

SHEFFIELD STUDENT HOUSING C O - O P

Realising and Idea of Mutual Housing for a
Transient Community

Contents

0.0 Forward	5
1.0 Introduction	7
1.1 Introduction	7
1.2 What is a co-operative?	9
1.3 Why co-operate?	11
1.4 Housing co-operatives	13
1.5 Student Housing Co-operatives	14
1.6 Transient Communities	15
1.7 Student Housing in Sheffield	17
1.8 Sheffield Student Housing Co-operative (SSHC)	19
2.0 Methodology	21
2.1 Research by Design	21
2.1.1 Primary Research	21
2.1.2 Action Research	26
2.2 Design Outcomes and Aims	27

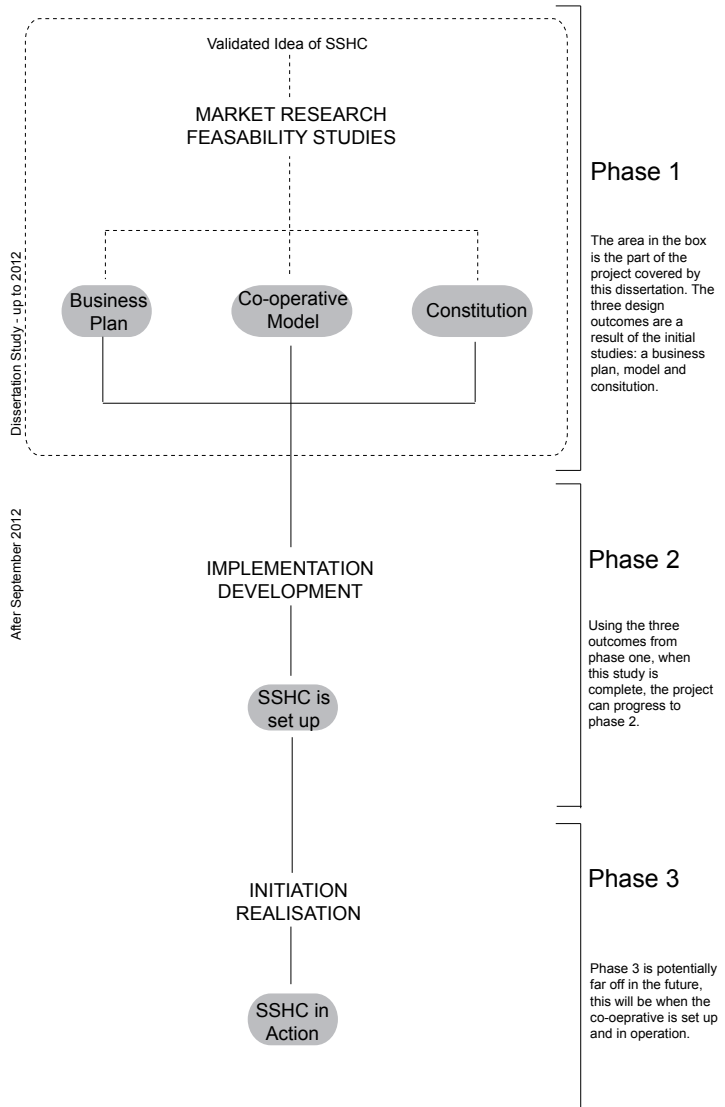
3.0 Research Findings and Observations	31
3.1 Case Studies (Observation and inquiry)	
3.1.1 Shiro and Radical Routes	31
3.1.2 LILAC	41
3.1.3 NASCO	47
3.2 Qualitative Market Research	51
3.2.1 Market Research	51
(Questionnaire)	
3.2.2 Interviews	57
3.3 Business Development (Action Research)	59
3.3.1 Innovation Lab	59
3.3.2 Feasability (Housing Study)	61
3.3.3 Publicity	65
4.0 Analysis and Implications for SSHC	
4.1 Idea Development	71
4.1.1 Legal Considerations for SSHC	71
4.1.2 Social Considerations for	73
SSHC	78
4.1.3 Economic Considerations for	
SSHC	80
5.0 Design Outcomes	83
5.1 Business Plan	83
5.2 SSHC Model	76
5.3 Constitution	88
6.0 Conclusions and Reflection	91
6.1 Reflection	92
6.2 Summary	93
6.3 Future	95
6.4 Acknowledgments	96
7.0 Bibliography	97
8.0 Appendices	104

0.0 Forward

I first had the idea of setting up Sheffield Student Housing Co-operative (SSHC) in February 2012. The thought came from a series of personal experiences I had during my time as an undergraduate student, a combination of bad experiences of the existing student housing provision, and an interest in an alternative type of tenure; co-operation. Some friends, who live in Sheffield, were setting up a housing co-operative with the network Radical Routes. They have spent the last 2 years working towards setting up their co-operative, named Shiro, in order to live mutually.

At the outset it didn't seem possible for the transient community of students and graduates that I am a part of, to have access to this mutual way of living. Young people should have the chance to take responsibility for where they live, and a student co-operative could make this possible. After some quick initial research I found that student housing co-operatives exist in other countries, providing a useful precedent to help make the case for their suitability to a UK context.

My overall aim is to set up a student housing co-operative in Sheffield and I am using this study to explore the idea further and investigate the feasibility of the project.



Sheffield Student Housing Co-operative: Project Plan

This diagram outlines the three phases of this project, and demonstrates how this dissertation is a part of a larger, on going project. The first phase is documented in this essay, and comprises of a compilation of the progress of the work done so far since the starting to develop the idea of SSHC. The aim is to use the work and conclusions from phase 1, to take to the next stage, implementation.

1.0 Introduction

This dissertation will look at the possibility of using the co-operative model to provide mutual housing for the transient student community.

Housing co-operatives for students do not currently exist in the United Kingdom and this dissertation will explore the process the project has gone through so far. With the view to use the research findings to take the project to implementation.

Three main phases of this project are identified in the diagram in figure 1.1 opposite. The end of this dissertation does not signify the end of the project, instead it will be used as a platform to reflect and continue with developing the idea to implementation for SSHC.

This essay is design-based research documenting the preliminary actions and decisions that have arisen since having the idea that a co-operative might be possible for a transient community. The design outcomes will be the following for SSHC:

Constitution,
Business plan
Model for (SSHC)

These are needed to communicate the ideas and aims of the project. In order to develop these three documents, it is necessary to question and research the viability for students to live mutually.

Figure 1.0 Opposite
demonstrates how this
dissertation is a part of a
larger project.
Source: Author



C.W.S
QUEEN OF THE ROAD
BABY CARRIAGES

FEDERATION
CYCLES

OUR OWN
MAKE



SOLD BY ALL CO-OPERATIVE SOCIETIES
ASK FOR FREE CATALOGUE.

1.2 What is a Co-operative?

A co-operative is broadly defined as:

*"Involving mutual assistance in working towards a common goal."*¹

In this context, more specifically it can be defined as::

*"An autonomous association of persons united voluntarily to meet their common economic, social and cultural needs and aspirations through jointly owned and democratically-controlled enterprise"*².

The concept of co-operation is not a new idea. It has been around for centuries in different forms, seen in self-supporting communities with equal invested interests in "common labour, common property and common intelligence"³. The co-operative "movement", a more political standpoint, is claimed as a British development. Robert Owen, the owner of New Lanark Mill, from the 1810s had practical ideas about social politics⁴, he presented co-operation as a political alternative to existing legal organizations of the day. In 1844, the Rochdale pioneers adopted Owen's theories and applied it to pooling their resources to set up the first retail co-operative⁵. Today all co-operatives adhere to the seven co-operative principles. The co-operative principles are "guidelines by which co-operatives put their values into practice."⁶ They are as follows:

1. Voluntary and Open Membership
2. Democratic Member Control
3. Member Economic Participation
4. Autonomy and Independence
5. Education, Training and Information
6. Co-operation among Co-operatives
7. Concern for Community

1 Oxford English Dictionary Oxford University Press 2011

2 As defined at the co-operative congress in 2012 found at www.uk.coop accessed 12.9.12

3 Holyoake GJ. The Cooperative Movement Today, (first printed 1890) Forgotten Books 2012. George Jacob Holyoake was a co-operator during the emergence of the movement. He wrote about co-operation as it was happening during the 19th century.

4 Owen, R. A new view of society (first printed 1816), Kindle edition

5 Holyoake, GJ. History of the Rochdale Pioneers, (first printed 1857) 2009, Dodo Press

6 Co-operatives UK www.uk.coop accessed 12.9.12,

Figure 1.2 Opposite, is an advertising poster from the first retail co-op in Rochdale. Source: the Rochdale Pioneers Museum.

1.3 Why Co-operate?

Sennett explains how it is human nature for us to live co-operatively and he explains how the idea of give and take or "exchange" between animals is an evolutionary concept¹. It is also understood that *"Co-operatives contribute significantly to economic and social development in virtually all countries"*.² Colin Ward the anarchist writer is an advocate for co-operative housing. Co-ops give users the opportunity to live autonomously and in control of their environment. He describes how *"the home is a organism in direct relationship to man. It is his external space,. Thus the home cannot have any relation to the state"*³

Some examples of the negatives and positives for housing co-operation are outlined below:

Positives

- Cheaper.
- Owner occupy made available, which is currently not accessible for all⁴.
- Living collectively.
- Shared ideals.
- Not for profit or profit is shared equally.
- Social benefits of collaboration and cohesion.
- Knowledge developed.

Negatives

- Unequal distribution of tasks.
- Democratic or consensus decision-making is time consuming.
- A lot of responsibility.
- The negative image of a co-operative - hippy commune⁵.
- It could fail.
- Relies on trust.

1 Sennet R. Together: The rituals, pleasures and politics of co-operation, Allen Lane, 2012.

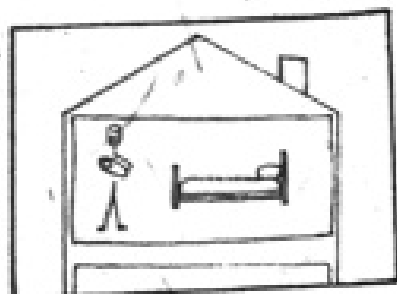
2 Information from the international co-operatives association found at: ICA <http://2012.coop/en/ica/co-operative-legislation> on 14.9.12

3 Ward, C. Housing an Anarchists approach, Freedom Press, 1976

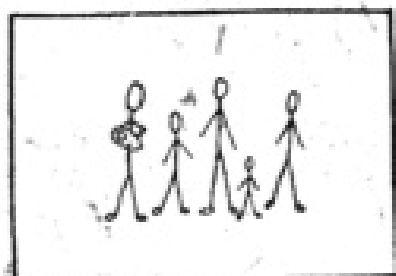
4 Bliss N, Bringing Democracy Home, Confederation of Co-operative Housing report 2009.

5 Evidence from questionnaire on page 47

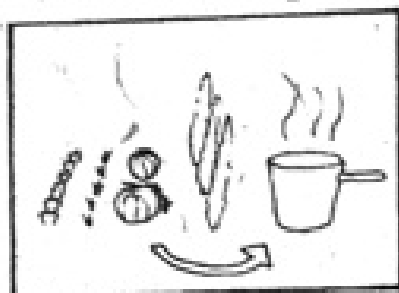
IMAGINE A WORLD WITHOUT LANDLORDS...



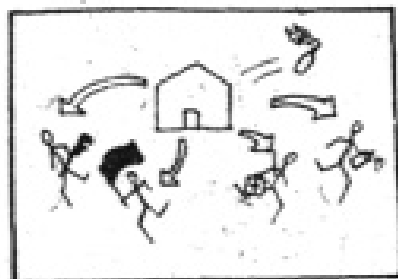
IMAGINE A SAFE HOUSE FOR
THE PERSECUTED & OPPRESSED



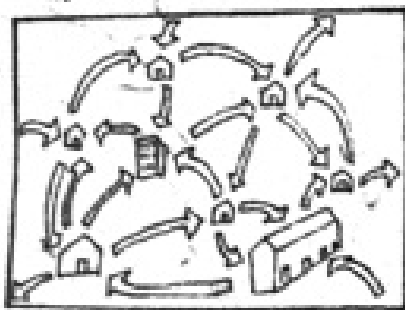
IMAGINE SOMETHING OTHER
THAN A NUCLEAR FAMILY



IMAGINE GROWING FOOD
IN YER BACK YARD



IMAGINE A SECURE BASE FOR YOU &
YOUR MATE'S TO LAUNCH A MILLION
DIFFERENT ATTACKS ON THE EXISTING
SOCIAL ORDER FROM



IMAGINE A NETWORK OF PEOPLE &
PLACES HELPING EACH OTHER TO
ACHIEVE THIS & MORE

...NOW START
A HOUSING
CO-OP!



1.4 Housing Co-operatives

A housing co-operative is a legal entity organised by its members who each have a vote in any decisions made about the property.¹ The resident members of a housing co-operative live mutually together, and hold a mutual stake in the property. They make decisions democratically or by consensus as to how the property is managed or developed².

The first interaction housing had with co-operatives in Britain was in the 1880s with a form of co-operative housekeeping, in which *“several households would share costs and labour”*³. The families would have their own homes, but share services and facilities. These would often be families living in high-density working class housing. Generally the co-operative scheme tried to make servants superfluous, by saving money and time by sharing chores and facilities.

After the second world war the co-ops in the UK were undercut by the growth of the welfare state⁴. With the decline of social housing provision during the 1980s, and the increase of Housing Associations⁵, the need for co-operation diminished. Instead of groups forming to help themselves, there were groups forming to help others. Housing was provided by these charitable groups, and not by the state or private companies. Charlie Baker who works at the co-operative urban design practice Urbed states, *“there should be something in between institutional provision (university accommodation) and private companies [available for student accommodation], as there is in Housing Associations”*⁶. This in between area could be provided in the form of a co-operative.

Figure 1.2 opposite
A flyer from Radical Routes promoting Housing Co-operatives. Demonstrating some of the advantages they believe can be found in a co-op.
Source: Radical Routes

1 Ward C. When we build again lets have housing that works! Freedom Press, 1985

2 Radical Routes members pack, issued at the Radical Routes gatherings to new potential members

3 History of Co-operatives in the UK

4 Woodin T, Crook D, Carpentier V. Community and mutual ownership: a historical review, Joseph Rowntree Foundation, July 2010

5 “Housing associations in the United Kingdom are independent not-for-profit bodies that provide low-cost “social housing” for people in housing need. Any profit is used to maintain existing homes and to help finance new ones.”

6 Charlie Baker from Urbed in an interview which is explain in more depth on page 51

1.5 Student Housing Co-operatives

Student housing co-ops first established in America. They were first seen during the Great Depression, in the 1930s¹. Often formed from church groups, the members clubbed together to rent a property. They lived communally in order to live more economically². Popularity grew in the 1970s when the North American Students of Co-operation (NASCO) was established. This organisation is discussed in more detail on page 45

In the UK co-operatives for students do not currently exist, however, in 2004 The NUS (National Union of Students) and CCH (Confederation of Cooperative Housing) joined up to fund Urbed to research the feasibility for student co-operative housing³. The study provides in depth information regarding the feasibility of the student housing co-ops and how they might be procured⁴. The project was never progressed further than the feasibility study, which demonstrated a demand for the co-ops. More information on this is found in chapter 5 on page 55.

-
- 1 Jones J, Hasten Slowly and soon you will arrive: The mysterious arrival of student housing co-ops in North America, NASCO resources, 2007
 - 2 NASCO's Story, from NASCO resources 2012
 - 3 BBC archived article accessed: <http://news.bbc.co.uk/1/hi/england/manchester/3528445.stm> on 10.1.12
 - 4 Baker C, Hughes S, Dodd, N. A Co-operative Future for Student Housing, Urbed, 2004.

1.6 Ownership in Student Transient Communities

Transient communities are groups who stay in a place for a short amount of time¹. In the UK students make up a transient population who stay in a city between 3-4 years, typically changing their rented house each year due to changing circumstances. Students and young people are suffering from an increasing struggle to be able to buy property and will have to stay in rented property for longer².

A co-operative for students could provide access to the sense of ownership that students can't otherwise attain in traditional types of tenure available to them. The money spent on rent is paying for the property management as well as the property³, which isn't always necessary. A co-operative gives the option for the residents to take on the property as their own, and organise it how they would like. Ownership is discussed on page 138 appendix 8 in further detail.

The transient lifestyle of students is a challenge to the establishment of a housing co-operative. Oliver Summerling from Shiro Co-operative emphasised how long it takes, the time investment needed, and the longevity and involvement needed from members of setting up a co-operative⁴. It could take as long as 4 years, which is longer than a student is typically at university for. This creates a catch 22 situation, students can't access mutual housing because they would not be able to set it up for themselves. This project is looking at what intervention is needed to make the first co-op to get the ball rolling. What do we have to do to get the first co-operative set up?

-
- 1 Hinderliter B, Kaizen W, Maimon V. *Communities of Sense: Rethinking Aesthetics and Politics*, Duke University Press, 2009
 - 2 Home R. *Land ownership in the United Kingdom: Trends, preferences and future challenges*, Elsevier 2009
 - 3 Woodin T, Crook D, Carpentier V. *Community and mutual ownership: a historical review*, Joseph Rowntree Foundation, July 2010
 - 4 Oliver Summerling a member of Shiro Co-operative in Sheffield.



1.7 Student Housing in Sheffield

This study is located in Sheffield, where more than 25 000 people make up the transient student population¹. The housing provision for students in Sheffield is partly provided by the two Universities, at Endcliffe Village and around Hallam, but mainly provided by the private sector either in prescribed student only flats, such as the Opal developments or Victoria Halls, or houses let by student property agents. These are shown in the photos opposite in figures 1.3 and 1.4. All of this accommodation has compromised communal space to make way for more bedrooms and space that can be let². Property owners such as these are in control and they have the power to set the standard, which is currently not putting the students first.

