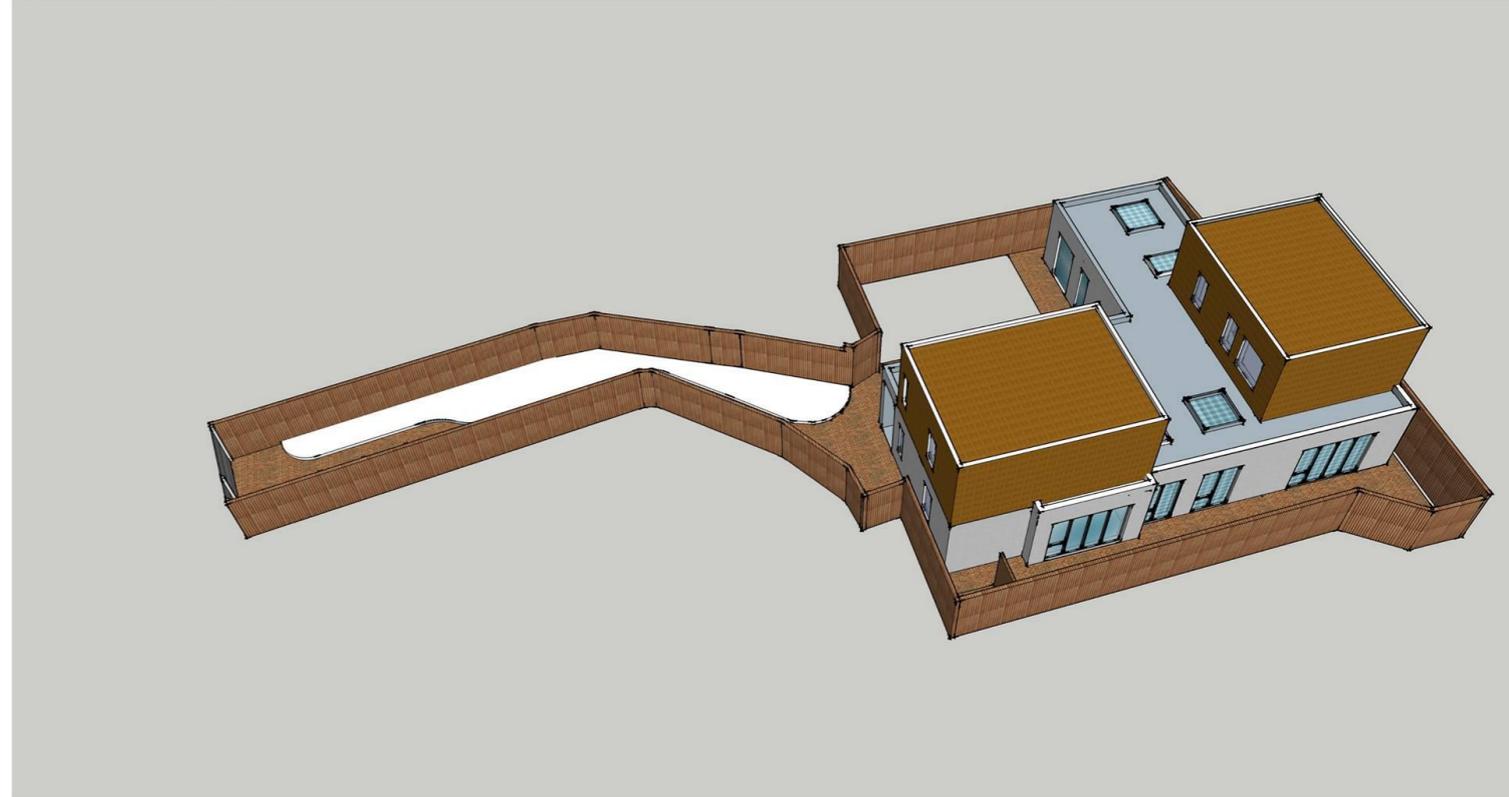
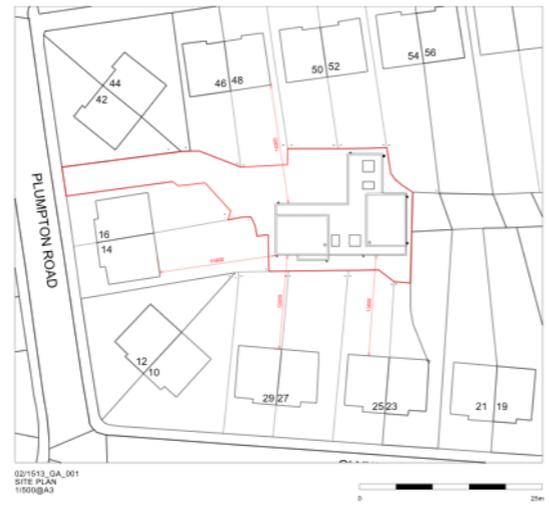
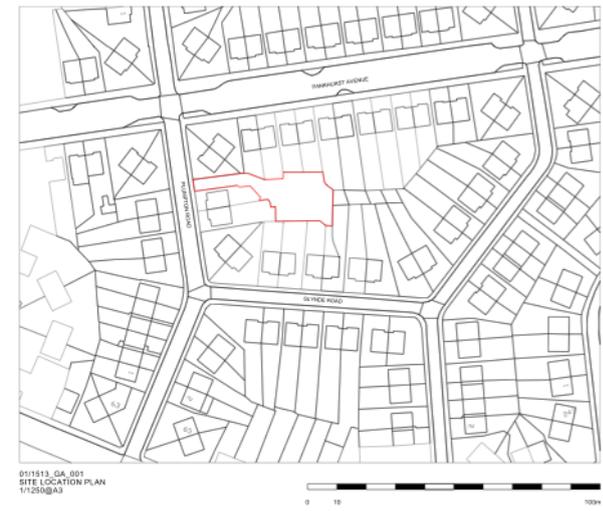
The Seven Co-operative Principles.

