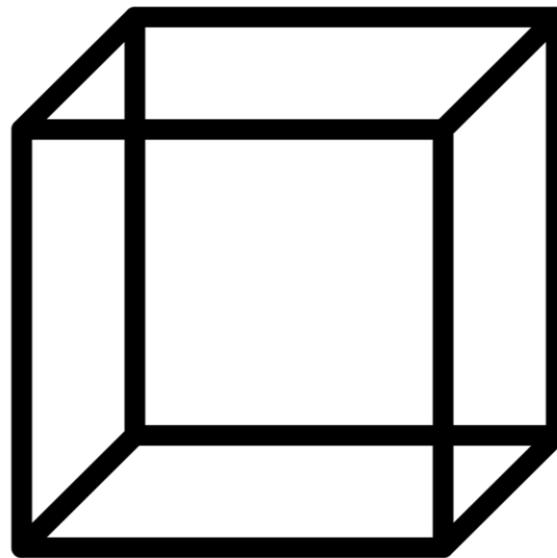


# Co-operative Housing & Community Self Build

Martyn from Bunker self build co-op Brighton.

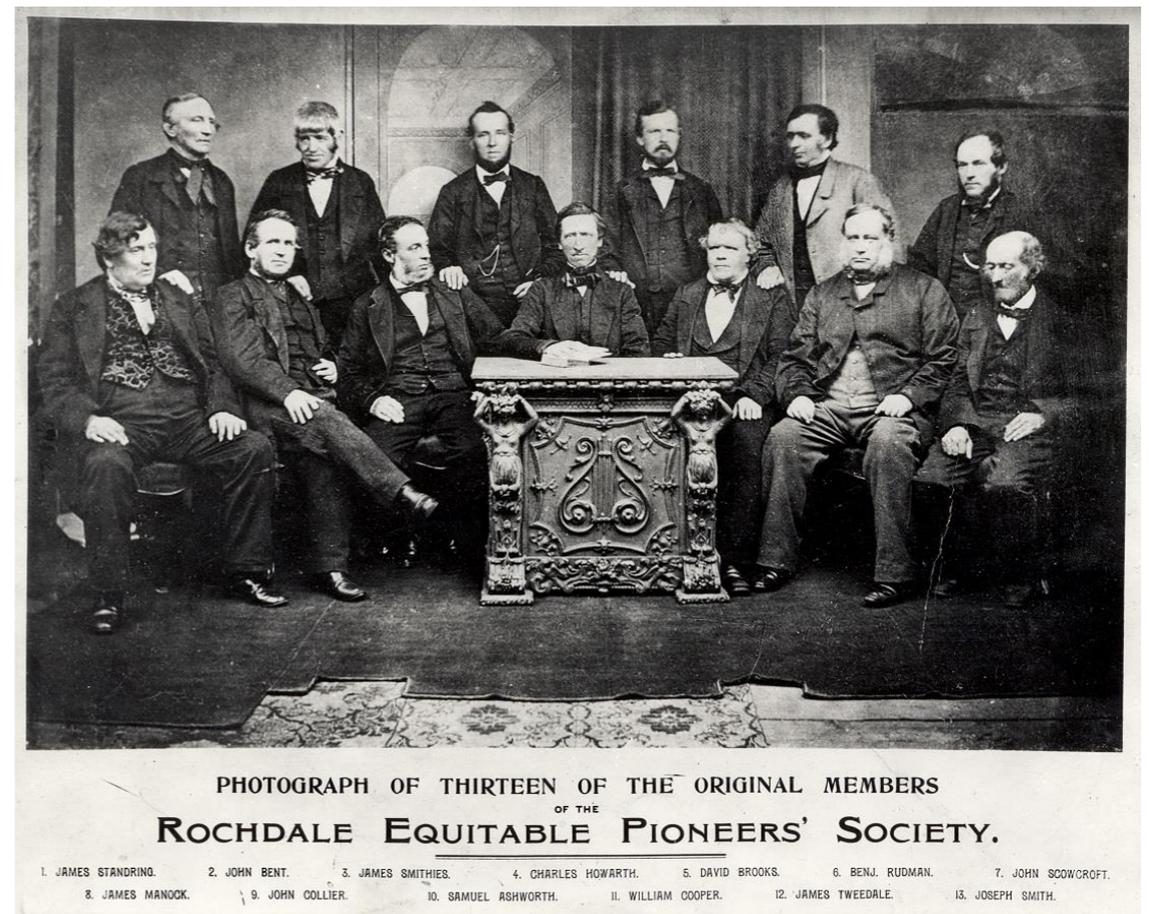


**BUNKER**  
Housing CO-OP

**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.**





**1,001 new co-operative housing schemes in England and Wales**



**677 mutual housing organisations registered across the UK - with an estimated total of 45,000 homes.**

**Some UK housing co-ops have a single shared house & others manage over 1000.**



**In Sweden 22% of the population, 1,599,000 people, live in housing co-operatives. Germany has 4,6 million in Austria 23% of total housing stock is co-operatively owned and managed and Poland has 3500 housing co-operatives with 2,583,000 homes housing around 11 million Polish citizens.**

# 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.**



**A housing co-op is a society registered with the Financial Conduct Authority under the Industrial & Provident Societies Act 1965. Bunker is 4039**

**To register, a set of Rules must be adopted.**

**The FCA then regulates the Society's activities and requires Annual Returns to be provided detailing the officers, member turnover, and accounts.**



(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?