People want freedom and high quality when it comes to housing provision³, and students are no different. Students often live in damp, low quality housing, or over crowded flats all for a high price⁴. There is a cycle of disinterested resident students and exploiting landlords. The co-operative model can change student housing to contribute positively to a neighborhood. Instead of the properties not being looked after properly by disinterested landlords, the residents have the opportunity to improve their homes and communities.

Figure 1.3 opposite above: Opal Flats private student accommodation.

Source: Opal website, September 2012

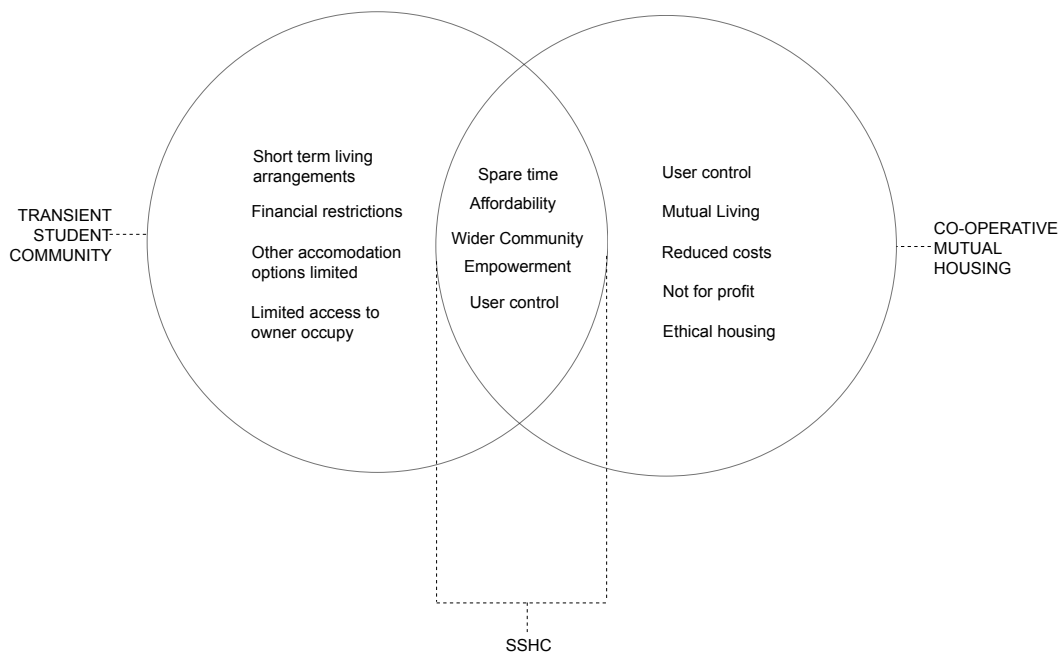
Figure 1.4 opposite middle: Endcliffe Village student accommodation.

Source: University Website, September 2012

Figure 1.5 Opposite: the map of Sheffield highlighting the university areas and accommodation locations.

Source: Author.

-
- 1 University figures from Accommodation and Campus Services, University of Sheffield
 - 2 Information from observation and visiting the properties.
 - 3 Bliss N, Bringing Democracy Home, Confederation of Co-operative Housing report 2009
 - 4 Qualitative research found on page 53.



The problems and outcomes of mutual housing and transient student communities, suggestion how SSHC might manage the priorities of each aspect.

1.8 Sheffield Student Housing Co-operative

The idea of Sheffield Student Housing Co-operative (SSHC) is to provide a positive, self-sustaining community for students. The co-operative model makes the residents the shareholders. Young people who live there will feel empowered to improve their environment, and make the decisions that are best for them. The challenge of this project is to provide mutual housing for a transient community. The diagram opposite explores how SSHC might manage the priorities of a co-op and student community.

Grassroots is a term describing a group or movement, which has natural origins most often at a local level. A grassroots movement is often an alternative to traditional power structures in their organisation¹. Adopting a grassroots approach to initiating the idea could prove to be more successful than the Urbed initiative², because it will start small and grow, only relying on a small amount of initial funding. Grassroots has potential for successful development when dealing specifically with community based project that will eventually be for the people that are initiating it.³

The aims of SSHC are to:

- Have user controlled housing available to the students of Sheffield.
- Create an opportunity for community integration between students and the wider Sheffield community.
- For students to live communally for mutual gain.
- Link with co-operatives in Sheffield.
- Provide affordable student accommodation in Sheffield.

Figure 1.6 opposite shows the relationship between the co-op and the students and how SSHC can deal with the overlap.
Source: Author

-
- 1 Ekins P, A new world order: grassroots movements for global change. Routledge 1992
 - 2 Baker C, Hughes S, Dodd, N. A Co-operative Future for Student Housing, Urbed, 2004.
 - 3 Peterman. W Neighbourhood Planning and Community Based Development: The potential and limits of grassroots action, Housing Studies Vol. 16, Iss. 2, 2001

2.0 Methodology

2.1 Research By Design

Research by design is increasingly popular in contemporary architectural research. Research by design dictates that there is no set format for the methodology¹ because it is an experimental approach. Reason and Bradbury² state that

“Theory without action is meaningless and the other way around”

This approach will be applied in this study, by introducing academic ideas through project development and as my ideas evolve. Research by design is a way of bringing about co-operation between higher education and other sectors³. Doing the research involves taking the project between the university environment and people associated with alternative organisations who hold practical knowledge as well as academic. An interdisciplinary approach is required, mixing academic and practical knowledge.

Qualitative research methods are used alongside action research to develop this project. I have documented the actions taken over the past few months in the form of a diary, found in the appendix, which have all been working towards specific design outcomes.

1 Wigglesworth S, Guerilla Tactics What is deign research, RIBA Research Symposium accessed: <http://www.architecture.com/Files/RIBAProfessionalServices/Practice/SmallPracticeConference/2010/ResearchAwards.pdf> on 1.10.12
2 Reason P, Bradbury H, Handbook of action research 2001
3 Wong S. Action Research : The living thesis 2004.

2.1.1 Qualitative Methods

This project is adopting a grassroots approach to initiating Student Housing Co-ops. It will be specific to Sheffield and the students that will live in it. Conversational and observational methods are appropriate to situate the project in its context⁴. Questionnaires, observation and interviews can validate tacit knowledge and contribute to new ideas⁵. It is important to remember that such sources are open to interpretation⁶ so can't be determined as right or wrong - but this isn't necessarily a bad thing in this evolving research project. Gathering many opinions is a good starting point for developing the idea of SSHC.

Case studies (Observation and Inquiry)

Case studies can be used to introduce theory and by approaching the practical nature of the project with an academic accuracy, new ideas can develop.⁷ Dates and details of meetings and visits can be found in the timeline in figure 2.0 on the next page.

Gathering information about how other co-operatives organise themselves socially, who has responsibilities for what and their economic situation will inform how SSHC might operate. Using the expertise of the members of existing co-ops to provide advice and information for the initiation of SSHC will be essential.

The co-operatives that are most relevant to SSHC have not all been previously academically documented, so observation and interview methods will find out more. Two key case studies, NASCO and Radical Routes, have extensive resources for their member co-ops on their websites, which I have been allowed access to and will use to contribute to what the members have told me.

4 The Qualitative Researchers Companion Huberman A, Miles B Sage publications 2002

5 Doing social research Langley P, Causeway Press, 1987

6 Wong S Action research The living thesis 2002

7 Designing Qualitative Research Marshall C, Sage, 1995

Questionnaire (Market Research)

It was important to ask the students of Sheffield their opinions on what the co-operative might be able to provide for them. The questionnaires worked towards two main outcomes; firstly, to establish whether the project is economically viable. The second was to gauge the general opinion and understanding about housing co-operatives. The results of the surveys provided evidence for demand (or market research) for the co-operative, and can demonstrate this to potential lenders in the business plan.

Interviews (Conversation and Networks)

Interviews with independent experts were essential in developing the project idea, which is unprecedented in Sheffield.

Informal interviews and conversations were integral to developing the idea of SSHC. Participation in the University of Sheffield Enterprise (USE) scheme, 'The Innovation Lab', between February and April 2012, acted as a spring board for meeting interesting and relevant people and organisations. For example, Dave Thornett, the social enterprise business advisor, had many contacts in Sheffield, including the Sheffield Co-operative Development Group

Diary/Timeline 2012

ACTION

Apply for Social Innovation and register my interest in social enterprise at USE

Read article about URBED research in feasibility into student housing co-ops

Enroll in Social Innovation Lab, and pitch my idea. The idea is picked and I get a team of ollie, emma jane and other??

Disseratation meetings

Over 6 weeks we develop the business plan and test basic feasibility of the idea.

We write a pitch make a presentation and make a video for the final competition.

Meet the Head finance man for advice and encouragement, support etc.

Look at case studies

EVENT

RADICAL ROUTES GATHERING in Birmingham. Get an understanding about how they operate

SHEFFIELD STUDENT HOUSING CO-OP WINS SOCIAL INNOVATION LAB

INTERVIEW CHARLIE BAKER FROM URBED

MEETING WITH DAVE THORNETT

REACTION

Discussed with friends about alternatives for student housing.

Dave Thornett for implementation advice

Support from pink suit man and others at USE

Well recieved at USE

Relying on other things to impact other things

PREVIOUSLY

FEBRUARY

MARCH

APRIL

MAY

2012

Apply for funding from
USE - first steps

Get funding from
USE

Go ahead with
feasibility studies -
survey and publicity

Talk to planning
department

Meet Alan Dootson

Housing study
Needs for the house?

Collect questionnaire
results

Talk to banks - Triodos
and Co-op
Triodos wants business
plan

Get radical routes spread
sheet, test further
feasibility with example
housing in Sheffield.

ROY JOINS THE
PROJECT

RADICAL ROUTES
GATHERING
INTERVIEW BEK

MAKE CO-OP

MAKE THE ZINE

INTERVIEW WITH EMILY
LIPOLD CHENEY FROM
NASCO

A lot easier with 2 in
the project. Someone
to talk to makes a big
difference.

Summarise options and
write dissertation

JUNE

JULY

AUGUST

SEPTEMBER

FUTURE PLANS

2.1.2 Action Research

Action research “seeks to bring together theory and practice” and produce “practical knowledge”⁸. In this project, ideas have been developed by taking action and engaging the Sheffield student community, whilst also carrying out academic research and primary data collection. Action research follows an iterative approach⁹. As actions progressed, the ideas for SSHC emerged and evolved.

There are three major actions, which are ongoing, and have had a major impact on the direction of the project. They are as follows:

- Idea Development
Attending ‘The Innovation Lab’ – ‘The Innovation Lab’ was organised by the University of Sheffield Enterprise (USE).
- Feasibility and Practicalities
Looking at houses – Observational and critical analysis of the potential home for the SSHC was key in realising the basic financial feasibility of the project.
- Publicity
Making the Zine – Compiling the information collected in order to communicate it to other people started early on in the project.

Reflection

The discussion ties all of the events together to reflect on the project so far. It is useful to take a step back and think about my actions and the consequences that have built up to make the project happen in the way it has, and look forward to what will happen next. It is important to reflect in order to consolidate the action¹⁰. In the outset I didn’t have preconceptions of what would happen at the end. McIntosh highlights the value of reflection and by reflecting on the actions so far¹¹. Adopting this feminist methodology, I have given myself time to draw from the actions and their implication on the analytical discoveries¹² in order to understand the project and the implications of my actions.

8 Reason P, Bradbury H, Handbook of action research, Sage, 2001
9 Reason P, Bradbury H, Handbook of action research, Sage 2001
10 Reason P, Bradbury H, Handbook of action research, 2001
11 Wong S. Action Research : The living thesis 2004
12 Rose 1993

2.2 Design Outputs and Aims

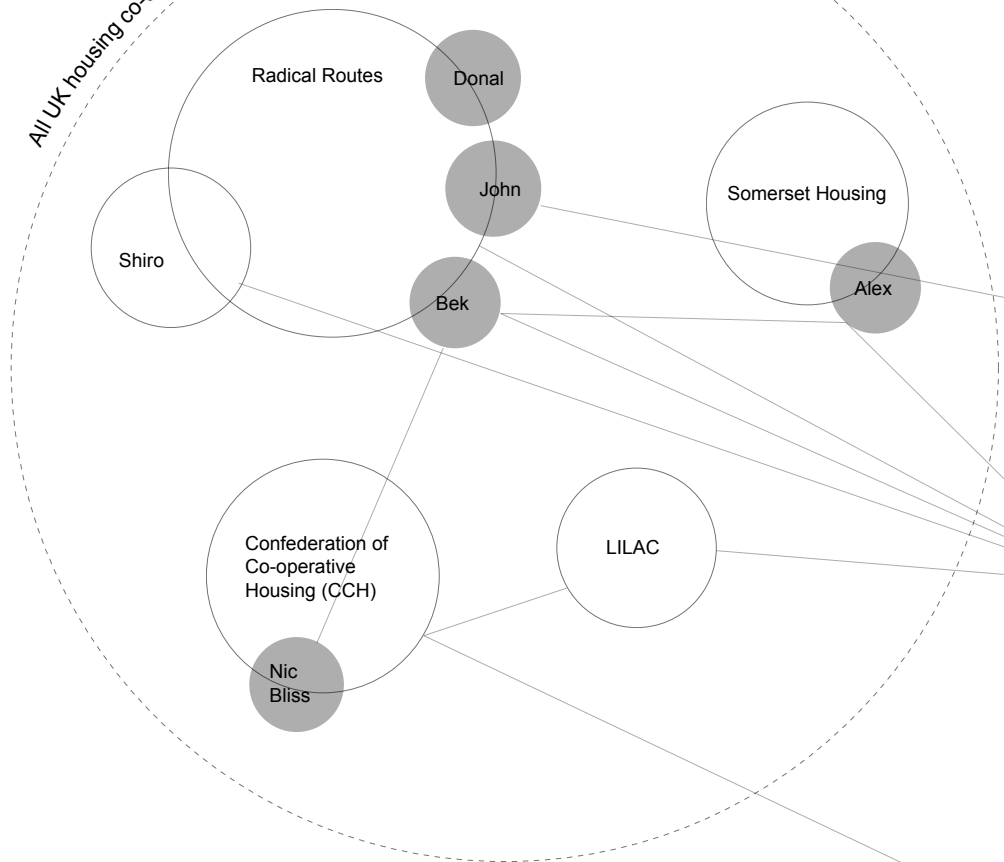
According to the research by design methodology adopted in this study, a product or output is important to make conclusions, and progress the ideas for SSHC.

The three design outputs for this project are the constitution, the tailored co-operative model and the business plan.

- **Constitution.** The constitution outlines the social, legal and economic aspects of the project
- **Business plan for SSHC.** The business plan demonstrates a feasible business strategy
- **Co-operative business model for SSHC.** The model demonstrates how the co-op is structured relating to its members

These articles are required to take the idea of Sheffield Student Housing Co-operatives to reality.

All UK housing co-operative organisations and their associates



KEY



Group of similar organisations



Specific people with in the organisation



The organisation or co-operative group



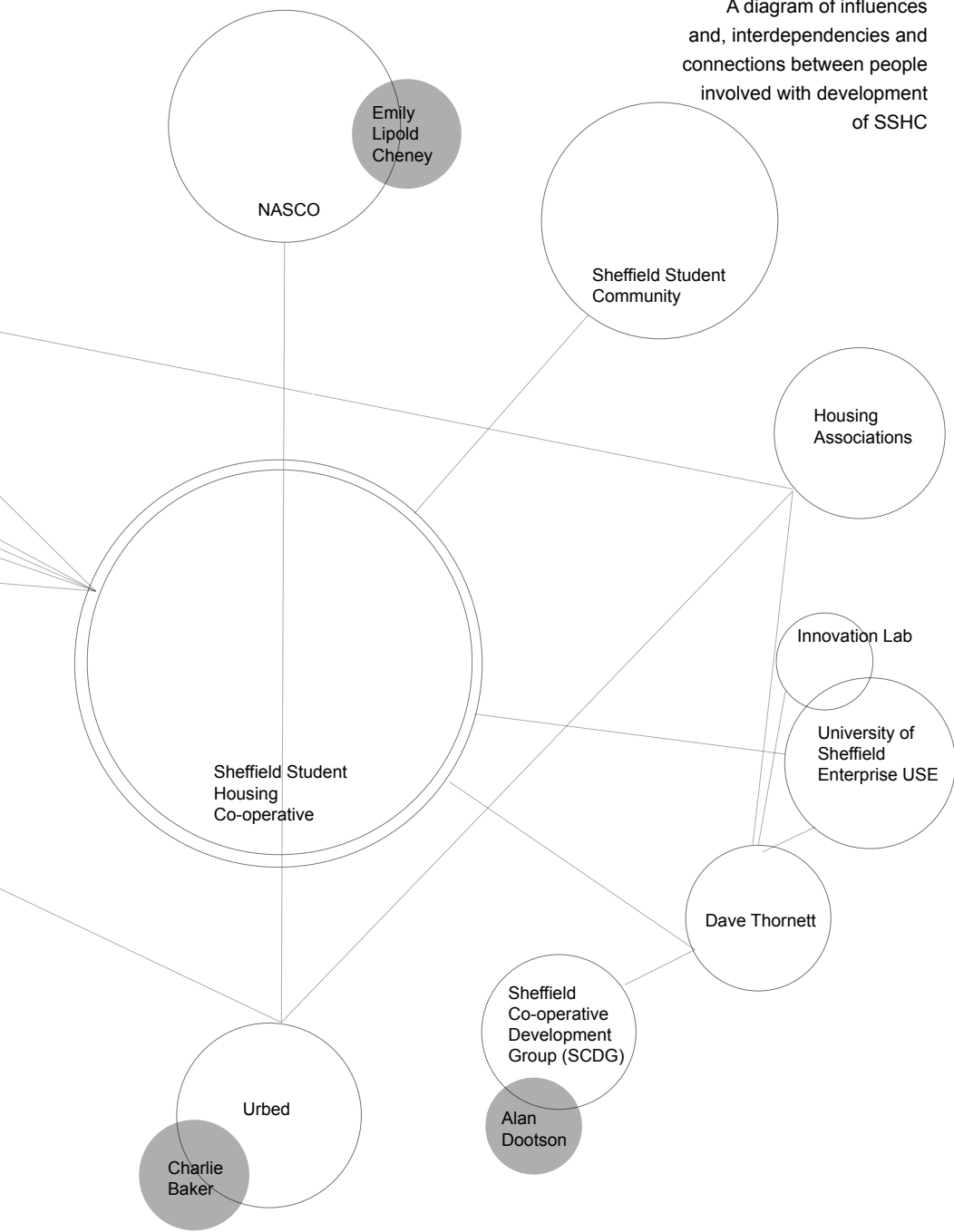
Sheffield Student Housing co-operative



Indicates a link or communication between the two nodes, explained in more detail throughout the dissertation

Stakeholders and Connections

A diagram of influences and, interdependencies and connections between people involved with development of SSHC



3.0 Research Findings and Key Observations

3.1 Case Studies (Observation and Inquiry)

After looking at many examples of housing co-operatives, these are the ones that have come up with the most similarities with SSHC. The following research has been sourced from individuals involved with each co-operative or organisation.