- 1. Voluntary and open membership.**
- 2. Democratic member control.**
- 3. Member economic participation and common ownership.**
- 4. Autonomy and independence.**
- 5. Education, training and information.**
- 6. Co-operation amongst Co-ops.**
- 7. Concern for community.**

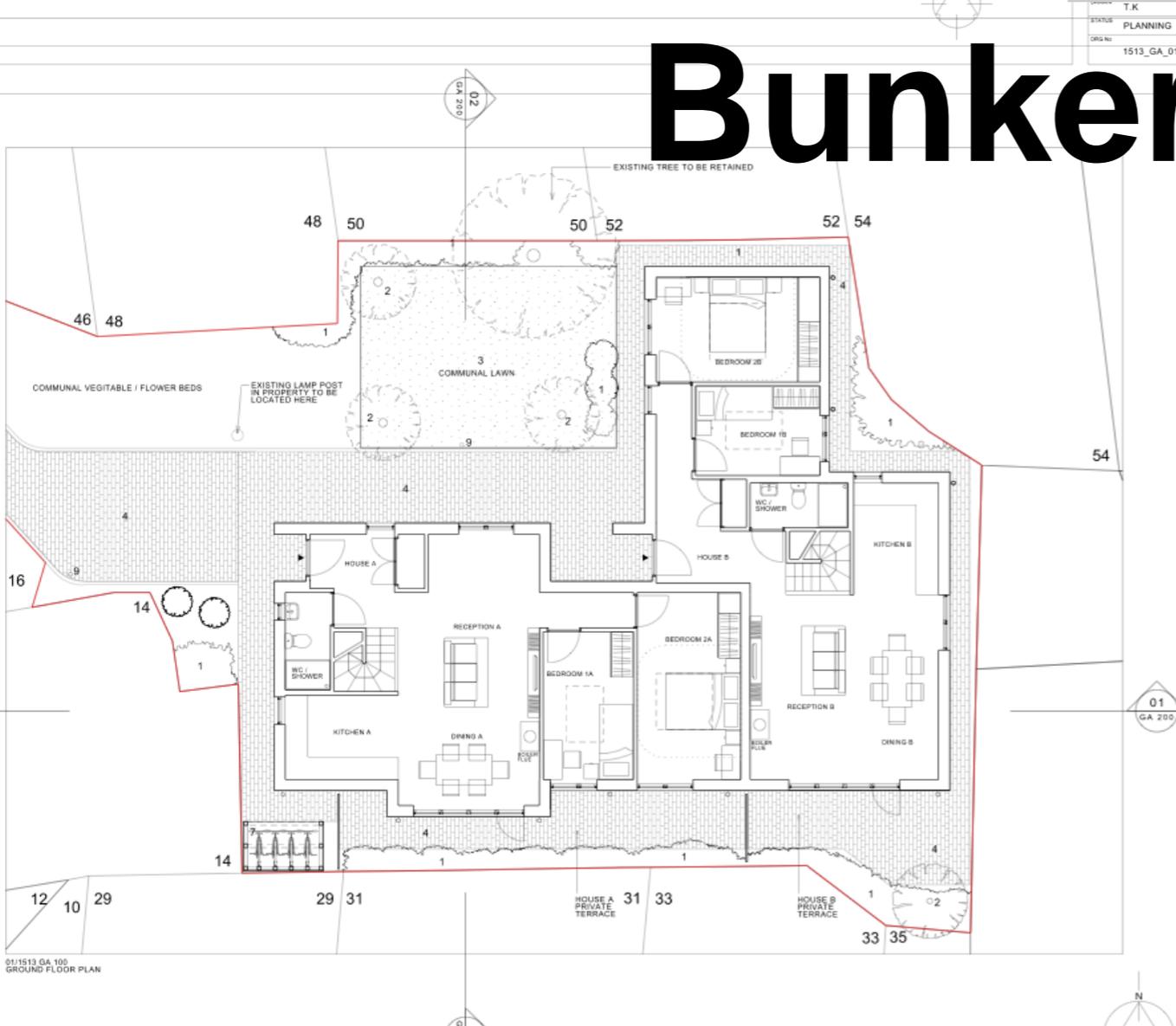


BUNKER
Housing CO-OP

www.facebook.com/bunkerbuild



Bunker Plans.