**Each group is unique and autonomous.**

**Mutual Support, pool skills, resources and capital.**

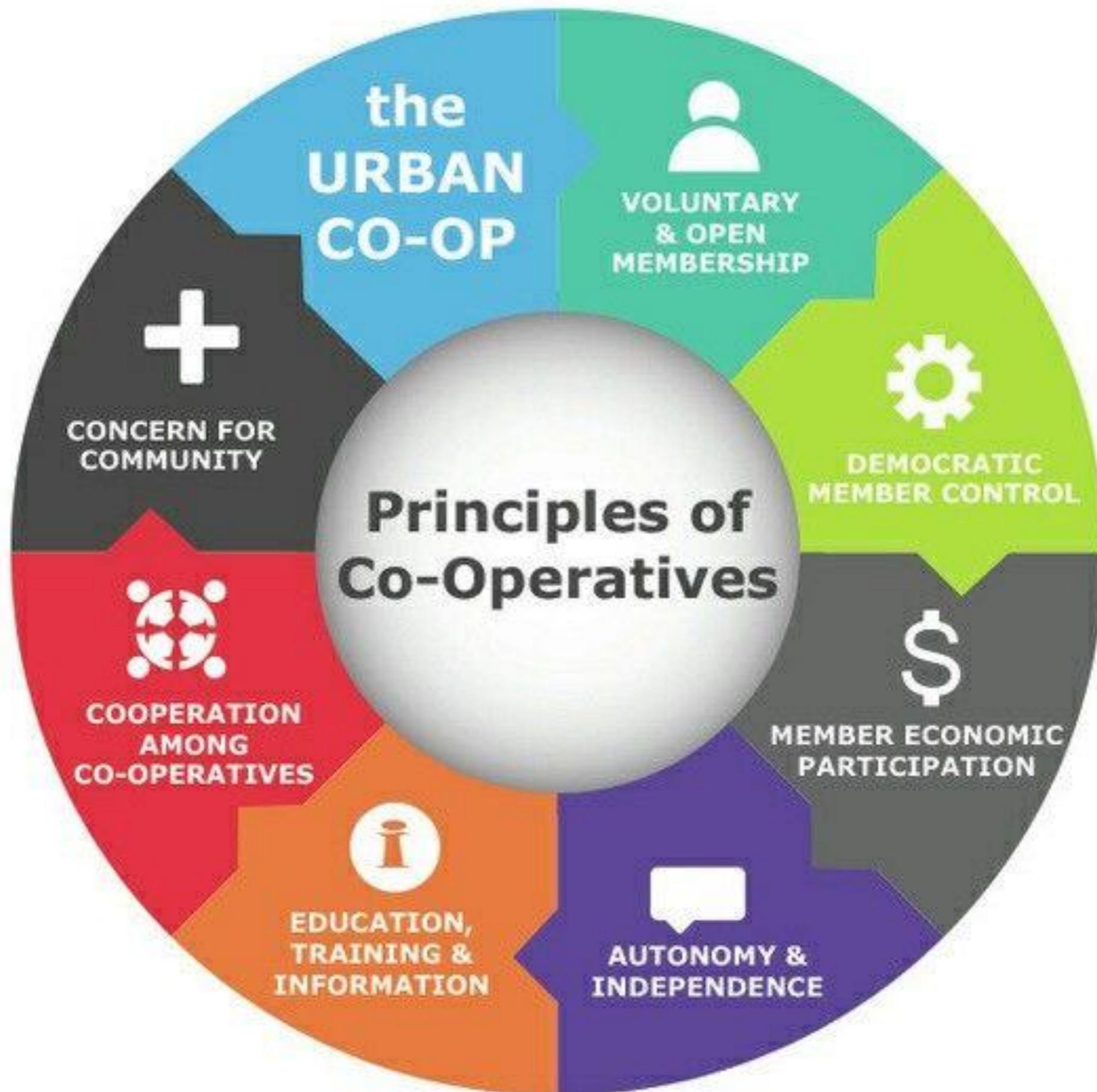
**Open membership & common ownership.**

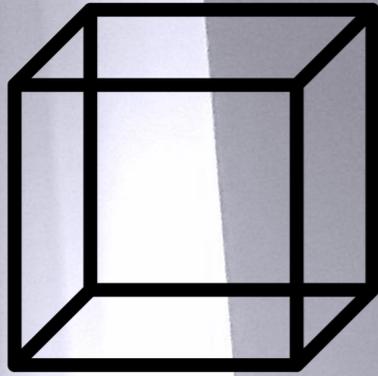
**Democratic & truly affordable.**

**Quality housing in community ownership in perpetuity.**

**Real and long term community benefits.**

**Access to support & finance.**





**BUNKER**  
Housing CO-OP

Some of our members

[www.facebook.com/bunkerbuild](http://www.facebook.com/bunkerbuild)

**We Registered as Bunker Housing Co-operative in 2014 to self-build our own homes in Brighton.**

**Our plan was to create a community of live-work units for low-income families who were self employed and had no chance of either being able to buy a home or being housed by the local authority.**

**We decided to start our own self build co-op so that we could, create our own identity, take back control of our housing and build the homes we wanted.**

**At a meeting with Brighton and Hove City Council we learned of an ex-garage site that was suitable for a smaller development and earmarked for a potential co-op pilot scheme.**

**We expressed an interest in being that co-op and put together an initial feasibility study and a rough draft of our business case.**