Each section looks at the case study and how it has influenced SSHC. The case studies can be summarised as follows:

- Shiro is a Radical Routes co-operative, and observing how a typical housing co-operative in the UK operates is useful in providing legal, financial and social basis for developing SSHC.
- LILAC is a new build co-op in Leeds and has an original legal structure developed specifically for their unique project.
- NASCO is an organisation in American supporting student housing co-operatives specifically.

Figure 3.0 below shows the members of shiro at their allotment
Source: Author

Separating the legal, social and economic aspects of the key observations throughout the case studies makes the information easier to communicate with potential stakeholders. These three themes provide the basic structure to one of the design outcomes; the constitution.





3.1.1 Shiro and Radical Routes

SHIRO

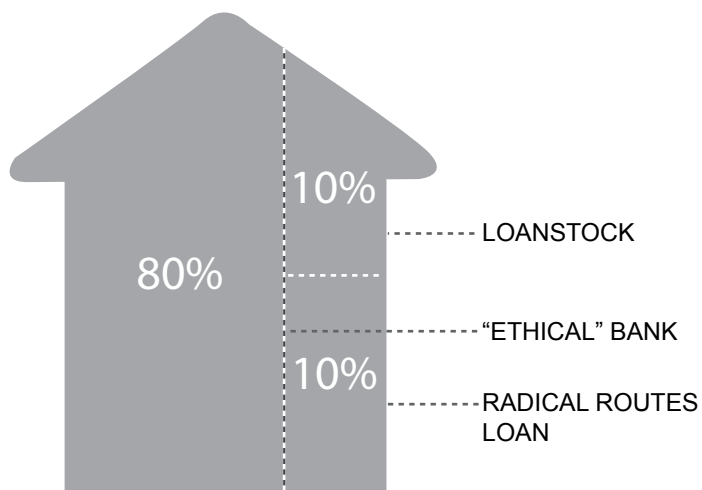
Shiro was founded in 2010, when seven friends got together to form a co-operative. All the members are young people who live in Sheffield and share common interests in environmental and political issues¹. To set up their co-operative, they sought help from Radical Routes, a secondary co-operative explained in detail n page 35.

Shiro have been formed as a co-operative for 2 years. They have looked at many houses, most in need of much repair. Daniele Rinaudo explained how they had difficulties getting money because they wanted to buy a house in auction, so they weren't sure how much they could ask for and how much they could bid for². Their latest property of interest is an old pub in Kelham Island (an old industrial area in the city). The property is barely habitable at the moment, and needs planning permission for change of use. The members will work together to make it a good place to live, though financing and planning issues limit them.

They have been working towards their co-op for nearly two years, during which time they have come nearly close to buying or bidding on various properties in Sheffield. They are limited on budget and they have a complicated system for decision making. This means progress for Shiro is slow, and they aren't sure how much longer it will take them to move into a house.

Figure 3.1 opposite top:
The outside kitchen at the
RR gathing in August at
Earthworm co-op. Figure
3.2, a discussion about
legal structures at the
same gathering.
Source: Author's photos.

1 Oli Summerling, a member of Shiro, in conversation, in August 2012
2 Daniele Rinaudo, a member of Shiro in conversation in July 2012



Radical Routes can help finance the project and provide 10% of the cost of the house in loan, 80% is from the mortgage provider, Ecology Building Society, and the last 10% is to be sourced from the members in the form of loanstock.



RADICAL ROUTES

Radical Routes (RR) is a secondary co-operative, which provides services, loans and support to new and existing co-operatives working towards radical social change. It is made up of a network of co-operatives. Their member's pack states:

*"Radical Routes supports the idea of people controlling their own housing and their work through co-operatives but specifically supports Radical Co-operatives – those opposed to capitalist systems of hierarchy exploitation and "money as power". We support co operatives which are opposed to the destruction of the environment, committed to a positive ecological outlook and which supports grassroots resistance to injustice."*³

RR is one of the main housing co-op support network in the UK. People with an interest in setting up a housing co-operative will turn to RR for information and advice. They are committed to supporting projects who are set up for mutual benefit and working towards radical social change⁴. The structure and logistics of Radical Routes are explained in figure 3.6 on page 38.

Figure 3.3 opposite explains the financing for a RR housing co-op.
Figure 3.4 Below are photos from the Gathering in March. Source: Author.

-
- 3 Radical Routes members pack issued at the gathering in March
4 Conversation with John at RR gathering.



Radical Routes



A network of little fish.

- Co-operation:

1. (w) Shared action to achieve a desired goal.
2. (w) Voluntary organisations of producers or consumers characterised by collaborative rather than competitive capitalist relations.

- Radical Routes:

- (w) An umbrella co-op; lots of co-ops coming together to support each other.



To find out more, visit

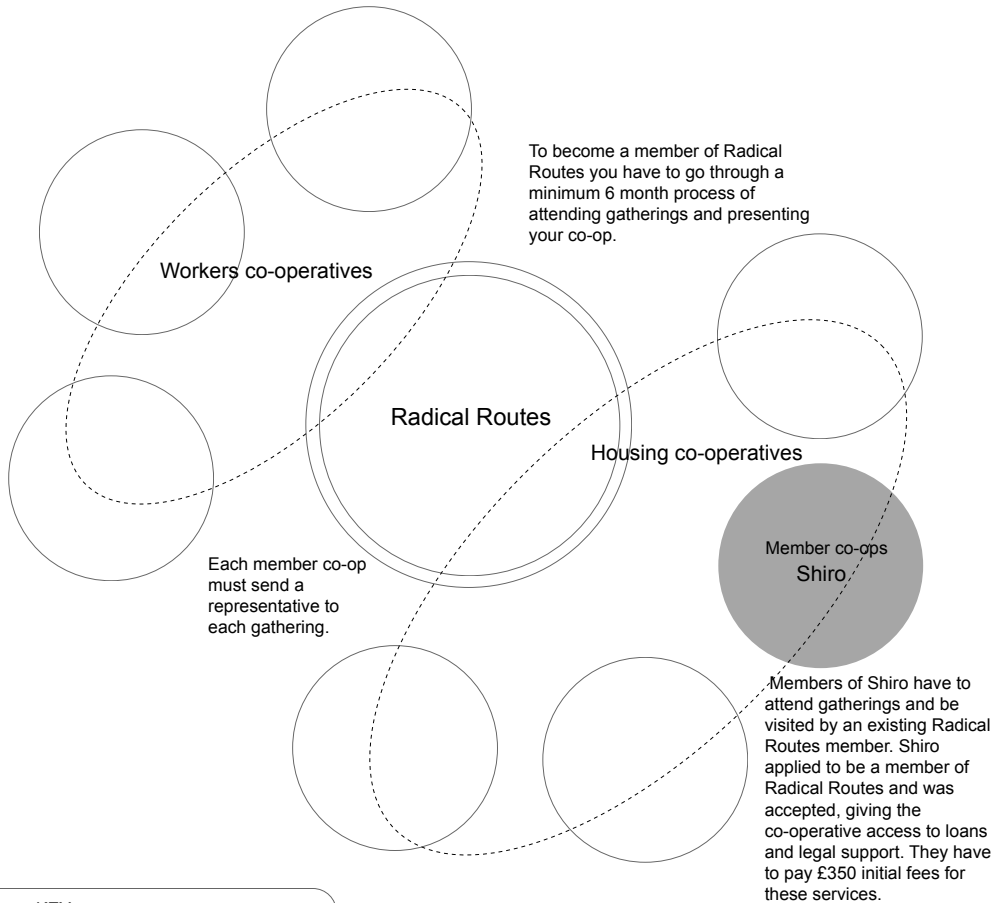
www.radicalroutes.org.uk



RR hold gatherings quarterly for their members to attend and contribute to the organisation and decision making. Interested parties can also attend to find out more and apply to be a member of RR. I have attended two gatherings since having the idea of SSHC and they have been informative for SSHC. In March the RR gathering was in Birmingham (more information in the appendices). The gathering in August was held at Earthworm Housing co-operative (pictures in figure 3.1 and 3.2 page 34), where we met Bek, the main Legal advisor for RR⁵.

Figure 3.5 Opposite:
Afflyer explaining what
Radical Routes does.

The structure of Radical Routes



KEY



Member Co-ops



Radical Routes -
Secondary Co-op



Type of member co-op



Member co-op in case
study

Key Observations

Radical Routes and Shiro have had a lot of influences on the SSHC project, this section looks at the key observations regarding aspects of their co-operative organisation.

SOCIAL

The gathering in March introduced the idea of the secondary rules. These rules are decided by each co-op, which work with the legal contract and RR requirements, and give the co-operative group an identity and focus that all members have in common. Shiro's secondary rules are a commitment to veganism and dedication to live sustainably.

If you are a member of RR you are required to give up at least 15 hours a week dedicated to "radical social change"¹. It is believed this time reinforces the identity of radical routes, and requires the members co-ops have the same agenda.

ECONOMIC

Figure 3.3 on page 34 outlines the financial structure of a radical routes co-operative, showing where the money comes from². The money to pay back the loans, comes from rents from the residents, which eventually will reduce as the debt is paid off. RR have developed a spreadsheet, which can be found in the appences, which takes into account all of the income and expenidutre of the co-op. It is used to develop the business plans of the member co-ops.

There are ethical banks who are dedicated to providing financial services for housing co-operatives and other social enterprise. The two main ones are Ecology Building Society (EBS) and Triodos. EBS is committed to providing loans for projects which have a postive environmental agenda³. Tridos are concerned with projects committed to social development and ethical business⁴, and they fund a lot of social enterprise.

Figure 3.6 opposite: Shows how Radical Routes provides support for housing co-ops and working co-ops. It is not heirarchical they all depend on each other.
Source: Author

- 1 Details in questionnaire in appendix x
- 2 Information from the gathering in March - 'Introduction to RR finances'
- 3 Ecology Building Society, Accessed: www.ecology.co.uk accessed 4.4.12
- 4 Triodos Bank www.triodos.co.uk accessed 4.4.12

They are more understanding about lending to community interest groups and co-operatives.

LEGAL

All the member co-ops of RR are fully mutual. This means they work on the basis of one member one vote, and every member has an equal share of the equity of the property. Being fully mutual means it is completely autonomous from any other organisation. Only the members can contribute or have a say in what happens in the co-op.

3.1.2 LILAC

LILAC (Low Impact Living Affordable Community) is an example of a new build co-operative in Leeds for a community in 18 houses. They started out as a small group of people who had the idea to live co-operatively¹. They have clear aims about sustainability in the environment and community, which have helped them get funding and loans from Ecology Building Society (EBS) who specifically help projects with an environmental motivation.

It is an autonomous project and it is run like a co-operative business that use a formal consensus decision making process to make changes.

They have groups within their community who take responsibility for different tasks, for example finance or marketing. When starting out with the project they looked at some properties for sale, but decided to achieve their environmental aspirations, it would be more suitable for them to build from scratch. This way they could design their shared communal space, as well as it adhering to environmental legislation².

They are trying to raise funding with private investors and they have got grants and loans from unLtd³ for the early stages of the project. They have a controversial approach to the rent that is paid. The residents pay a proportion of their income as rent⁴.

1 Bunker s, Coates C, Field M, How J. Cohousing in Britain; A diggers and Dreamers Publications 2011

2 White Design Architects and Research <http://white-design.com/>

3 unLtd Funding <http://unltd.org.uk/>

4 Rita from leeds



Their communication with the wider community about the project has been very thorough, using publicity and public events to keep the locals informed with the progress of the project.

At their presentation day in May 2012, they conveyed how identifying values was a key part to their success⁵ Their values are as follows:

- Environmental sustainability
- Co-operative
- Grass-roots
- Respect
- Inclusive & Affordable
- Inspiration & Resource
- Diverse
- Self-reliance
- Safe & Healthy
- Connected

Figure 3.7 Opposite above:
A picture of one of their
open days

Source: LILAC presentation
day

Figure 3.8 Opposite: The
LILAC Shared Equity
Model

Source: LILAC presentation

⁵ Open day presentation sourced from <http://www.lilac.coop/images/stories/lilac-learning-day-pres-jan-20121.pdf>



Key Observations

LEGAL

Their co-operative model is based on a shared equity housing co-op which is explained on the previous page, figure 3.8.

LILAC had to find a new model for their co-operative that didn't already exist to develop their idea. They demonstrated that operating as a co-operative business with different stakeholders was possible. and an original business structure can be tailored to suit the project.

ECONOMIC

LILAC needed extra funding for the project to be get started to pay for the legal and publicity services at the beginning of the project. They have managed to fund the project through loans and grants, including a grant from Unltd funding.

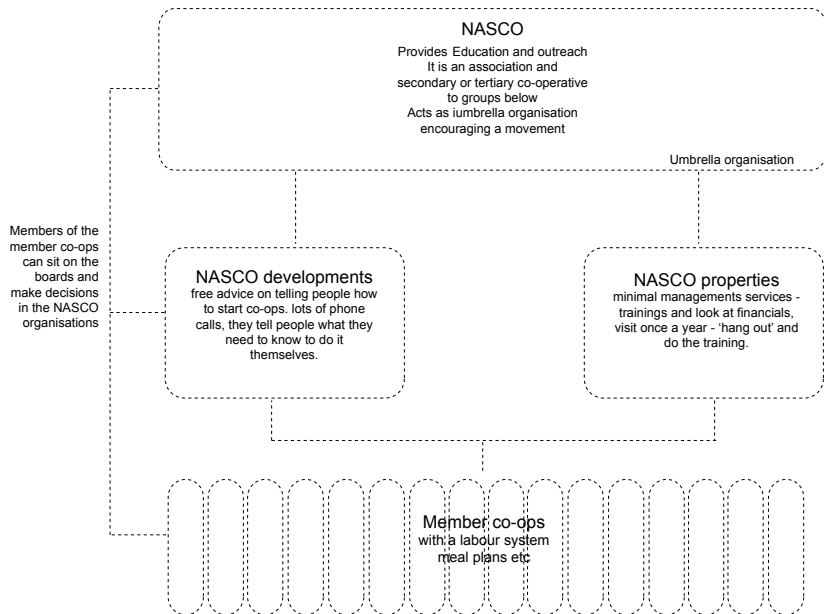
SOCIAL

Using key values communicate the ambitions of the project with potential stakeholders quickly.

Their publicity, communication and community participation demonstrates sensitivity to the wider community. Using participative methods for development will be important in achieving sensitive student accomodation. Participation is an way to achieve sustainable design and strategies.⁶

Figure 3.9 Opposite top: the work starts on site
Figure 3.10 Opposite middle: architects visualisation of the design
Figure 3.11 opposite: the site plan for the development.
Source: LILAC website

The Structure of NASCO - North American Students of Co-operation



3.1.3 NASCO

North American Student Co-operatives (NASCO) is an organisation in the USA which provides support and management for a fully operational system of student housing co-operatives¹. The diagram opposite shows their structure, and the relationships between the stakeholders within NASCO.

A skype interview in August 2012 with Emily Lipold Cheny, one of the four paid staff members of NASCO, provided information on the organisation of their system and fuelled lots of ideas for SSHC. The interview is summarised in figure 3.11 on the next page.

Emily also gave me access to the resource library they have on their website, which will provide information to supplement the information from the interview. Their model has some key factors SSHC can adopt when developing the constitution.