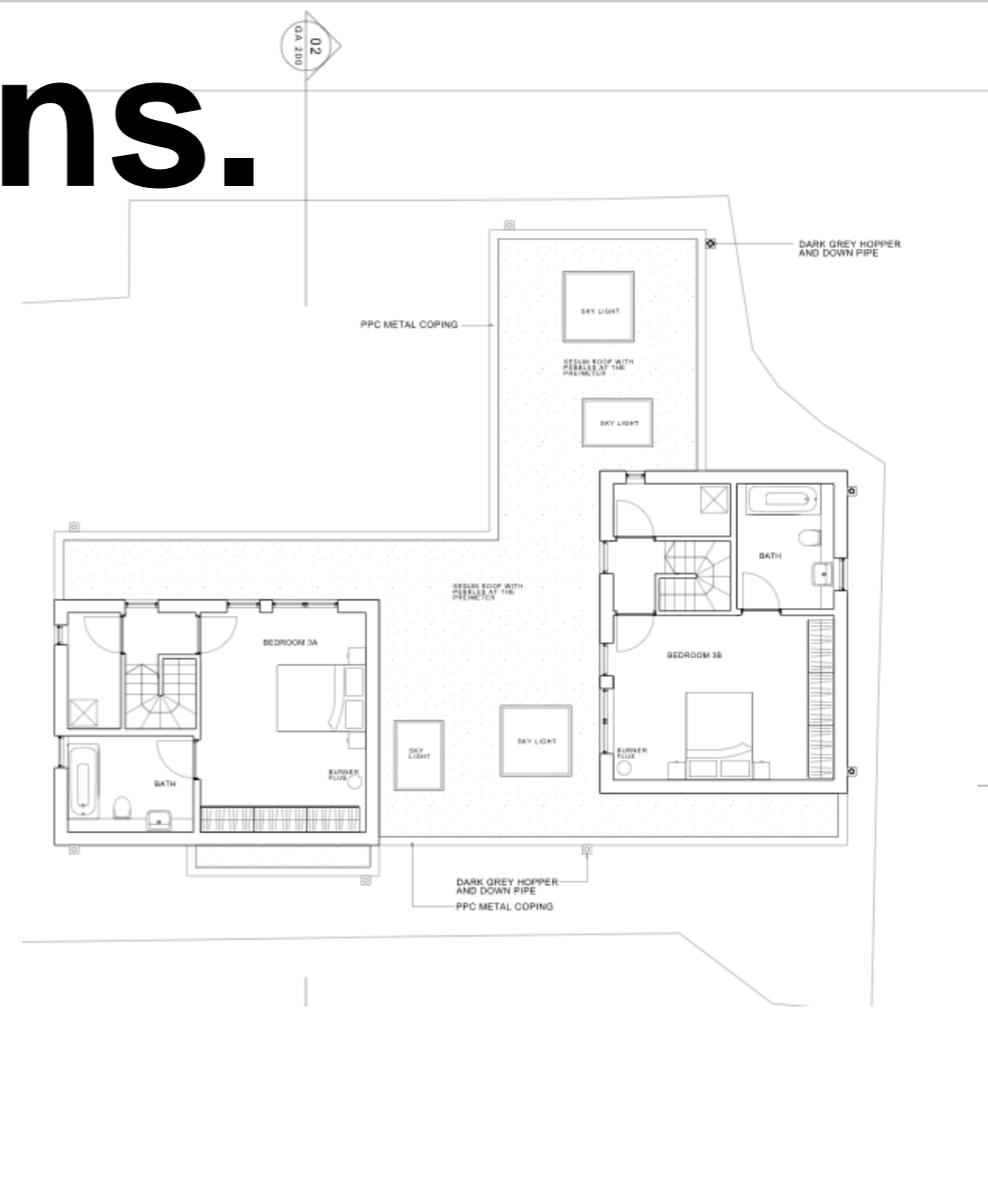


T.K
STATUS: PLANNING
01513_GA_010

LANDSCAPE
1. LOW MAINTENANCE (MAX HEIGHT 1.5M)
2. SOLUBLE TREE OR EQUIVALENT (SOLUBLE TREE AFFORD HEIGHT 3M (AFTER 5 YEARS))
3. LAWN
4. CONCRETE BLOCK PAVERS (MARSHALLS TEGULA OR SIMILAR)
5. TOL WHEELBY BIN (HOUSE WASTE)
6. TOL WHEELBY BIN (BICYCLES)
7. TIMBER FRAME COVERED BICYCLE PARKING
8. TIMBER SLATS CLADDED WHEELBY BIN STORAGE
9. BOLLARD LIGHTS: 1500X150
TIMBER GARDEN FENCE ON RETAINING WALL AT PERIMETER OF SITE GENERALLY

REVISION	DATE
C	PLANNING 18.04.2017
B	INFORMATION 08.04.2017
A	INFORMATION 23.12.2016
-	FIRST ISSUE 23.11.2016

PROJECT TITLE: 1513.PLUMPTON ROAD
ARCHITECT: ARTARCHITECTS
DATE: 23.11.2015
SCALE: 1/100 @ A3
DRAWN: T.K



Community Self Build



Hedgehogs Co-op Grand designs.

What is community self build?

Community self build covers a range of custom build projects and describes a group of local people with a need or desire for housing, who form a community and build their own homes together.

Doing it together

Types of collective self build.

- 1. Private purchase of a single piece of land.**
- 2. Private purchase of multiple plots.**
- 3. CLT, co-housing or co-operative.**
- 4. Housing association.**
- 5. Developer, organisation or landowner manages the build.**

Why Self Build?

Be involved with the whole process from finding a site to delivery.

Design your homes to fit your wants, needs and aspirations.

Possibility of higher quality and eco friendly homes.

Choose your build method & contractors.

Significant cost savings - sometimes as much as 40%.

Build relationships with your new neighbours.

Have a say in creating the wider community.

New Government initiatives & Support.

Designing your new community