**Public Consultation April 2017**

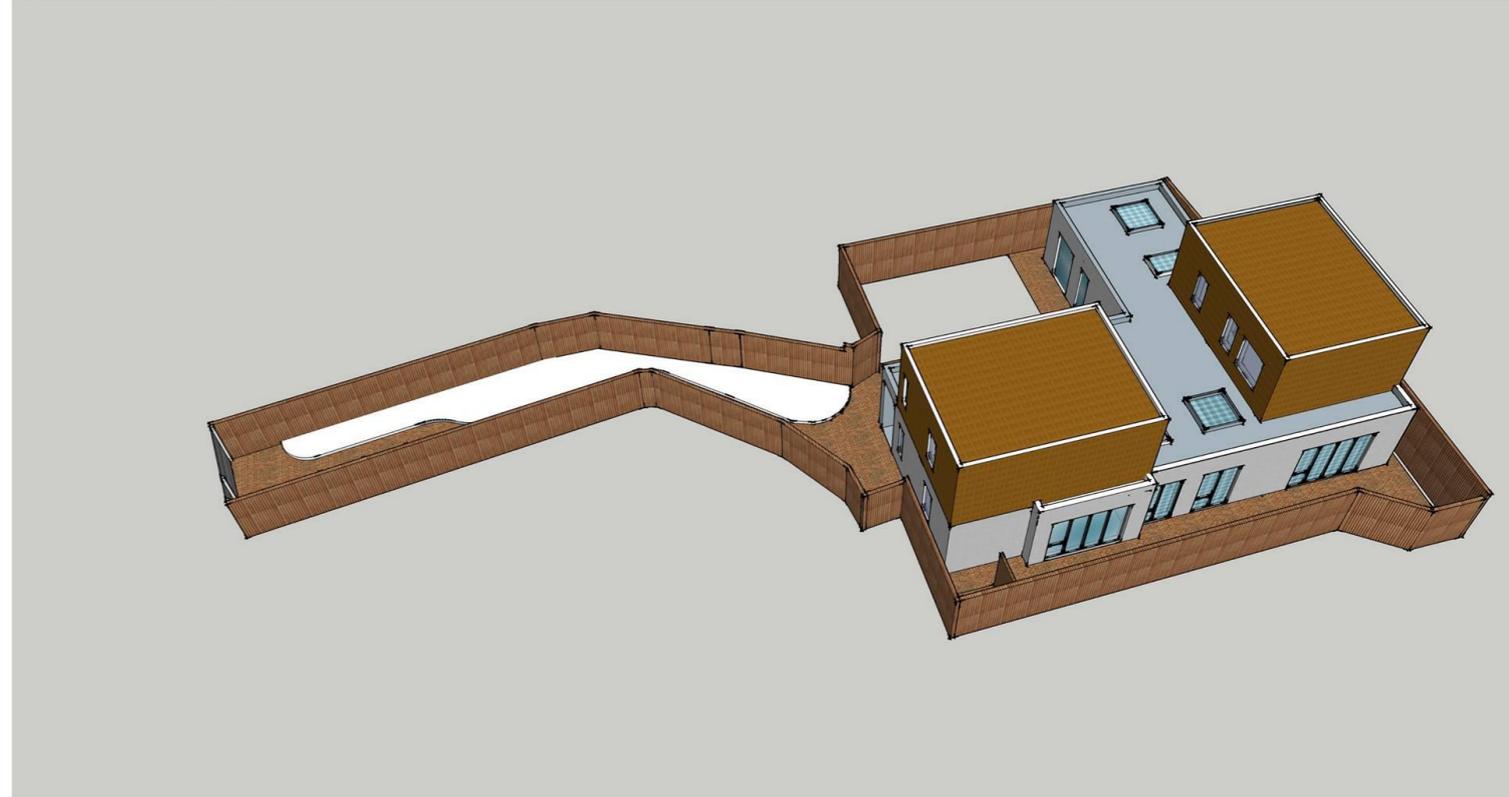
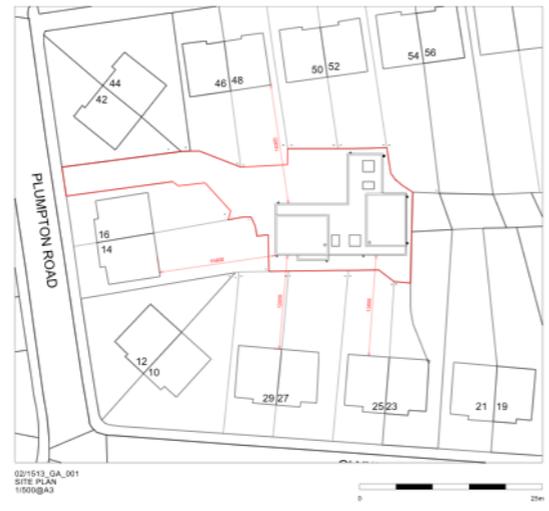
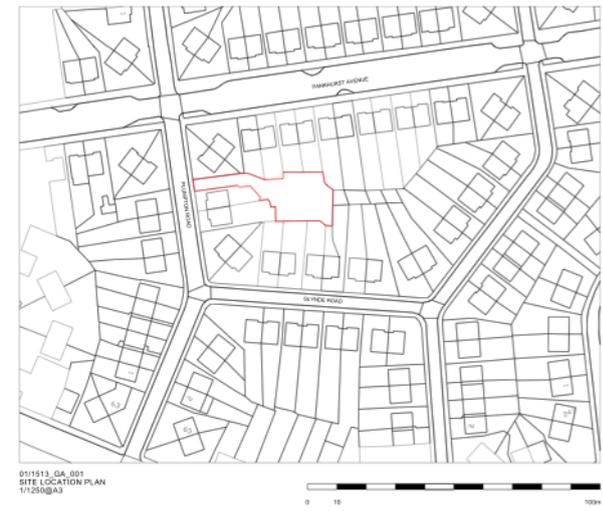
**B&HCC were interested in working with us. Since then we have been working with our architects, the Estate Regeneration Team, CHIBAH (co-operative housing in Brighton and Hove), Ecology Building Society and several other local and national stakeholders.**