Figure 3.12 opposite
Describes the structure of the
NASCO student co-ops in North
America.
Source: Author

1 Nasco website

<p>Interview with Emily Lipold Cheney from NASCO.</p> <p>My questions are in bold, and her responses follow in note format highlighting the key points. That will be explained further in the next section</p>	<p>Our problem - fully mutual? That is why ours works - the group equity model People don't want to take equity just be a part of the movement Provides ownership and facilitates transience Purists question this format of co-op</p>
<p>That's what we need! Pre existing requirements Ownership comes from control Limits liability - if it burns down the members aren't suffering. Members control the non-profit organisation</p>	<p>RR weren't happy with it not being fully mutual - can it still be a co-op? Does it adhere to the co-op principles? Then yes You can use different equity models NASCO is a community. Students have a role on the board and make decisions.</p>
<p>How did NASCO start? Government financing in the 70s. these made high density student blocks This money isn't often available We are low risk, but demographics of high risk Boutique developments can join the land trust</p>	<p>We might have problems with the bank, what do you suggest? Could be a leasing co-operative. Rent from somewhere Or partner with a likeminded co-op Utilise partnerships with other co-ops/organisations but don't risk autonomy Maybe NASCO can provide gap funding</p>
<p>Do you have radical routes style 2ndry rules? More on ownership Chores shared. Members think this is normal it is just expected Lots of models on resources library</p>	<p>What sizes are better for co-ops? 8 people is minimum, but it depends on how old the people are and where they are in their life Co-operation works when there are more members, and stuff gets done. 12 is a good amount of members</p>
<p>How does that work if maintenance needs doing? Class it between major and minor maintenance - members pay into maintenance reserve - this can be £1000 a year or so. If the roof falls in, people will do community fundraisers to get a rehab loan.</p>	<p>Are the rents cheaper? Members aren't in it for financial reasons, there are other benefits. Waiting lists and high demand</p>

Key Observations

LEGAL

The NASCO model demonstrates the provision of co-operative housing for a transient community. The origins of NASCO date back to the seventies, and grew from different circumstances to what we are experiencing in the UK today¹. NASCO was donated properties by the government², which still house most of their larger co-ops.

The NASCO model is organised with group equity, where the member co-ops share the responsibility of the management of the houses. Group equity is when the assets are owned by a group of co-ops. The houses are legally owned by the not for profit umbrella organisation, NASCO. The umbrella organisation provides information and support for the member co-ops and holds key values which all member co-ops adhere to. RR is also an umbrella co-op, and “working towards radical social change” outlines their identity.

SOCIAL

Emily explained how you can still adhere to the co-operative principles, if you question the definition of ownership, by thinking of ownership more like control, then it is achievable using this model. In contrast RR believe a co-op must be fully mutual. The NASCO model views ownership as access to control and rights over the property, where as RR believe this has limiting implications on the operation of the co-op and its members. Emily explained how the students are not interested in getting equity back out of the co-operative, they are just wanting to be a part of the movement.

The size of the co-operative is an important issue to consider. Social dynamics will be affected by the numbers living in the co-op³. Emily recommended having a minimum of 8 residents in a house. This way collective living is achieved. SSHC would like to be able to start at this size co-op, and is something to work towards, but funding and risk might limit the first project to a small house of 3 or 4.

Figure 3.13 opposite gives a brief overview of the interview with Emily Lipold Cheney
Source: Author

- | | |
|---|----------------------------------|
| 1 | Nasco documents |
| 2 | Nasco documents |
| 3 | Martin field co housing page 150 |

ECONOMIC

In some of the larger NASCO co-ops, the co-op can pay a member for their time to organise the co-ops finances or maintenance⁴. This is said to make the house operate more smoothly, and make sure everything gets done.

3.2 Qualitative Market Research

This section documents the qualitative research carried out in Sheffield, and highlights the key observations from the methods.

3.2.1 Market Research (Questionnaire Results)

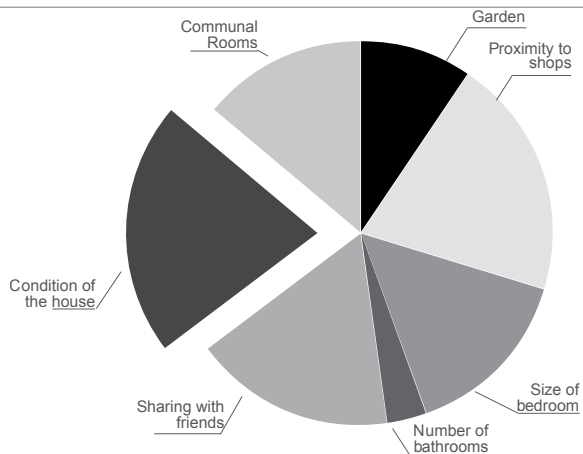
The questionnaire was distributed in the Students Union emailed to students and put on Facebook using survey monkey, and we got 45 responses from students of different ages. A flyer was attached to the questionnaire, with a link to the blog in order to explain more about the project¹. The questionnaires were used to develop market research to develop the business plan and find out about sheffield student's requirements or priorities for housing.

The questionnaire supplemented the information from the study carried out by Urbed about student co-ops in 2004². It asked ten questions specifically about Sheffield and their living conditions. The results came from a selection of students in different years and the idea was responded to with interest and enthusiasm. Not everyone had a bad experience of student accommodation, but many said they would like the opportunity to manage their own house. People responded as interested, but wanted more information on how it would work. It is important to be clear about the structure and the idea of the co-operatives from the outset when getting to the stage or finding the first members.

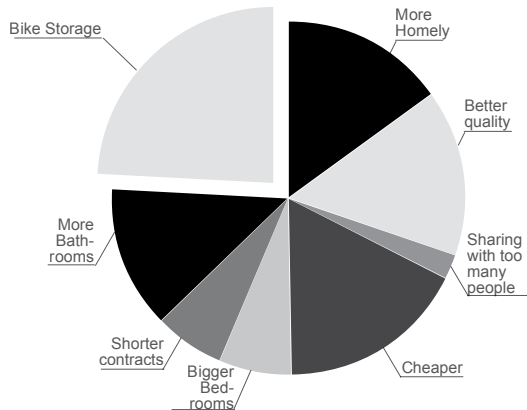
The next 3 pages demonstrate a summary of the answers with the responses from the questionnaire. The original questionnaire can be found in the appendices/

1 The blog can be accessed at tumblr.homegrownhousing.com
2 (reference with lots of detail) urbed study explained on page

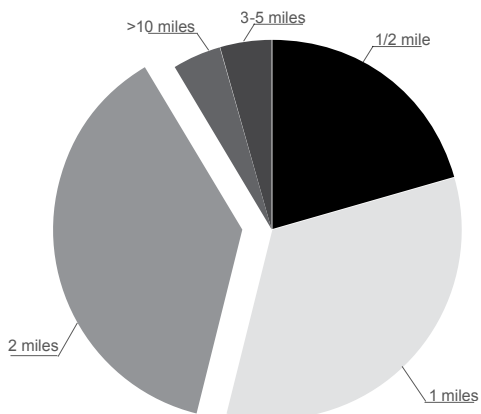
What is most important when choosing your accommodation?



What would you change about your current living situation?



How far do you travel?



Would you manage your accommodation?

"yes with people I trust"

"It would be a steep learning curve"

"not sure – I am too busy during term times, but if it took up less time and stress than dealing with a lettings agency then yes"

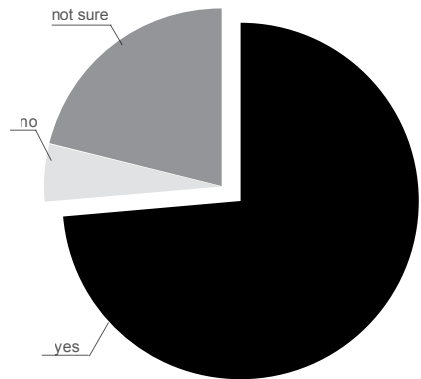
"I would help managing the legal aspect to understand how it really works"

"It would just be an extension of sorting out bills and council tax"

"Yes – if it means better living conditions for everyone in the property"

"It would make me feel at home in a shared house"

"I'd respect the property more"



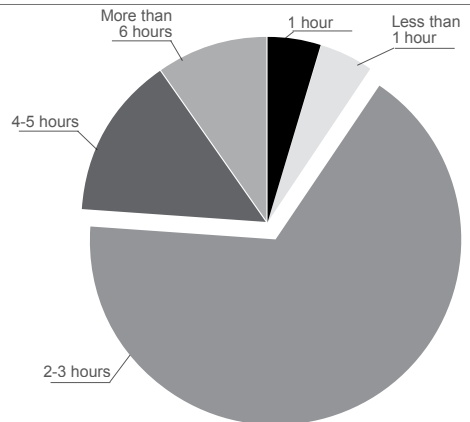
Time commitment

"I'd enjoy working with friends"

"It would be a nice place to live"

"I'd feel proud"

"Having a nice home is important for positive mental health whilst at university."



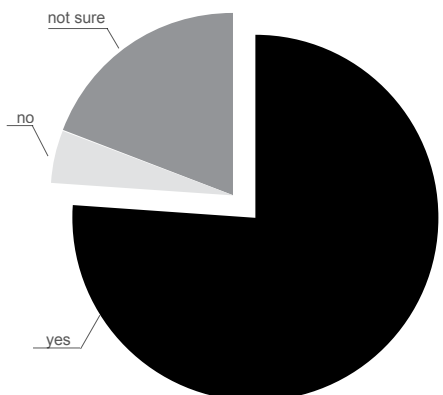
Would you live in the co-op?

"I like the ideas of a co-op, but not the connotations that go with a co-op"

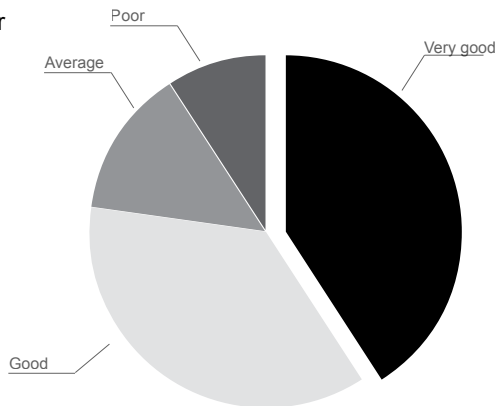
"It seems like a more sustainable way to live as a student in Sheffield... Properties at the moment are generally in a bad state because there is no sense of ownership among tenants"

"People might want to stay longer than they are allowed"

"It would be hard to do it with people you didn't know."



Current relationship with property manager



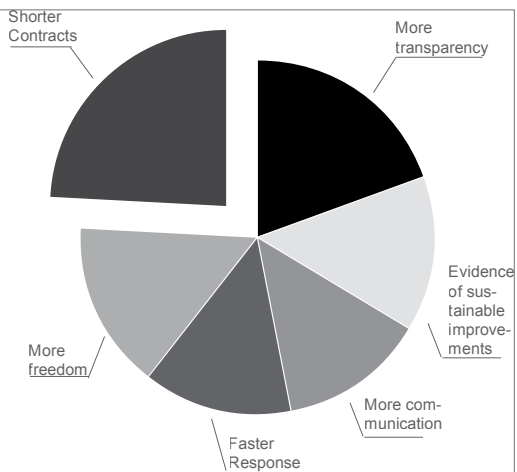
What would you change about your current relationship with property manager

"(The landlord) is very slow at responding to the letting agents"

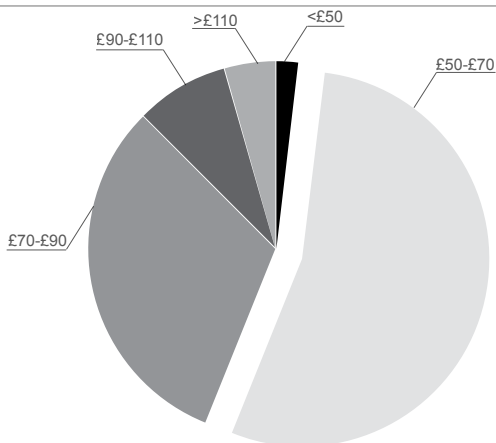
"I like that they trust us...(but) often we'd be able to sort things out quicker ourselves. (about the letting agent)"They're not very approachable and don't care for the state of the house but do threaten us with fines"

"We don't let through letting agents, only directly from landlord because of the fees and long term contract"

"He's quick to fix things, but does drop in unannounced"



How much do you pay?



"Happy to pay more with more communal rooms and not feeling cramped or like a student house."

Key Observations

ECONOMIC

The results have demonstrated a demand for SSHC to be developed. Respondants to the questionnaire were interested in the co-operative idea. 80% said they would consider living in a co-operative, which validated pursuing the development of the project. And also can be used in the business plan to demonstrate the need to potential business investors and lenders¹.

The results show the student's think paying £50-£70 is a reasonable amount for Sheffield, which will have implications when taking in consideration the price of the property,

SOCIAL

Communal living space was highlighted as an important design feature when building or designing for a co-operative. This was a key research finding in the study from Urbed in 2004², which was backed up by our results.

People were split when considering the time commitment they were available to give up. This might be because of time commitments at university and not knowing what they will have to do throughout the year. Giving up time to the co-op is important to success according to Radical Routes³. Nasco say they don't prescribe it, it is just understood by the residents⁴.

1 Triodos required a business plan, and marting advised it was necessary to get property associated companys to take the project seriously

2 Urbed report

3 Radical Routes time commitments

4 NASCO interview/documents

3.2.2 Interviews

The following section provides a brief overview of two the people who have had an important presence in the development of SSHC, that aren't associated with the case studies. How these people and their organisations fit into the project is explained in the diagram on page 28.

Dave Thornett

Dave Thornett is a social entrepreneur advisor based in Sheffield. He is paid by University of Sheffield Enterprise (USE) to advise students with ideas. He helped the early stages of the project by introducing new terms and outlined what I would have to do to set up the co-operative. He explained about structures such as community interest companies, and how people form a co-operative, building in the knowledge gained from attending the Radical Routes gatherings. It was his suggestion to write a constitution to focus thoughts and develop the ideas.

Charlie Baker

Charlie Baker works for Urbed and was involved in the study which was carried out for 2004 investigating the feasibility of student housing co-operatives in the UK. The project was initiated by Manchester Met Students Union and got the NUS and CCH involved, who funded the project. The report was a comprehensive documents outlining how the co-ops would be set up in the UK¹. They were proposing new build student accommodation with a co-operative management system. In a phone interview with Charlie Baker he explained how the project was never realised because the elected head of the NUS at the time changed, and the change meant the funding was withdrawn and the project cut completely. There is a lot of information in the report about how student housing co-ops might work in the UK.

¹ The urbed report

Key Observations

SOCIAL

The information from the Urbed study gave a solid foundation and understanding about what students want for their housing. The research was comprehensive and still viable for today's situation.

The proposal for Student co-ops in 2004 was an example of top down implementation. The organisations involved were large which meant it stopped completely when the funding was withdrawn.

LEGAL

Most of the legal terms and basic understanding of how you form a co-operative was introduced by Dave Thornett, he then also provided contacts for people in Sheffield who might be able to help.

3..3 Business Development (Action Research)

The following section documents the actions during the project so far. These represent an iterative process that will continue to the next phase of the project.

3.3.1 Innovation Lab

The Innovation Lab was where SSHC began. The program was run by USE (University of Sheffield Enterprise) for students and recent graduates at the University of Sheffield. They asked for students interested in social innovation and enterprise to sign up to the lab to pitch ideas. After pitching the idea of SSHC it was voted to be taken forward to the next session. Throughout the following Lab workshops there were various resources available to develop an initial business plan, write a pitch, prepare a presentation and make a video explaining the idea¹ Working with three other students from Sheffield University the idea became more realistic, through the initial research we carried out. The final session was a presentation competition between the six groups with ideas. SSHC won the competition after submitting the business plan and presenting to a panel of judges involved in social enterprise around Sheffield. This was the real beginning of SSHC because of the project being so well received at this presentation evening.

3.13 Below: The 'Innovation Lab' in action
Source: USE.co.uk

1

(found in the appendices/stills on page)



Key Observations

Taking part in the innovation Lab acknowledged the beginning of SSHC. Before attending the lab, the idea was just a thought that hadn't been taken any further. Being associated with USE was also a good starting point because of the contacts and knowledge they have there.

ECONOMIC

The two main contacts from the lab that helped the project were Bob Rabone, the Finance Director of the University, and Dave Thornett, a social entrepreneur advisor¹. Bob Rabone was able to advise that the business plan needed some tweaking. For example the first copy of the business plan suggested the extra capital from when the mortgage was paid off would be used to buy more houses. He advised this would actually take longer, and instead you just need to prove that the first one works to prove to lenders that is a viable investment.

The Lab was also a good way to get the information together to make an initial business plan. A solid business plan will allow people in the housing market world to take you seriously by achieving "credibility"². The introduction to the business plan and business terms were essential in making progress and talking to more knowledgeable sources when developing the idea.

¹ (more information about Dave on page)
² Martin field in cohousing page 139

3.3.2 Feasability (Housing Study)

The tables in figure 3.14 show specific information about three properties in the west of Sheffield. These properties have been used as case examples to develop the business plan. Initially we tested them with basic calculations, but then went on to use the radical routes spreadsheets (explained on page 36). By putting the figures of the cost of the houses, how much money needs to be borrowed, and how much the mortgage will cost each week into the spreadsheet, the financial viability of the project was proven. Guidelines on finding the right property include “geography, site stability, microclimate, vegetation and ecology, direction of sunlight, accessibility, facilities, cost”¹.

When looking at the properties I also had the feedback from the questionnaires in mind, when taking into consideration practicalities of the houses and what was affordable².