Good design starts well before the first sketches are produced. The architect's role is more extensive than would be needed for a normal small housing development and ideally one should be appointed at an early stage.

A skilled professional can help the group prepare their brief for the project, including reconciling each family or individuals requirements with the others, as well as the development as a whole.

Independent community collaboration

**You form a group and work with others to
acquire a site then organise the design and
construction of your homes.**

Supported community self build group

A social landlord, the Community Self Build Agency or another organisation helps you build a group of homes together.

WHAT YOU USUALLY HAVE TO DO TO GET A GROUP PROJECT GOING?

Contact your local CLH hub.

Form a Group & pool your skills & resources.

Gauge interest on a piece of land/Find a suitable site that everyone is happy with.

Decide among your group how you are going to structure the finances and if you want to build homes to own, part-own, rent or a mix.

Choose an architect.

Decide the 'rules' for the group. Form a Community Land Trust?

Apply for a grant.

Do some research.

Running the organisation

Once the group has been assembled, it is important to agree some formal rules as soon as is practical.

This is because you need to establish that everyone takes a similar view on how things will be run and has the commitment that is needed, which is considerable. If anyone is unsure at this point, it's better that they leave the group – putting off any potential confrontation until later will make progress difficult.

Finance





Ashley Vale community self build, Bristol.



Stoneworks Garth community self build development, Cumbria.

Examples of Community Self Builds



Hedgehogs Brighton



Ladywell self-build community Brockley