**Phase one - to design and build two high quality, sustainable, three bedroomed homes using a modular building method that we can then roll out with minor changes on other small/infill sites across the city.**

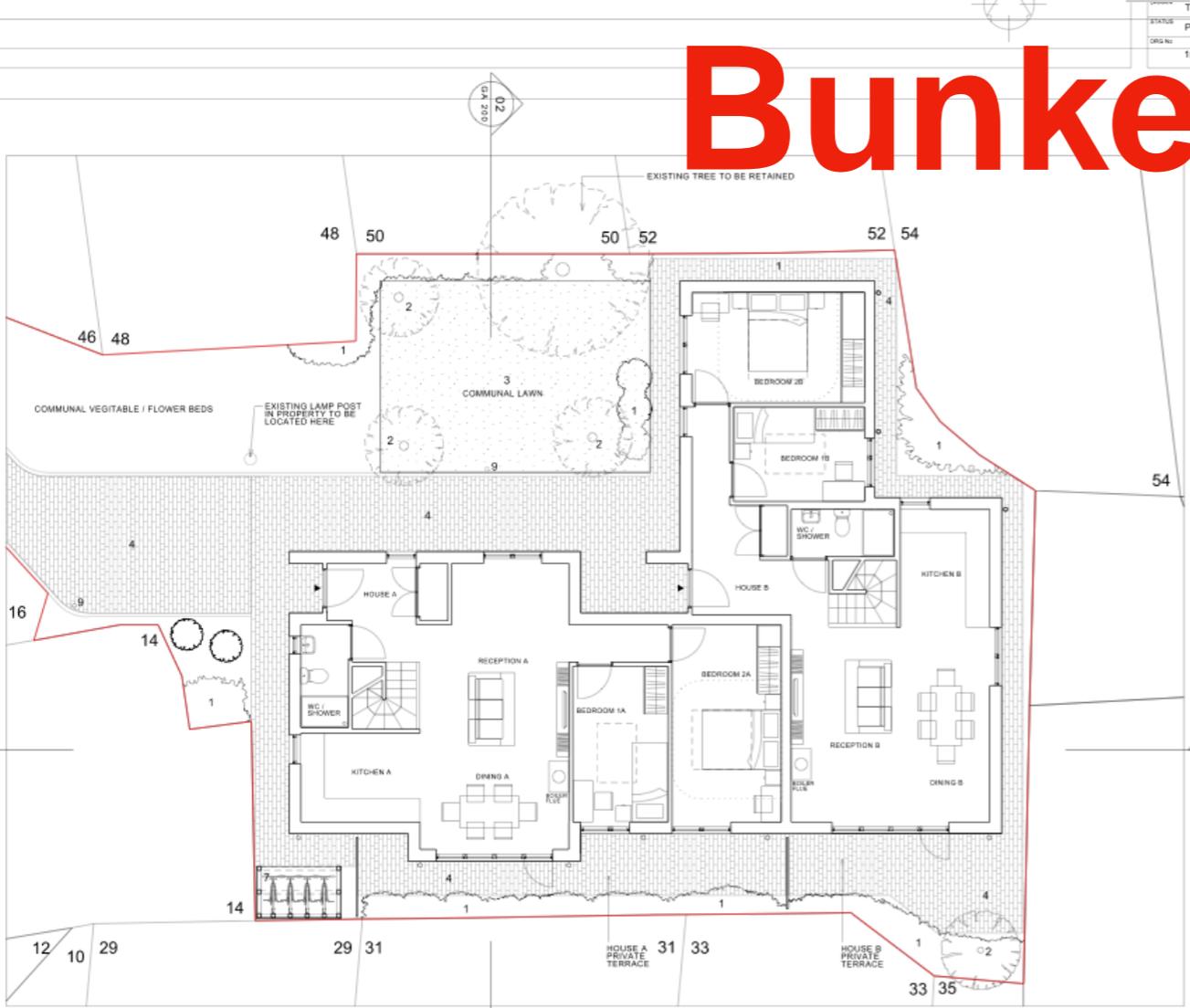
**After two years of negotiations and preparations, in February this year (2017) the New Homes for Neighbourhoods Committee voted unanimously to lease us the land for 99 years, at £500 per year.**

**In April we held our public consultation and in September we were granted planning permission - we now have a lease ready to sign and will build next year (2018).**