Some key issues from the questionnaire include:

- Communal space
- No more than £70 a week
- Close to the university
- Bike storage

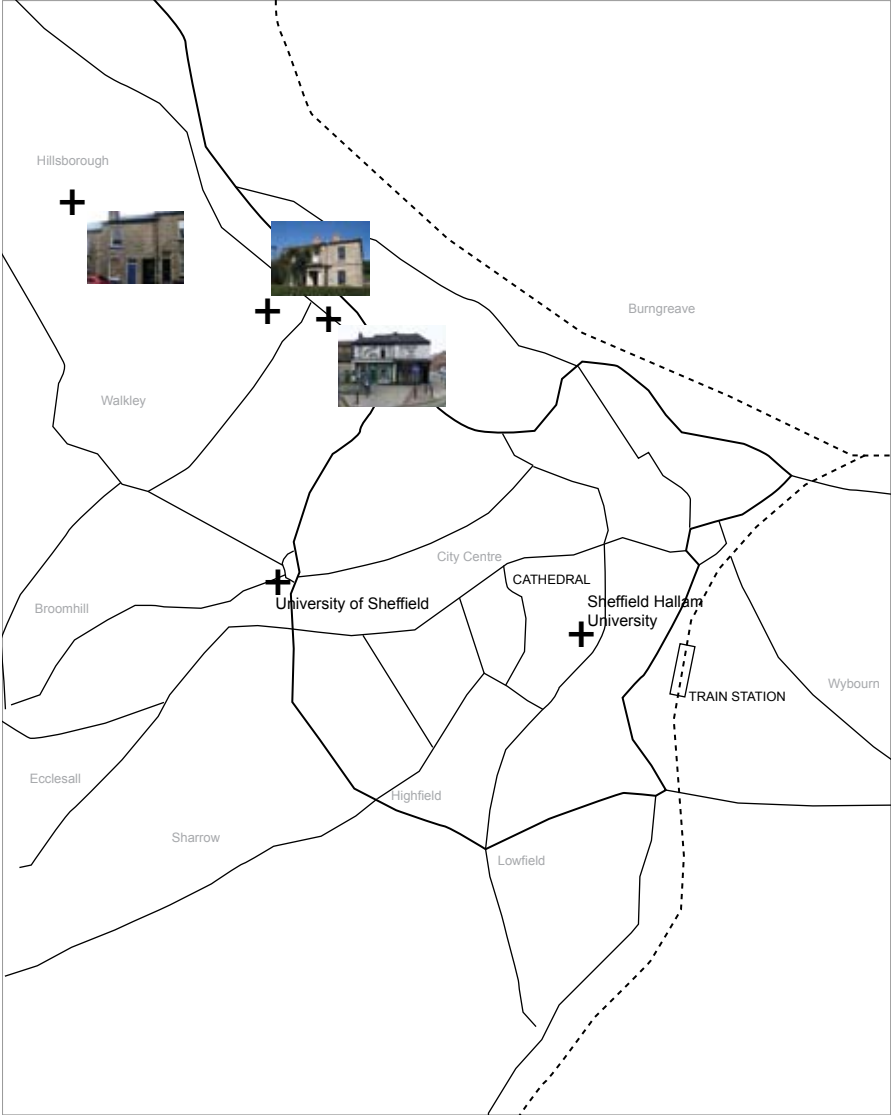
I found the houses by looking online on rightmove and auction websites³. At Radical Routes, they estimated the co-op would operate in negative equity for the first 6 years⁴. It is evident from these spreadsheets that the co-op is only just viable.

3.14 On the next page:
House potentials
Source: The Author

1 Cohousing in Britain
2 From questionnaires
3 rightmove.co.uk
4 Radical routes gathering

Examples of potential houses for SSHC

Location of Houses in Sheffield



Blake House, Blake Grove Road Upperthorpe, Sheffield



Price: £285,000

Number of bedrooms: 4 (but 4 living rooms, so some could convert)

Garden: Small mature garden around the edge of the house

Distance from university 1.5 Miles

Description: Grade II Listed house that is ready to live in with large living space and potential for basement conversion.

Pros

It has a lot of character

It is a nice house close to the university, cheaper than a house like this in another location.

Cons

The house is listed so it won't be easy to change things, the planning authorities will have to be notified.

The rooms are large so it is expensive to heat.

It is expensive and viable for stamp duty

Hoole Street, Walkley, Sheffield



Price: £110,000

Number of bedrooms: 3

Garden: Small yard to the rear

Distance from university: 2 miles

Description: A typical Sheffield terrace, slightly larger than usual as it goes over the passageway, very typical of Sheffield.

Pros:

It is relatively cheap

Students are familiar with houses of this sort

It is in a good location

Cons

It can only accommodate 3 people, with not much potential for alteration or extension.

Upperthorpe Hotel, Upperthorpe Road, Sheffield



Price £200,000

Number of bedrooms: 5

Garden: none

Distance from university: 1.5 miles

Description: An old pub for sale on Upperthorpe high street.

Pros

It is cheap because it is an unusual property

There is an opportunity for students to run the pub/cafe below.

Cons

It has sold

It would need change of use planning permission

Key Observations

ECONOMIC

The economic implications of buying the house makes the project a risk, and potentially not viable. It is important to buy a property that has the right characteristics for the co-operative. Most RR co-ops purchase existing property, LILAC found they had to build their own because they couldn't find a property that suited their needs.

The spreadsheet worked out the whether or not the project is financially viable, by taking into consideration all of the incomes and expenditures. The results from the questionnaire demonstrated that students in Sheffield were happy to pay up to £70 per week for their rent. This sets the limit that is entered in the spreadsheet and determines the rest of the outgoings and expenditures.

When looking at the spreadsheets, it is evident there is a gap in the financing when all the start up costs are considered, the amount need in grant money may be as much as £10,000. This is the amount LILAC got from Unltd¹ funding for their idea.

The size of the house for SSHC is determined by what we can afford. Blake House has a lot of space for its total cost, but because it is over £250,000 it is eligible for stamp duty, which is a purchase tax². Then the property should be smaller, this is contrary to what Emily from NASCO advised, that having more than 8 people makes a co-op operate more smoothly and communally "things just get done when there are more people in the house"³.

SOCIAL

The type of property is important in making a sustainable project. Physical aspects of the property that can't be changed or adapted that might limit the project are important to understand from the outset. For example, Blake House is a listed property, which might make for expensive complications further down the line, and reduce the flexibility and adaptability.

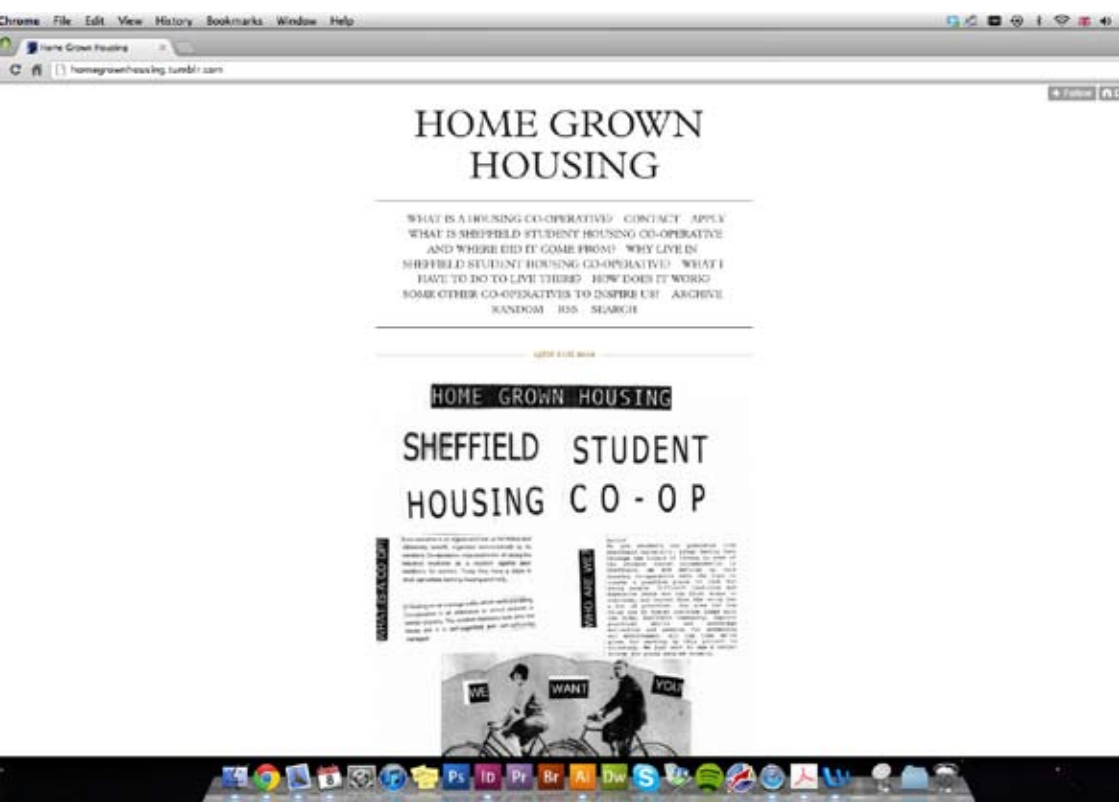
1 Unltd funding is.... see www.unltd.org
2 stamp duty hmrc
3 Emily lipold cheney

3.3.3 Publicity

The zine was made to communicate the key ideas of SSHC to anyone who might be interested. It identifies the key aspects of the housing co-op and how it would operate. We started making it to distribute with the questionnaire, but at the stage of making the questionnaire there was not enough information on how the project would operate. The zine is a work in progress, and as the idea changes the zine will change.

Sheffield Student Housing Co-operative is the name for the overall project. As the idea has developed and there has become different layers to the idea, now Home Grown Housing is the name for the first co-op which will buy the house (explained in the model in chapter 5.1). Any student co-op that is made will decide their own name.

Figure 3.15 below: The blog
- found at homegrownhousing.tumblr.com
Source: Author



COLOURED PAGE HERE FOR ZINE TO AT-
TACH TO.

homegrown
housing.tum
blr.com

homegrown
housing@
gmail.com

Key Observations

SOCIAL

By trying to communicate the ideas in the zine, it demonstrated the gaps in our knowledge. The first attempt could not be completed because there solutions have not been found.

Alongside the zine, there is a blog and flyer and email address which make up the initial steps of publicity¹. Lilac used publicity and graphic identity to communicate with potential lenders or stakeholders and is a way to ensure participants are engaged with the process through understanding. Communicating the ideas of the project is important to ensure potential stakeholders are kept informed with the project development.

ECONOMIC

The business plan outlines the need for publicity aimed at the target audience for the business. The zine explains the project in understandable format that makes it accessible to all students, making the project accessible, therefore financially viable.

Opposite: The blog and email address for SSHC and homegrown housing

4.0 Analysis and implications for SSHC

4.1 Idea development

The following section draws on the research from the previous chapter and incorporates academic theory to analyse how they will inform the social, legal and economic structure of SSHC.

Figure 4.1 Below: Making the zine
Source: Author



HOME GROWN HOUSING

SHEFFIELD STUDENT HOUSING CO-OP

WHAT IS A CO-OP?

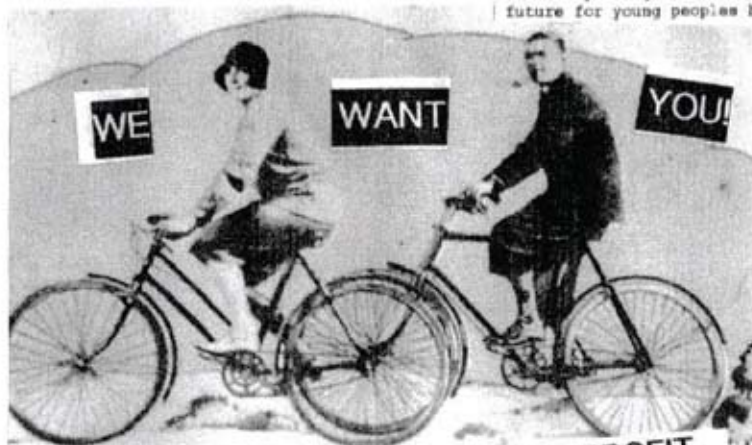
A co-operative is an organisation set up for mutual and community benefit, organised democratically by its members. Co-operatives originated in the UK during the industrial revolution as a reaction against poor conditions for workers. Today they have a place in retail, agriculture, banking, housing and more.

A housing co-op is a legal entity, which owns a property. Co-operation is an alternative to rented property or owned property. The resident members look after the house and it is self-organised and self-sufficiently managed.

WHO ARE WE?

Hello!

We are students and graduates from Sheffield University. After having been through the trials of living in some of the student rented accommodation in Sheffield, we are setting up this housing co-operative with the hope to create a positive place to live for young people. Difficult landlords and expensive rents are the first steps to overcome, but beyond that the co-op has a lot of potential. Our aims for the co-op are to foster positive links with the wider Sheffield community, improve practical skills and encourage motivation and passion for enhancing our environment. All the time we've given for setting up this project is voluntary. We just want to see a better future for young peoples housing.



TO LIVE IN ETHICAL, NOT FOR PROFIT,
COMMUNITY HOUSING!

FOR VALUE AND RELIABILITY

TO FIND OUT MORE

OR

CONTACT

REGISTER YOUR INTEREST

Web: homegrownhousing.tumblr.com

Email: homegrownhousing@gmail.com

Tel: Rosie on 07731462107

4.1.1 Legal considerations for SSHC

GRASS ROOTS

The work done by Urbed discussed the potential for large-scale student co-operatives across the UK in 2004. This project didn't continue because the funding was withdrawn. Our approach for the initiation of SSHC is to start with a grassroots approach. We are students trying to develop the idea for future students. The chance of it growing is more likely if a small-scale pilot study or example co-operative can be proven to work¹. The rhizome theory² provides a model for many individual co-ops to grow and make a network with other grassroots projects. This sets the parameters of the project to be small, affordable and therefore more achievable. Selznick refers to grass roots as democratic planning³, where ideas grow from bottom up, the healthy projects will emerge through being tested by the use, rather than being implemented at a larger scale.

FULLY MUTUAL?

We encountered problems with the legal structure, as our initial aims were for it to be a fully mutual co-operative. Emily Leopold Cheney from NASCO, and other advisors of the project have demonstrated that for a transient community it is difficult, if not impossible, for the residents to own the assets. John at Radical Routes was indignant that if the housing co-operative was not fully mutual, then it was not a co-operative and another approach to organisation would have to be taken. His advice was that we bought a house as a fully mutual co-operative and established it by living in it for 5 years then handed it over to students then there could be a student housing co-operative. This approach defeats our aims of setting up a co-op for the transient student population, of which I am part of, and can't commit to living in the property for that time.

If the house is fully mutual the existing residents would have control over what would happen to the property. They wouldn't

1 grassroots - peterman?

2 Rhizomes are a type of plant root that grows horizontally in the ground, and inspired the name of this theory. It is a nondialectical and non-hierarchical way of thinking that allows for more creative thinking and new ideas to flow more freely. More information on the Rhizome theory: Deleuze, Gilles. Guallieri, Felix. 1983. On the Line. Semiotext.

3 TVA and the Grass Roots: A Study of Politics and Organization
By Philip Selznick

have to leave to make way for new students or the property would be at risk of being sold. There would also be no support network for new residents. The NASCO model deals with this by having the assets held in a group equity model, where all member student housing co-ops can control what happens to the properties of other member co-ops by sitting on the board, and having a vote. John from RR who believed this structure was not a legitimate co-op thought we weren't trusting the students who would live in it⁴. SSHC should be accessible to all students and it is being set up with the hope that it will be available for students in the future. There is a risk, if the students don't know what they are doing, without the external support that the co-op will be more likely to fail, and autonomous investors will lose their funds.

OWNERSHIP

Emily said, the co-op can still adhere to all the co-operative principles even if the residents do not have mutual ownership of the assets of the property they are living in. The table on the following page applies the co-operative principles to the transient student population. There are some gray areas highlighted on the diagram, which are overcome when you question the definition of ownership. Meltzer describes how equity can be valued in cohousing, as something common⁵. For example owning the rights and decision making process in the NASCO model is enough to determine a sense of ownership.⁶ Giving the students access to ownership could encourage residents to be proactive in designing their environment for themselves.⁷

PRACTICALITIES IN SHEFFIELD

If the property is owned by one organisation and rented to another there will be complications and cost implications with planning for HMO (Houses of Multiple Occupancy) and tax issues. Student rented accommodation are HMOs. Alex from Somerset housing thinks we will be liable for corporation tax if the residents are separate from the body owning the assets. If the residents jointly own the house, as in a fully mutual co-operative, the house is exempt from these planning and tax is-

4 jon RR

5 Cohousing in Britain

6 26 J.L. & Econ. 301 (1983)

Separation of Ownership and Control; Fama, Eugene F.; Jensen, Michael C.

7 Bell, Bryan. Wakeford, Katie. 2008. Expanding architecture: design as activism. Distributed Art Publishers. Page 113.

Essay: Claiming Public Space by Peter Aeschbacher and Michael Rios.

sues. This means we may come across complications in the UK with the proposed model, that they don't have problems with in North America. The Sheffield Planning Department has applied restrictions to the areas in Sheffield which can provide shared housing (HMO). This limits where the house can be if it is not fully mutual (see the map in the appendices).

THE STRUCTURE

The structure of the student housing co-operative is going to be a new co-operative model, like with LILAC, we will have to develop our own tailored legal structure. Although the basic NASCO model is suitable for our project, to initiate it in the UK it would have to adhere to our legal systems and financing opportunities. NASCO also operates on a larger scale than is planned for SSHC. The NASCO model will be adapted to suit the smaller scale, though some of the principles are the same.

There will be an umbrella organisation which will initially be organised by the investors of loanstock. Once the member co-ops have been established, these members will be able to sit on the board of the umbrella organisation. The member co-op will be autonomous from the other member co-ops, but all will have a relationship with the umbrella co-op. At this stage the name for the umbrella is Home Grown Housing, SSHC refers to the project as a whole and the member co-ops will make their own names and secondary rules, as in the case of RR. To get the project going Home Grown Housing will buy the initial house and find people who want to be members. This is explained further in the model and constitution in chapter 5.

The Seven Co-operative Principles

1. Voluntary and Open Membership

2. Democratic Member Control

3. Member Economic Participation

Description of The co-operative principles according to Co-operatives UK

"Co-operatives are voluntary organisations, open to all persons able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, political or religious discrimination."

"Co-operatives are democratic organisations controlled by their members, who actively participate in setting their policies and making decisions. Men and women serving as elected representatives are accountable to the membership. In primary co-operatives members have equal voting rights (one member, one vote) and co-operatives at other levels are also organised in a democratic manner."

"Members contribute equitably to, and democratically control, the capital of their co-operative. At least part of that capital is usually the common property of the co-operative. Members usually receive limited compensation, if any, on capital subscribed as a condition of membership. Members allocate surpluses for any or all of the following purposes: developing their co-operative, possibly by setting up reserves, part of which at least would be indivisible; benefiting members in proportion to their transactions with the co-operative; and supporting other activities approved by the membership."

Description of the principles when applied to SSHC

This suits students who are young and interested about the potential of an idea. The housing co-operative can be a platform where you can meet different or like minded people, all interested in self-help. The student residents will have the opportunity to work together to make their environment better for themselves.

A student housing co-operative can give students the chance to take responsibility in the decision making process about the management of the place they live. This process allows the organisation to adapt to its members needs over time.

With the introduction of even higher tuition fees, and the rising price of accommodation (ref), students with limited funds can opt to give their time over to make a positive place to live, rather than paying rent for property management. All the money paid in rent for the co-operative will go directly back into improving the property

Key Points

Freedom to be a part of the co-operative

Application is open to all students

Member students vote for board of directors in umbrella organisation

Make decisions about organisation of house

Take control over future developments

Control and visibility regarding all money spent

Time valued in sweat equity - this means putting work into the property is valued.

Members pay dues to not for profit organisation

Potential contradictions

Problem: Students only not open to everyone.

Not all members have invested their money into the co-operative.

4. Autonomy and Independence

"Co-operatives are autonomous, self-help organisations controlled by their members. If they enter into agreements with other organisations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy."

The project has to be autonomous. The loyalty of the members should be with the co-operative, and they are working toward mutual gain. If there are influences from other organisations, the co-operative can't act for benefit of its members uniquely.

5. Education, Training and Information

"Co-operatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their co-operatives. They inform the general public - particularly young people and opinion leaders - about the nature and benefits of co-operation."

The value of learning about ownership and management of property for young people is important. The co-operative would give the members opportunity to learn the skills associated with managing property, and working as a team. Skills from public speaking, to developing presentation skills, and self-management can be developed whilst working co-operatively.

6. Co-operation among Co-operatives

"Co-operatives serve their members most effectively and strengthen the co-operative movement by working together through local, national, regional and international structures."

By connecting SSHC with the wider co-operative community, there could be a growth in student co-operatives. Using co-operative services, such as maintenance providers, and banking are beneficial to the co-operative movement

7. Concern for Community

"Co-operatives work for the sustainable development of their communities through policies approved by their members."

To encourage integration between the transient student population and the existing residents of Sheffield, community projects and involvement will break down boundaries between these two social groups.

Co-op members make decisions

Everything is separate from university and the private sector

Learn from other co-ops

Provide all the information and develop bank of information about the co-op

Emphasise the importance of the education gained from living in the co-op

SSHC will link with other housing co-ops in Sheffield

SSHC will use information from NASCO, the American student co-ops.

When work needs doing on the house, it will turn to the workers co-ops that exist in Sheffield

Community from the co-op.

Using participation in development of design.

Members engagement with community projects.

But the member co-op is not autonomous from home grown housing.

Figure 4.3 The seven co-operative principles applied to SSHC
Source: Author

4.1.2 Social considerations for SSHC

SECONDARY RULES

Radical Routes have influenced some of the decisions made about the social aspects of the co-op. They have secondary rules which a co-op has to decide to identify itself with. Identifying the co-op and giving it focus is positive for the growth and success of a co-op. In Bremen in Germany, there is a co-op in an old railway station¹, which has a strong performance character. They have space for performance, and all the residents have this interest in common, making the community stronger. LILAC have key values, which communicate their ethos to potential stakeholders quickly. This combined with secondary rules will give the co-op identity.

TIME CONTRIBUTIONS

Another successful social strategy from radical routes co-ops is the time contributions. This helps keep the co-op together. The members are required to give up 15 hours a week dedicated to radical social change, or contributing towards the house. From the survey research I carried out, students would be willing to give around 3-4 hours a week. Looking at RR and NASCO, for now, the basis requirement for time contributions would be 5-6 hours², then any more is welcomed.

COLLECTIVE LIVING

Cooking together and meal plans are a given in most of the RR co-ops. In NASCO co-ops they arrange it on a rota, and is a key aspect of co-operation.³ For students who have not lived in a co-op before or on their own before it is important to emphasise the simple aspects of co-operation. Geoff Mulgan states, "globalisation has broken down communities, and now we are trying to return to that way of thinking"⁴. SSHC can provide an introduction to collaboration and co-operation.

At the moment the project is intending to start small and then

1 Dominika
2 sweat equity is a term referring to the value of time and work contributed by members of the co-operative
3 they have their models on the NASCO resources on the
4 Mulgan, Geoff. 2008. Living and Community. Black Dog publishing. Page 22.

grow once it is established. This is contrary to Emily Lipold Cheney's advice, who said the most successful way of achieving co-operation is in a house of more than 8 people. Emily said the best mix for a productive and effective co-op includes undergraduate and masters students. This would only work in a big house, which might not be possible for SSHC yet due to financial limitations.

COMMUNITY PARTICIPATION

Currently there is a divide between the permanent residents of Sheffield and the transient student residents. LILAC have a strong ethos of community engagement, and SSHC can learn from their participatory events. By creating a positive living environment, the members would contribute to the Sheffield community. As well as action and involvement, the property would improve as it is developed by the users into a home. The users can engage their own 'urban-action'¹⁵ by empowerment through ownership, making decisions benefitting themselves and the community.

4.1.3 Economic Considerations for SSHC

The economic aspect of the project is mainly still questions and possibilities. The answers mainly depend on what banks will lend the project, which depends on their response to the constitution and business plan. In this section we can prove that the project will make money, but where we get the money from is still open ended.

INCOME

Using the Radical Routes spreadsheets in conjunction with the house case studies and knowing how much students would be willing to pay, it is evident that the project is financially viable if you find a property which is good value. A way of getting more value for your money would be to find a house with unusual attributes that make it less appealing to traditional house buyers.

ASSETS

Having the house as an asset when borrowing money helps to reduce risk for the banks when lending. We want to test the idea with a smaller property budgeting ourselves to about £100,000. When discussing “smallness” Schumacher states “many of these small units are highly prosperous and provide society with most of the really fruitful new developments”¹. Starting small will make a sustainable project.

LOANSTOCK

Radical Routes and NASCO have a gap funding or rootstock system, which provides a loan to the co-operative for the 10-20%. Currently the banks will lend up to 70 - 80% of the value of the property. The last 10% is provided by personal investment or “loan-stock”, which the co-op will then pay the lender back. A challenge of SSHC will be finding the loanstock. In a RR co-op there is an incentive for the members to find loanstock, and once they have invested, their loanstock is at stake, giving them an incentive to make the co-op work, and contribute their sweat equity. For SSHC there is not this incentive, as the people living in the first co-op have not invested any loanstock. We will have to find loanstock from people who believe it will work, but might not have any legal power to change what is happening in the house.

1

Schumacher EF, Small is beautiful

EXTRA COSTS

There are a lot of cost considerations including, purchase costs and day one costs and costs of borrowing money. SSHC needs a substantial and rigorous business plan, which will convince the banks to lend to the project. SSHC would be subject to capital gains and corporation tax if the project is not a fully mutual co-operative². This needs more investigation and depends on the details of the final designed model.

FUNDING AND GRANTS

For the start up costs we intend to look for social enterprise start up grants. The legal fees will cost, and so will other professional services associated with buying a house. This is an expensive project, and there is risk involved. Possible sources of funding are outlined below:

Banks

Some banks won't lend to new businesses, you have to prove that you have been operating for a few years. Triodos are the most likely to lend to us, because our agenda fits with their requirements, about co-operation and social enterprise. EBS loans on an environmental agenda, which SSHC doesn't adhere to.

Key fund

Key fund is a Sheffield based organization who provides short term funding for social enterprise. They would be interested in the project, however they normally only lend on a short term basis, which SSHC would not be able to pay back

Unltd

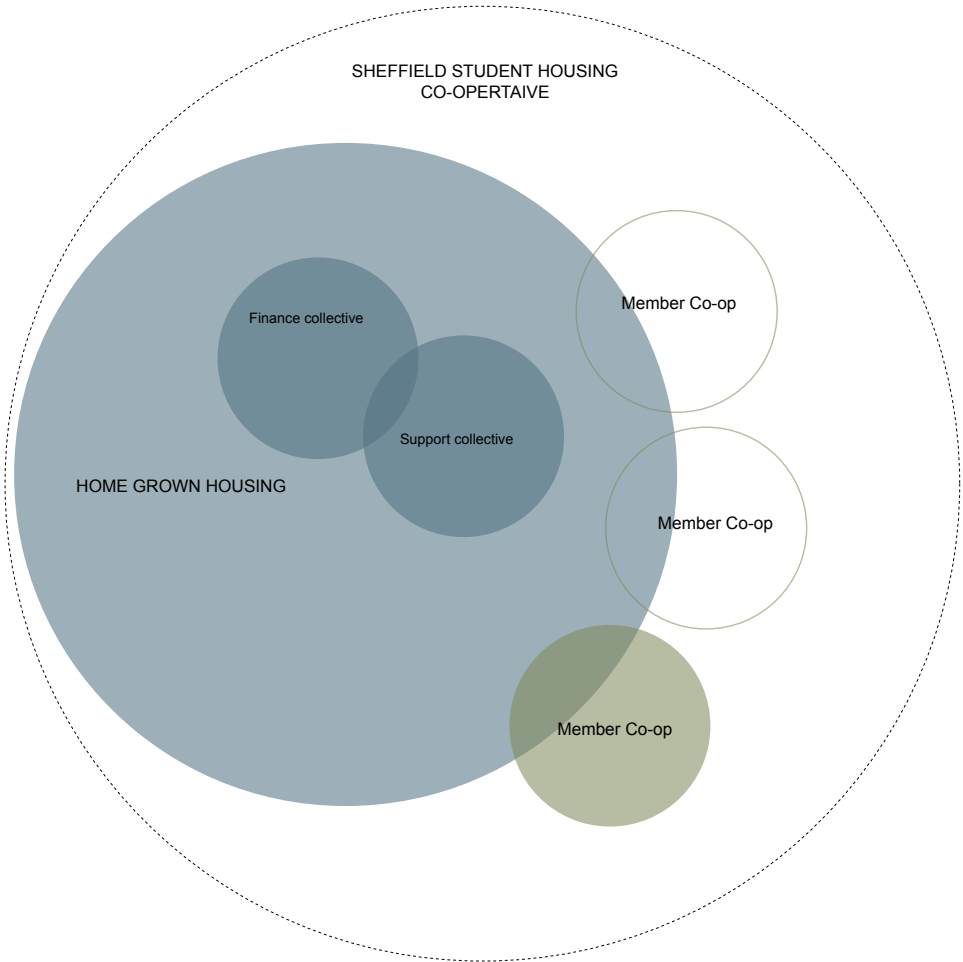
LILAC used unltd funding to get their idea going. This would be an option for SSHC because the initial legal fees will be expensive for developing a new legal structure and contracts.

5.0 Design Outcomes

The research compiled so far in this dissertation has been working towards developing the design outcomes. All three documents work together to explain the viability and strategy for SSHC.

5.1 Business Plan

I wrote the first draft of the business at the Innovation Lab, since then it has gone through amendments informed by the research documented in this dissertation. The research in this dissertation backs up the business plan and gives it viability to potential lenders. The updated version can be found on the next page.



A Co-operative Model for SSHC

5.2 SSHC Model

The model for SSHC shown on the opposite page proposes how SSHC can operate in the future. To start this process Home Grown Housing will need to be more proactive, making the initiation slightly top down. Home Grown Housing will buy the first house as a not for profit secondary co-operative. Advertising and generating interest will get students to apply to be members, which will make the first member co-op. When this is proven to work, it can grow with more members and then the need for a financial collective and a support collective within home grown housing organised by the member co-ops.

Figure - 5.0 The co-operative model showing the umbrella not for profit organisation relating to the member co-ops

5.3 Constitution

The constitution is a concise document which explains the key aims to potential stakeholder quickly. For using the three themes of legal, social and economic, each aspect is considered specifically for SSHC. They are as follows:

Legal

Home Grown Housing (HGH) will be the umbrella co-operative. This co-op will hold the asset and will be formed initially.

The members will form an industrial and providence society, which will have a co-operative structure and buy a house based on the business plan.

The individual co-ops in the houses will be member co-ops of this umbrella co-op.

HGH provides support to the member co-ops, as well as owning the assets.

Each member co-op is autonomous and can vote on things independently, but also contribute to the wider umbrella organisation.

Social

HGH will be made up of a collective of myself and others, who have invested in it either with time and/or money.

The member co-op will apply to live in the house. They have to understand the rules and what is expected of them.

The rent is affordable, less than £70 a week, but residents are expected to spend between 5 and 6 hours a week contributing to the house in some way

Understanding the principles of co-operation needs will be a priority

HGH provides support and encouragement of the member co-op, someone to turn to.

A member of HGH visits the house once a year if needed.

The member groups own the furniture and responsibility to care for the house

Economic

Funding needed to get it started in form of grant money or long term loan.

Get a mortgage from triodos

Gap funding possible from NASCO

Will need loanstock, similar to radical routes model from autonomous investors, or people involved with the project..

Potential issues with capital gains tax

The rent is affordable at less than £70 per week which puts the project on a tight budget

HOME GROWN HOUSING

SHEFFIELD
STUDENT
HOUSING
C O - O P



SUMMER 2012.

6.0 Conclusions and Reflection

The next sections summarise different aspects of the project, including my reflections on realising the project and understanding the feasibility of SSHC.

6.1 Reflection

Multifaceted project

There are many conflicting elements to the project that need to be considered. When talking about an idea it is hard to think about everything at once, as the ideas develop it becomes more complex. At times it is hard to move the idea forward because there are aspects influencing other another stage. As a solution to this problem, I have found writing the ideas down and organising them physically helps sort the ideas out. The network of interdependencies is impacted on the time it takes to hear back from people, often one decision is relying on another. More questions emerge as another is answered. This dissertation has provided a good starting point in answering the initial questions, it has also opened up more

Working independently

There is a fundamental challenge with this project, that I am an individual trying to set up a co-operative. Co-operation is about people working together for mutual gain. Leo said the project would be easier if there was a group of people to take on some responsibilities, I think the co-op needs to start building to take it forward, however the project needs a constant representative that is around for longer than a student studies for. Already some students have contact me about being interested in the project. So now the initial groundwork has been done the project will grow with more students.¹

¹ INVESTIGATIVE SOCIAL RESEARCH - INDIVIDUAL AND TEAM
FIELD RESEARCH
J D DOUGLAS
Sage Publications,

Being able to discuss the idea and it be open to interrogation in its early stages at the innovation lab was useful in quickly grounding a strong foundation for the idea. There was a pattern of this throughout the project, by discussing the idea, it moved forward. At times it was difficult to explain the whole project to people to get them to pick holes in it, to result in the best idea. Each part of the project had to be discussed individually, which is a problem with a multifaceted project when thinking about it as a whole.

Working alone at some stages of the project were always the hardest. It is difficult to get motivated or to think of the right question to ask when it is stuck in your head. This was not very successful on my part, finding someone to develop the idea with earlier would have made it easier, as we can motivate each other and there is someone to get excited with. Paulus describes the benefits of working in a group when designing and generating ideas.²

Tacit knowledge and explorative knowledge

Looking back now, it is hard to perceive the project with out knowing what I do. Explaining the project to other people is important to be able to get people involved and aware. People who have little pre existing knowledge don't interrogate the idea as much as those who do.³

Using the case studies as a basis makes it easier to communicate with people, SSHC is a combination of ideas from other examples. This method has been effective and interesting way of gaining knowledge and developing the idea. When designing the outcomes...⁴

2 Groups, Teams, and Creativity: The Creative Potential of Idea-generating Groups
Paul Paulus

3 Implicit Learning and Tacit Knowledge: An Essay on the Cognitive Unconscious
By Arthur S. Reber

4 Lawson, B. How designers think

6.2 Summary

After having presented my vision for SSHC, this summary considers the feasibility of providing mutual housing for the transient student community in general terms. By exploring the options for realising the project it has become apparent that not only is this type of project viable, it would be well received by key stakeholders.

Alternative forms of tenure can impact the mainstream, and put pressure on them to improve. If this type of project is successful, it might be a demonstration to other property managers in Sheffield.

The following suggest key themes that can be drawn from this study relating to mutual housing and transient communities:

- Mutual housing can exist, if the definition of ownership is questioned.
- The student co-op is not fully mutual, instead uses a group equity model where the assets are shared. This can still adhere to the co-operative principles.
- The co-operative principles are strong guiding principles for the idea of the project, and it is important to keeping these roots when thinking of the future of the project.
- Our approach to SSHC is a grass roots approach, which is more sustainable, if it is proven to work it can grow, or be rhizomus.

6.3 Next Stages

The following gives a summary of the next stages the project needs to be taken to:

- My role in the co-op will be providing an aspect of longevity for the duration of the establishment of the project.
- There are still links with other co-operative organisations that might introduce new ideas to SSHC
- I will not continue alone, now with other students who are interested in the project it will open up after it has been established as a viable project
- Further research is necessary in a few particular areas including sourcing funding, or applying for funding to see if people are willing to support the idea. I will call the people and ask them.
- Maintain contacts with people who are helping and interested.
- Look for financial help - talk to NASCO again about equity
- The models are at a stage that can be looked at by more experts and be interrogated before taking to a legal practitioner who would be able to write the bespoke legal agreements.