**Although we have a strong co-op tradition with over 20 in the city no co-op has put a shovel in the ground for 20 years. All this however would not be possible without an enabling element within the council who are also up for learning, a considerable amount of advice and support from other groups and professionals as well as stamina and determination on our part.**



# Bunker Plans.



|          |             |
|----------|-------------|
| DESIGNER | T.K         |
| STATUS   | PLANNING    |
| REF No   | 1513_GA_010 |
| DATE     | 23.11.2015  |
| SCALE    | 1/100 @ A3  |
| DRAWN    | T.K         |

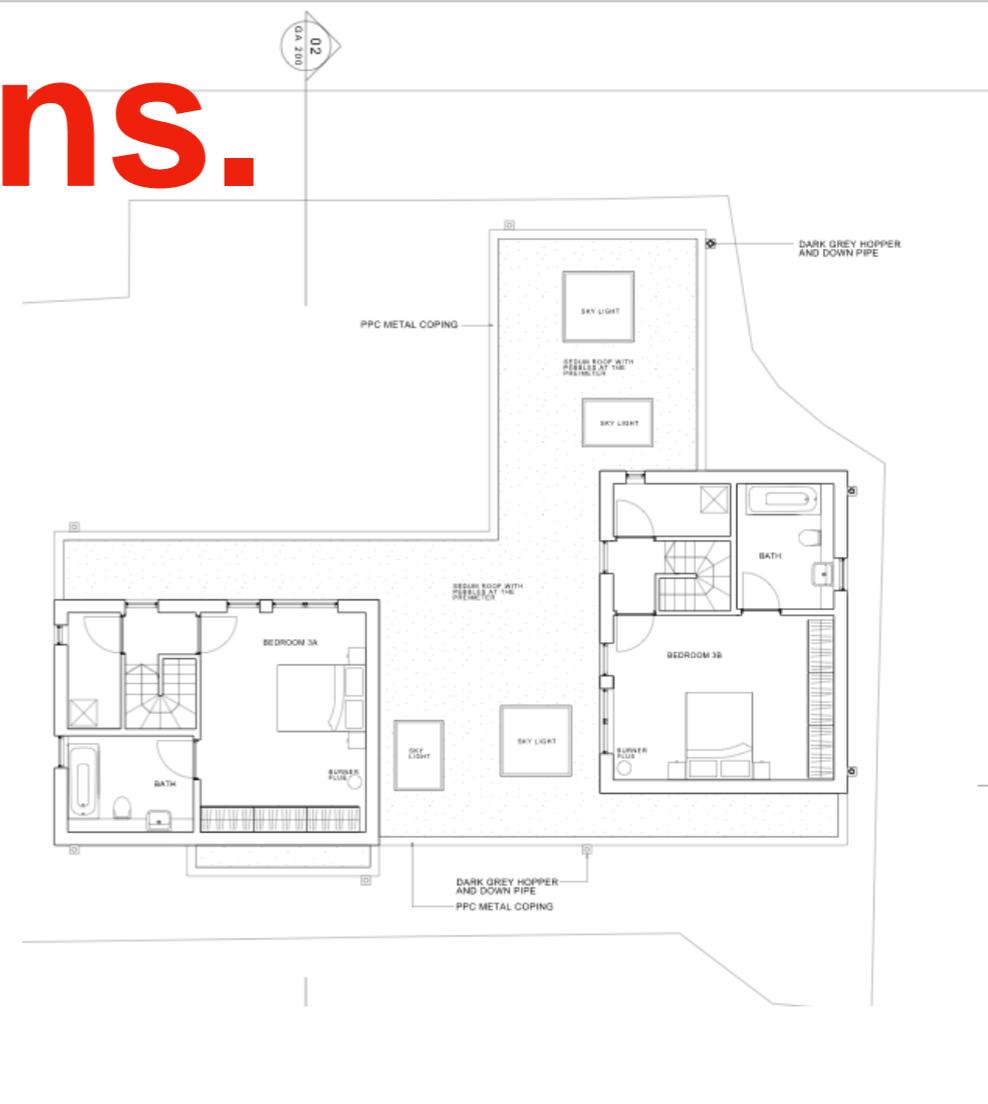
| LANDSCAPE  |   |
|--|---|
| 1.   | LOW BUSH BORDERS (MAX HEIGHT 1.2M)  |
| 2.   | SPREADABLE TREES OR EQUIVALENT SIZE (MATURE TREES APPROX HEIGHT 3M (AFTER 5 YEARS)) |
| 3.   | LAWN  |
| 4.   | CONCRETE BLOCK PAVERS (MARRSHALLS TECULA OR SIMILAR)                                |
| 5.   | TOL WHEELY BIN (HOUSE WASTE)  |
| 6.   | TOL WHEELY BIN (BICYCLES)   |
| 7.   | TIMBER FRAME COVERED BICYCLE PARKING  |
| 8.   | TIMBER SLATS CLADDED WHEELY BIN STORAGE   |
| 9.   | BOLLARD LIGHTS: 1500X X 150   |
| 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 23.11.2015 |