6.4 Conclusion

Mutual housing is possible for transient communities when the definition of ownership is questioned. This preliminary stage of the project has helped to move the idea forward and design the documents needed to establish this project as something with potential to pursue. By taking a grass roots approach it is more likely to be a sustainable and gradual project that will have staying power.

The documents that have been developed are at a level of detail that can be taken to find more financial and legal advice. By starting this project with this dissertation, it has opened up possibilities and more avenues to explore for potential. There is still a lot more questions to be answered which will be considered in the coming year.

6.5 Acknowledgements

This project has only happened because of all of the people who have helped me throughout and answered my questions, including everyone mentioned in the essay, as well as my tutor Cristina Cerulli.

Members confirmed so far:

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7.3 Organisation Publications

NASCO
Radical Routes
Sheffield City Council Planning Department
Triodos
Urbed

7.4 Key Websites

Confederation of Co-operative Housing
Co-operatives UK
Ecology Building Society (EBS)
LILAC
NASCO
Radical Routes
Sheffield Co-operative Development Group
Triodos Bank
University of Sheffield Enterprise

7.5 Key Conversations

Alan Dootson from SCDG

Bob Rabone - Director of Finance, University of Sheffield

Charlie Baker from Urbed - research and design practice, Manchester

The Co-operative Bank

Dave Thornett - Social Enterprise Business advisor associated with USE.

Dominika Vetter - Bremen housing co-operative, Germany

Emily Lipold Cheney - NASCO

Leanne Dodson - University of Sheffield Enterprise

Leo Care - Setting up a cohousing project

John Williamson - Sheffield Planning Department

Members of Radical Routes including:

Bek

Daniele

Donal

Jon

Oli

Sara Moon - University of Sheffield Students Union Development Officer

Second year students

7.6 Email Correspondence

Alex - Somerset Housing

Mark Parsons - Attended LILAC open day

7.7 List of Figures

- 1.0. SSHC Project Plan, Author, 2012
- 1.1. Co-op Advertising poster, The Rochdale Pioneers Museum, 2012
- 1.2. Radical Routes flyer "a world without landlords", Radical Routes, 2012
- 1.3. Opal Flats, Opal Website, 2012
- 1.4. Endcliffe Village, Sheffield University website, 2012
- 1.5. Map of Sheffield, Author, 2012
- 1.6. Co-op and student relationship, Author, 2012

- 2.0. Timeline for SSHC, Author, 2012
- 2.1. Stakeholder relationships, Author, 2012

- 3.0 Members of Shiro, Author, 2012
- 3.1. Radical Routes Gathering August, Author, 2012
- 3.2. Radical Routes Gathering August, Author, 2012
- 3.3. Radical Routes Financing, Author, 2012
- 3.4. Radical Routes Gathering March, Author, 2012
- 3.5. Radical Routes flyer, Radical Routes, 2012
- 3.6. The structure of Radical Routes, Author, 2012
- 3.7. LILAC open day, Lilac website, 2012
- 3.8. LILAC equity model, Lilac presentation, 2012
- 3.9. LILAC starts on site, Lilac website, 2012
- 3.10. Architects visualisation of Lilac scheme, Lilac presentaion 2012
- 3.11. Site plan proposal for LILAC scheme, Lilac website, 2012
- 3.12. NASCO structure, Author, 2012
- 3.13 Interview with Emily Lipold Cheney, Author, 2012
- 3.14 Innovation Lab, USE website, 2012
- 3.15 Home Grown Housing blog, Author, 2012

- 4.1 Making the zine, Author, 2012
- 4.2 SSHC flyer, Author, 2012
- 4.3 The seven principles, Author, 2012

- 5.0 The SSHC business plan, Author, 2012
- 5.1 Co-operative Model for SSHC, Author 2012
- 5.3 The zine, Author, 2012

8.0 Appendices

- Appendix 1 Diary of Setting up SSHC
- Appendix 2 Copy of the questionnaire
- Appendix 3 Radical Routes March Gathering
- Appendix 4 First Steps Funding Application
- Appendix 5 Film made for Innovation Lab
- Appendix 6 First draft of the SSHC flyer.
- Appendix 7 Notes from meetings, conversations and interviews
- Appendix 8 Literature and historical review
- Appendix 9 Spreadsheets summary for Blake House
- Appendix 10 Spreadsheets summary for terraced house
- Appendix 11 Map of HMO restrictions

Appendix 1

Diary of Student Housing Co-operative.

This is a reasonably brief overview of what process the Idea has come through to get to its current stage.

When thinking about what to study for my masters dissertation, I was interested in housing provision and housing ownership in Britain. My initial proposal was to look at how mainstream property management could be influenced by alternative forms of tenure. I am also interested in social enterprise and business developments that are ethically aware. I registered my interest at USE (University of Sheffield Enterprise) in October 2011 to take part in the Social Innovation Lab. I had just missed one Lab, and I put my name down incase they were to run another one. I left the ideas box blank on the form, and said I was just interested to learn more about social enterprise. Receiving the email in February to ask if I was still interested in attending, I said I was, but was apprehensive about going, and almost didn't. When sitting in the first session we were asked to pitch our ideas to each other. At this stage I still thought that I didn't have a specific idea. I'm not sure when it occurred to me, but when asked if I had an idea, I mentioned the student housing co-operative. My studio project at the time was looking into housing co-operatives, and I had found a BBC article on the internet and then heard from John Sampson that Urbed had done a research investigation previously about the feasibility for student co-ops on a large scale. My interest in housing co-operatives had taken me to a Radical Routes gathering to find out more about housing co-ops in the UK (this is looked at in more detail in the radical routes appendix from that visit). I also spent a lot of time with some friends who are setting up a co-operative in Sheffield called Shiro.

At the first lab I pitched my impulsive idea and found out the next session that it had been voted as one of the favorite ideas to be carried forward. The structure of the lab was that the six voted ideas out of 30 would be made into business groups to develop the business plan. I wouldn't have thought the idea was worth anything if I hadn't gone to the Innovation Lab. The idea got a team of 4, myself, Ollie, Emma-Jane and Hien to work on developing the business plan. Each session we were given resources from the team from the enterprise zone running the Lab, and we built up the business plan, thought about market demands and other simple business strategies. There were 5 two-hour sessions in total, in which we were working toward the last presentation competition session. I also arranged an extra meeting with Dave Thornett, a social enterprise business advisor to help answer some questions I had about legal arrangements and feasibility of the idea. Dave like the idea, a quote from him that has stuck with me when I've thought it was all going wrong was "It's one of the better ones" referring to my idea in the context of other student projects. The requirements for the competition evening were a business plan, a video, a pitch and a presentation. We divided the work up between us and then presented in the evening. I had the biggest body of knowledge about co-operatives within our group, so did most of the talking when we were questioned. It was a successful evening and a good boost for the idea as we won the innovation lab. £100 of Pizza Express vouchers to be enjoyed by all the team members. After the Lab was over, I was along again in my quest for student housing co-operatives in Sheffield.

Over this time I was informally researching co-ops and how they operate, including the trip to the radical routes gathering. After winning the Innovation Lab there was a positive response from the people at USE. Especially the manager and Professor Marsh. The manager, Laura, assured me the idea was good enough to receive funding from USE and Professor Marsh put me in contact with the Director of Finance of the University. They were both very encouraging of the idea. It felt

exciting and feasible and new.

I met the director of finance, who was positive about the idea, and gave me advice about housing in Sheffield and places for funding etc. He had a copy of the business plan and gave his professional advice, for example he said he thought the first project could be used as an example rather than using the profit from it. After this, I knew I wanted to test the idea further and he offered more suggestion of people I could talk to for advice and avenues for funding.

At this stage I thought it could work for the following September, which I was very wrong about. I first decided to think about it taking longer when I wanted less financial risk of my own involved, I would try to get funding from other places over the course of the project and spent some time looking into what is available.

I put the idea to rest whilst I did my final design project of the year. Getting back into it a month later, I contacted Charlie from Urbed who did the feasibility study 8 years ago into the potential for student housing co-ops in Manchester. This was a turning point in some ways, to know that it nearly happened, and have access to this information was really useful. Charlie sent me the report, and the results to the surveys they did. The conclusions they had found were that student co-ops would be well received in the UK, Students were interested and it nearly went ahead. The problem was the NUS, who funded the feasibility study. At the last minute they withdrew the funding for the idea, and said they weren't going to continue it. These co-ops were going to be large new build developments that were operated co-operatively. It was a real disappointment that it didn't come off. Knowing that there was enthusiasm from students in the early reports fuelled me on to continue to see if it was feasible for us to set one up in Sheffield.

I spent a lot of time interrogating the business plan with figures. Trying to make it add up. It was often on the border between success and fail. It was clear that it was only worth continuing if it could provide affordable housing for students, and not more than what they paid for normal accommodation they don't have to manage. Thinking about the type of house that would be required, how many people would live there, what requirements they would have. Looking at auction houses and old pubs, trying to find an unusually cheap property that would make it viable, but it still was viable.

Occasionally browsing the housing market during May we found a case study to test the financial possibilities of how much it costs, how much it costs to borrow and how much you could charge for rent. There was a house for sale at the bottom of Upperthorpe, we viewed it and it was a good property, with a lot of space for a co-operative. It was cheaper than most houses of that size because of its location, on the edge of an ex council estate, with little ground surrounding it. The house was listed and has lot of character. It was for sale for £295,000 and has been on the market for a long time. This was a relatively cheap for a house, which potentially had 6 bedrooms which you could offer less for. At this stage sometimes the finances were adding up and sometimes they weren't.

Sometimes I would get overwhelmed with the idea and the risk involved, and think I was crazy for trying it, or think other people would think I was, for taking too much on and being young and not knowing enough. I realized I needed to get more knowledge about the legal systems and how I would go about developing the idea into reality and who would be responsible for what. I used publications from Radical Routes, hoping that they would be able to help which were useful in getting ideas about how we thought the co-op would be run and how they already organized themselves. At this stage I spent a lot of time just discussing possibilities with friends and family, mainly my dad, who knows a lot about the housing market. At this stage we had come to some

conclusions about how it would be organized. Including using the founding members and mentors system, which made a mutual approach seem possible.

We contacted Bek from Catalyst co-operative, an associate member of Radical Routes who provide legal services for setting up co-ops. She was really interested in the idea, which felt good, and agreed to meet us at the next radical routes gathering. After this it felt like there was a lot of waiting and we couldn't do much until we had spoken to her. We weren't sure if it should go down the Radical Routes model and if they were able to help us. The gathering was going to be 6 weeks later in August. Bek also sent us the Radical Routes spreadsheet. This was a more accurate version of what we had been attempting before taking into account purchasing costs and members fees for RR. Their spreadsheet was really useful in developing the business plan, as it took into account all of the expenses. Copies can be seen in a later appendix. We spent a lot of time going over it and tweaking the figures.

I had applied for some "first steps funding" from USE in order to carry out the feasibility work. I had planned for it to pay for travel to visit Radical Routes, questionnaires and websites. I was granted this in July, another boost for the projects confidence, and have to complete the spending by October.

In the meantime I arranged another meeting with Dave Thornett about alternatives to Radical Routes and more about what I had to think about in terms of legal structures. This meeting was really useful, we concluded after talking about a lot of things (notes in the appendix) that I needed to develop the constitution, which included legal, social and economic aspects, for example how it was going to be structured and who would own the property, to where I would find the money.

Also during this time we wanted to establish the demand in Sheffield for the idea. This market research might prove to potential lenders that the idea would be viable. This is when I got help from a new co-op member, Roy. We made the zine, flyer and blog alongside the questionnaires so the idea could be explained to the people providing answers about whether or not they wanted to live there. The questionnaire also had questions that would help make some initial decisions about the social structure and what students would be willing to contribute etc.

Making the zine was helpful at this stage to get the ideas down and try and make decisions about all of the ideas going around my head at the time. Trying to explain the idea to other people really made us clarify it. We also spent some time thinking about the logo and marketing. The name home grown housing suited the style of the zine and flyer, which were "home grown". This is important for it to be evident that it is a grass roots project, that is coming from students for students.

At this stage we thought the co op could work like this:

Get the results of the surveys – positive feedback gives green light to continue. It also gave some ideas about how the co-operative could be organized. This was important because the co-op isn't for me, it is for the students who will be living in it.

Attending the Radical Routes gathering was a strange experience. We cycled 10 miles in the pouring rain to arrive at earthworm housing co-operative in Shropshire, who were hosting this gathering. We were too early really and had to wait for Bek to finish a workshop before we could speak to her. She invited some other people to talk with us as well. She was still positive about the idea, and started talking about multistakeholder co-ops and other legal structures or possibilities

for the running of the student co-op. The second person she invited in to talk to us was not keen on the idea at all. He said co-ops had to be fully mutual or there was no point in doing it, it wasn't a co-op if it wasn't fully mutual. We were in the understanding, and Bek agreed with us that a transient community could not be fully mutual in the same way in terms of equity, but they could be in their approach to living. He said the best thing for us to do was to set up the co-op and live in it for 5 years and have students live in it as well and then let them take it over and hope it works. This was an option, but we can't commit to the next 5 years. We came away from the meeting feeling a bit disheartened and very confused. He suggested it was more like a housing association or ethical property company. They also raised a lot of potential issues, including tax we would have to pay and problems with houses of multiple occupancy (HMOs), which we would come across if we went down this route. It could end up being a lot more expensive.

After talking to Radical Routes and then lots of discussion afterwards, we felt we needed to find someone who understood the nature of the students more, so turned to the American organization, NASCO. They responded quickly and we arranged a Skype interview. This was really useful. Emily Lipold Cheney arranged for me to access their online resources. It turned out that they were like Radical Routes, in that they were a secondary supportive co-operative which helped the movement of co-operatives grow. They also provided a solution to our problem, they told us how theirs worked. Which is explained in the case study.

After the news about the HMOs I remembered the finance director from the meeting I had early on had told me about problems in Sheffield with this, so I thought I should enquire with the planning department. I called them up and I received the map (see figure x) There is a restriction in Sheffield that new HMOs are not permitted within the red line. This was good to know for the future of the project when thinking about purchasing housing, but also meant it was still possible, even if it would cost us a bit more money in the long run.

During this time of concluding options in order to develop the constitution, I wanted to get input from potential lenders so I called a few banks. The co-op were not at all interested in investing to a new business. Ecology made it clear that the outcome has to be contributing positively to the environment. Triodos were the most helpful and sent me their document about what sort of project they would lend to.

Appendix 2

Sheffield Student Housing Cooperative

1. How much do you pay in rent per week, including bills?

<£50

£50-£70

£70-£90

£90-£110

>£110

Do you think this is value for money? If not, then what would be a reasonable amount?

2. How far do you travel to university from your accommodation?

Half a mile

1 mile

2 miles

3-5 miles

5-10 miles

More than 10 miles

Is it too far? What is an ideal distance?

3. What is most important to you when choosing your accommodation? Tick as many as are applicable.

Garden

Proximity to shops

Communal rooms

Number of bathrooms

Size of bedroom

Condition of the house

Sharing with friends

Other (please specify)

4. What would you change about your current living situation? Tick any that are appropriate.

Better quality accommodation

More homely

Sharing with 2-4 people

Sharing with more than 5 people

With less people

Cheaper

Shorter contracts

Bigger bedroom

More bathrooms

Bike storage

Other (please specify)

5. How is your relationship with your current property management system or landlord.

Very good - The landlord is understanding, and communication is clear.

Good

Average

Poor

Very poor - It is not at all easy to communicate with the landlord.

Please explain further here, with examples.

6. What would you change about your relationship with your property manager or landlord?

Rank these in order of priority.

More transparency about how money is spent

More communication about problems in the house

Faster response to problems

Evidence of sustainable improvements to the house

More freedom to make improvements or changes to the house

Shorter contracts

The next questions are about Housing Co-operatives. A co-operative is an organisation set up for mutual and community benefit, organised democratically by its members.

A housing co-op is a legal entity, which owns a property. Co-operation is an alternative to rented property or owned property. The resident members look after the house and it is self-organised and self-sufficiently managed. For more information, please visit homegrown-housing.tumblr.com.

7. Would you be prepared to help manage your accommodation? Please explain your answers.

Yes

No

Not sure

8. A commitment of time is necessary to live in a co-operative. How much time per week would you be willing to contribute to the up-keep of the housing co-operative? This would include time contributing to community projects or projects improving the house, such as vegetable growing, or building a bike shed.

Less than 1 hour

1 hour

2-3 hours

4-5 hours

more than 6 hours

Please comment

9. Would you consider living in a housing co-operative?

Yes

No
Not sure
Comments and thoughts about the project idea

10. What year are you in at university?

1st
2nd
3rd
4th
Erasmus
Masters
pHD
Other (please specify)

Appendix 3

Housing Ownership, Management and Inequality.

Radical Routes Gathering - March 2012

Radical Routes is a secondary co-operative, which provides services, loans and support to new and existing co-operatives working towards radical social change. It is made up of a network of co-operatives. Their member's pack describes:

"Radical Routes supports the idea of people controlling their own housing and their work through co-operatives but specifically supports Radical Co-operatives – those opposed to capitalist systems of hierarchy exploitation and "money as power". We support co-operatives which are opposed to the destruction of the environment, committed to a positive ecological outlook and which supports grassroots resistance to injustice."

Housing co-operatives apply to be a member of Radical Routes for their support and ideals. To become a member you have to go through a minimum 6 month process. Members of the new co-operative have to attend gatherings and be visited by a Radical Routes member.

What is the gathering?