|                          |                    |
|--------------------------|--------------------|
| PROJECT TITLE            | 1513.PLUMPTON ROAD |
| ARCHITECT                | ARTARCHITECTS      |
| 01 GA 200                |                    |
| GROUND FLOOR PLAN 1 OF 2 |                    |



# 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. Form a CLT, co-housing or co-operative.**

**4. Team up with a Housing association.**

**5. A developer, external organisation or landowner leads & 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.**

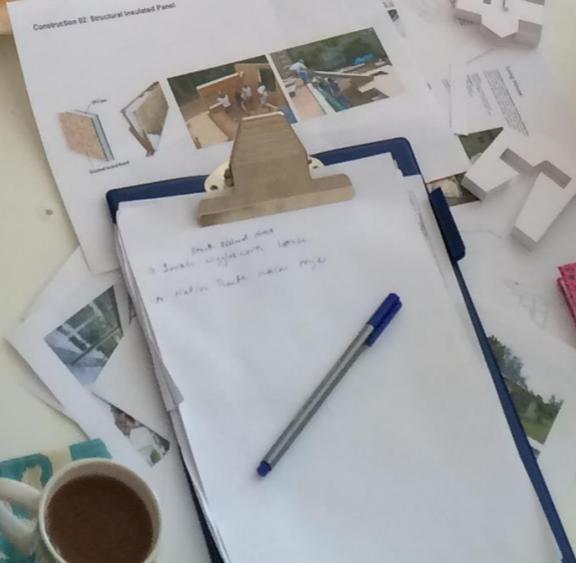
**Choose your build method & contractors.**

**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**

**Shop around as each practice will have a different interpretation of your brief - 3 minimum.**

**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.**

**Benefits** - It is one of the lowest cost routes to self build - typically saving 40%. You get to know your neighbours as you build your community. You have flexibility over the design of your home, how you build it and can influence the wider area too - so you might also include communal areas as part of the overall scheme

**Challenges** - It can take time to get a group together and to get a clear consensus on how to use a larger site, sometimes there can be disagreements that are tricky to resolve. It can be difficult to raise the finance to buy a larger site. Some people may let you down or not 'pull their weight' on communal tasks.

# **Supported community self build group**

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

**Benefits** - It enables people on low incomes to build a home – either for rent, part ownership or full ownership. By working as part of a group costs are minimised. You get to know your neighbours as you do it. You can influence the wider area too – so you might also include communal areas. You can learn skills i.e construction, project management, or bookkeeping that strengthen the individual and group knowledge whilst giving practical experience.

**Challenges** - It can take time to get a group together, and to get a clear consensus on how to use a larger site, sometimes there can be disagreements that are tricky to resolve. It can be difficult to raise the finance to buy a site or to get funding or a donated site via a social landlord. Sometimes projects also need grants to be secured to make them fully viable. You will have to commit to work (typically 20 hours a week for 46-60 weeks)

# How to get your group project going.

**The starting point is for a group of like-minded families to be assembled. This may happen spontaneously via an existing organisation such as a residents' association. More often it is the result of the efforts of one or two individuals who initiate a search for like-minded people in their vicinity.**

**Contact your local CLH hub. Pool and list 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.**

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

**Choose an architect. Apply for a grant. Do some research (read/talk & visit)**

# 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.**



**Ashley Vale community self build, Bristol.**



**Stoneworks Garth community self build development, Cumbria.**

## **Examples of Community Self Builds**



**Hedgehogs Self Build Co-op, Brighton**



**LILAC Low Impact Living Affordable Community, Leeds**