A series of workshops and meetings take place over a weekend, four times a year and in different locations. Members of RR co-ops attend the gathering to contribute and make decisions with the organization. At the February 2012 Gathering in Birmingham the following topics were discussed and introduced, which provide an insight to Radical Routes.

Context

The gathering was hosted in the Old Print Works on Moseley Road in Birmingham. People arrived on Friday evening with sleeping bags ready for the weekend. Workshops began on Saturday morning with different events for people at different stages in the co-operative forming process. Mainly the divide was between introductory discussions for non-members or members to be and decisions making meetings for members. The first introductory discussion was led by Gung Ho, who talked through what radical routes is about and the importance of it.

Meeting 1 -Introduction to radical routes

Leader of discussion: Gung ho

- Organisation and rules of a RR member Co-op

The Legal Basis for your co op is decided by Radical Routes Primary rules, and secondary rules are decided by the Co op. One rule is that the co-op should do 15 hours a week on average dedicated to radical social change. Catalyst co op write up a legal document for your co op. you have to register as a co op to become a member of radical routes.

- Income rule/consumption.

Limit from the beginning for what kind of people will benefit from the RR organization. Consumption twice the Jobseekers Allowance (JSA) level. Maximum average consumption of double the income they would have on JSA unless you invest in rootstock. Average consumption. Minus tax NI health disability housing cost etc.

This is a rule from the beginning that people involved in radical routes should be working towards radical social change and are too poor to get money by other means. People voted to get rid of it. But some co ops objected. They will get rid of the rule if the secondary rules were registered. Income share or donate the money to a cause without gaining any more personal or financial gain.

- Associate members

No restrictions or responsibilities, but no vote and no loans from RR

- Full members

2 hours a week work for radical routes in the house co op for under 5 people, over 5 then more dedication. Access to voting and loans.

- No monitoring or policing.

Radical social change or consumption. Radical Routes asks about work commitment, loan repayments and attending gathering. If you sign up to it, no one is going to enforce it.

- 3 gathering system (over 6 months)

Registration of interest at a gathering

Visit from a member of RR to the co op in question

Presentation at gathering to other members, who then decide

Decision is made at the last gathering of the process.

Meeting 2 - Introduction to finances

Leader of discussion: Keith

Pay a pound to become a member of co op

Individual pays a pound and rent.

Service payments to RR – member co ops pay £40 per quarter, proposal to increase. Pays for running of RR, gatherings, travel expenses, printing, visits. Not associated with loans
6% interest on loan to RR.

Loanstock: friends or relatives invest in the co op. not like mortgage with installments. So instead 10 000 for 10 years with a percent interest at the end. This is agreed. Generally cheaper than a bank loan.

Investors buy loanstock and eventually co ops pay them back. Worked into business plan.

- “ethical” banks. Provide mortgage like regular.

Pay back with interest. Budgets for working groups: finance group, legal group, co op support, kids group.

- Finance worker:

Provider: catalyst 3 people from RR. Have to be paid... tax return. Lots of unpaid work, as a commitment to RR. Catalyst member co op of RR.

- Rootstock

Investors can invest into rootstock, not loanstock. Rootstock buy shares in radical roots, which radical roots lend to member co ops. Radical roots pay interest on this. If RR did it all, people invest in RR, then RR gives money ... makes you a bank! So avoid this cause of cost and compli-

cations. Instead Rootstock decides to give its money to RR. Rootstock is a legal entity with a co operative structure. RR is a member of Rootstock. Rootstock AGM...

Co op has a £50 share. It is equal, one member one vote. Doesn't matter if you have invested £10000 etc. members of co op then decide to give the money back to radical routes.

EBS- ecology building society – favored.

Triodos

Lots of money invested in Rootstock, and paying interest to the investors. But it isn't loaned out, so better to be loaned out.

2 accounts so the money is moved around. The money is being lost. With EBS but they have a banked up 40 000 which is being eaten into.

Radical routes

Money can borrow money for repairs from RR

- Then the divide

80% mortgage from bank interest all over... if it goes tits up the bank is in control. They take no risk.

10% loans stock, has to be raised... ask cornerstone ask equinox, ask friends. 10 people in co op. other co ops also will give loanstock. So co ops invest in other co ops. To keep the ball rolling. It's a bit delicate.

10% RR will lend 10% of value of property. With secondary charge. If it goes tits up they get what money they have lost. Interest goes back into wider co operative movement.

Radical routes is a secured loan, secure against a primary lender.

- Mortgage.

Different liabilities so the co op takes out a loan. The co op is liable.

- What if you want to leave?

RR has a fully mutual co op

Co op is not a legal entity, it's just a way that a legal entity organizes.

When you leave, its just it, you just leave. No assets taken with you. You can demutualise...

sneered upon. Then it becomes private property and can be sold. Invest in your own co-op by investing in loanstock. If you get less rent, you have to get new people in.

Making a business plan, it is incorporated into the plan, voids: when there isn't anyone involved. Spreadsheet can forecast the trends: add all your expenditure, loans and conditions. Then you can see how it is going.

Other workshops included consensus decision making, finance group, presentations. And more.

My responses

The focus of the co op working towards radical social change provides a mutual understanding between members, and keeps the housing co-operatives functioning and progressive. The idea of the gathering embeds the collectivism and the work towards the wider social issues they are addressing. You can be a co op in another situation, but there is less support, and are potentially more chances of fail without the support for the secondary co operative.

Their role as a secondary cooperative gives a network and structure of mutual support, which extends the idea. If someone is not dedicated to radical social change or is not accepted by radical routes, they have more difficulty in the running of the co operative. There is an existing basis for

the mutual understanding and ideals of the people who will be living together

Are groups of like minded people the best way?

Creating hippy enclaves and not encouraging mixed accommodation, but I would argue that it is ok for people to chose who they share a house with. Often because the Cooperative is trying to get the most amount of space for their money, they are not put off by the type of area, and introduce a new tenure and type of resident into an area of decline .

There is new legislation, which Radical Routes are trying to tap into, which is offering grants to people to buy currently empty properties . Radical Routes are trying to apply for a large proportion of this money to then distribute to its member co ops.

This model requires living with large groups of people, but many people do want their own space, and it is only suitable for a certain demographic of the population. In Sheffield, two new co-ops are in the process of being set up, Share InStead is a group of older people looking to buy a house together, and Shiro, is a group of friends in their mid twenties all wanting to live communally .

A sense of ownership is created. People will take responsibility because all are working towards greater social change. The buildings in question are looked after and maintained by the residents, and will be improved accordingly. They are more likely to be better maintained as it is in the resident's interest . Unlike privately rented accommodation.

Before starting your application for First Steps funding, please read our [Te](#)

Project / potential business name Sheffield Student Housing Co Operative

Contact name 1 Rosie Evered

Address 5 Yeomans Road
Sheffield
S6 3JD

E-mail Rsevered1@shef.ac.uk

Phone 07731462107

Course details

Masters In Architecture Student

Year of Graduation

Department Graduate: 2013

Student Reg. Number Architecture

110109848

Date of Application 18.7.2012

Please confirm here that this application is for pre-trading activity Yes this is application is pre trading activity

Are you applying for funding from anywhere else? If so please provide details and the amount Yes , We will be applying for loans and grants to Catalyst Secondary Co operative. We intend to

Idea

What is the business idea? What do you plan on doing?

The First Steps Fund Application Form

[Terms and Conditions](#) and the [Report Guidelines](#)

Contact name 2	Roy Clutterbuck
Address	5 Yeomans Road Sheffield S6 3JD
E-mail	roy.clutterbuck@hotmail.co.uk
Phone	
Course details	Graduate of Philosophy
Year of Graduation	
Department	
Student Reg. Number	Graduated 2012
Date of Application	18.7.2012

to pay for part of the deposit of the house. We will be receiving advice from
use the First Steps Funding to explore the feasibility of the project.

The Sheffield Student Housing Co Operative aims to empower students by providing a platform where agents who don't look after their property and charge high rents provide a loan, and the owner has little incentive to make improvements, such as installing double-glazing. The Sheffield Student Housing Co Operative.

At the co operative, young people can learn about home ownership, and make decisions about how the money is spent and how the property is improved.

The idea is that Sheffield Student Housing Co Operative buys a house within the co operative. The co operative can operate by splitting roles up and having clear responsibilities, where members agree to give up a total amount of hours over the time they live there doing work for the co operative.

A mentor system would operate over the years to ensure the longevity of projects, such as double-glazing. These projects could also go further into the Sheffield community, providing a platform for other projects.

The founding members of the co operative, myself and Roy included will remain responsible for the co operative. The responsibilities of paying back investors needs to be overseen for the first few years.

Process

How do you proposed to develop your concept into a commercial proposition? We will develop a business plan, which will also help decide the social and legal structure.

To develop this idea, we need to first establish whether there is a need for this type of housing. A survey in Manchester proves that nationally students are positive about the idea of student co operative housing, which will also help decide the social and legal structure.

The next stage is to establish the legal structure for the alternative form of tenancy. We will develop a secondary co operative that provides loans and knowledge for housing co operative. We will develop their legal plan, and can provide 10% in loan of the cost of the house.

Sourcing loans from private investors to cover a part of the deposit will happen in the next stage. The time frame for the project is between the summer of 2012 and September 2013, so we will need to find a house. The location and type of house is important as it will need to be habitable but also have a good location.

finding an alternative method of property management and tenure. Landlords of the Student housing in Sheffield. These houses are often in a bad state of repair, needing double-glazing or damp-proofing. This has inspired the idea for Sheffield Student Housing Co-operative.

decisions about their environment. The residents have control over where they live.

the student area, and then each year new residents become members of the co-operative. The aim is for the students to be a part of it. The student residents will be required to do some work on the house, either routine maintenance or administrative work.

activities, which have been set up, such as a vegetable plot or raising money for charity.

new members as the co-operative becomes more established, and the financial situation improves over the years.

What is it you need to do?

type of property tenure in Sheffield. A study conducted by Urbed in Manchester, but I will do more Sheffield specific research and questionnaires, to see what is needed.

re. This can be done using the help of Catalyst Co-operative. They are a co-operative to be set up in the UK. They will help Sheffield Student Housing Co-operative to get started.

in conjunction with looking for a suitable house. The time taken to find a house will have plenty of time to do these two big tasks. The co-operative will be so flexible for the residents to adapt to their needs.

Programme of work and project costs

What activities do you wish to obtain funding for and how much is required? What

Work package **Description**

Example Register patent application for prototype

- | | |
|---|--|
| 1 | Feasibility study for the demand for Sheffield Student Housing Co operating of questionnaires, making online survey, travel, refreshments for food |
| 2 | Travel to meet with Catalyst Co operative in Shropshire for their advice on their potential support. |
| 3 | Website fee. The website is important for Sheffield Student Housing Co to spread the word and help explain to people the potential of the co operative |

Additional Resources

What other resources, not funded by this application, are required to develop the idea to this venture? How are you going to meet this requirement?

After we have carried out the feasibility study, to establish whether there is a demand on the idea, and moving it forwards, with hope to have the co op ready for September any problems the co operative will come up against.

The website is important to spread the word and allow people to understand what we are looking for loans and investors.

The idea coincides with a part of my architectural studies, so spending time on it will be a few hours a week after the project is more established looking for funding and property

The main resource for the project is the house, which is an expensive one. Working with a local building society), who will provide 80% of the cost of the house. Catalyst can look for private investors or loans, which we will look for throughout the year. The amount

Market need

What is the market? How big are the potential markets? Does the opportunity add value are the key players in those markets?

What is the development period?

	To be completed by	Cost	Percentage of total cost
	<i>March 2009</i>	<i>£500</i>	<i>100 per cent</i>
...ative, cost for print-focus groups.	September 2012	£130	52%
...e and feasibility of	August 2012	£40	16%
...o Operative to ...ative.	August 2012	£80	32%

business idea? What personal time commitment is going to be allocated

and in Sheffield for this idea. We are planning to spend our summer work-September 2013, giving us plenty of time to find the money and bottom out

the co operative is for, it will help the feasibility stages, and also when

will contribute towards my course work. We expect to have to spend a few y throughout the year.

ng with Catalyst Co operative, we can get a mortgage from EBS (ecologi-loan 10%, so we need to find 10% ourselves. The 10% will come from we find will determine what house we can afford.

press real market needs i.e. do you have a competitive advantage? Who

Currently the University and private student housing companies provide student accommodation. Masters students find their housing from private student specific agents. Often these agents are difficult for them to make their deposit back, they charge a lot more than the average. The housing co-operative will be competition to the landlords and agents providing reasonable rents, around £60 per week and giving the responsibility to the residents to raise money to install solar panels, or an alternative heating system, which would reduce costs for residents.

There are over 20 000 students in Sheffield, so there would be plenty of potential for a positive advantage, as the system is promoting positive action from the students, and they can help each other. We hope to prove the model works, and can be repeated to set up more co-ops in S.

Risk assessment

What are the perceived risks associated with the project and what contingencies are in place?

The risk of the project is not being able to pay the investors back their loans and having to stop paying rent to the co-operative. This should not be a problem. Knowing this is a risk, there are systems in place to cover the problem.

The students in the house need to be dedicated to the co-operative and only move if they want to. To come the risk of apathetic residents, there will be an application process each year. They need to understand what the co-operative is working for.

accommodation for first years in Sheffield. Second and third year and landlords are trying to make money from the students, and will make it the Sheffield rent prices, and the quality of housing is substandard.

housing for the 2nd and 3rd year and masters students. We hope to have s, the quality of the house will improve. For example, the students could reduce their bills. This would also be more attractive to potential member

or finding tenants who want to live in the co operative. We have competi- the co op will grow and become an empowering place to live.

Sheffield and further afield.

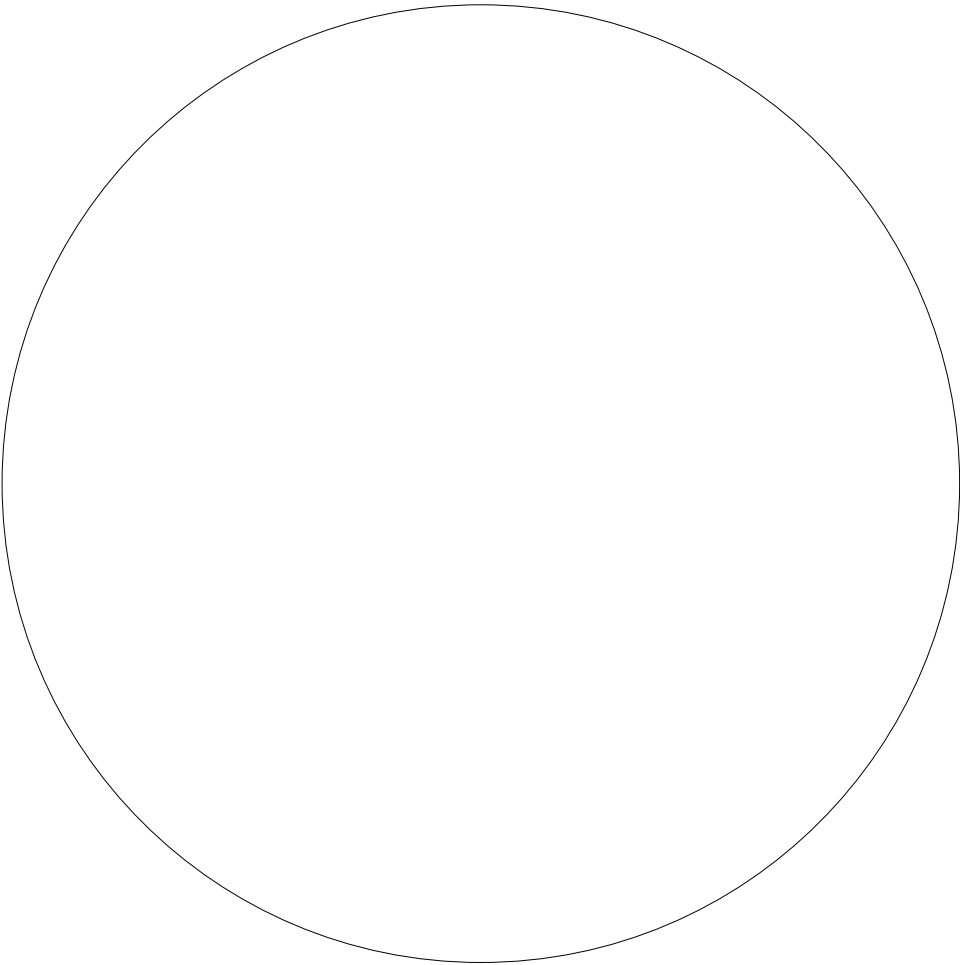
e developed to address them?

ving the house repossessed. With the house full at all times and people the legal structure will be developed with this in mind, taking care that

in with full understanding of their responsibilities in the house. To over- This will make sure the people who move in want to be there, and

Appendix 5 - The film

Made for the presentation at the innovation lab, this film promotes the ideas of SSHC.



HOME GROWN HOUSING

SHEFFIELD STUDENT HOUSING CO-OP



Hello!

We are students and graduates from Sheffield University. After having been through the trials of living in some of the student rented accommodation in Sheffield, we are setting up this housing co-operative with the hope to create a positive place to live for young people. Difficult landlords and expensive rents are the first steps to overcome, but beyond that the co-op has a lot of potential. Our aim for the co-op are to foster positive links with the wider Sheffield community, improve practical skills and encourage motivation and passion for enhancing our environment. All the time we've given for setting up this project is voluntary. We just want to see a better future for young peoples housing.



TO LIVE IN ETHICAL, NOT FOR PROFIT,
COMMUNITY HOUSING

TO FIND OUT MORE

WHAT IS A HOUSING CO-OPERATIVE?

A co-operative is an organisation set up for mutual and community benefit, organised democratically by its members. Co-operatives originated in the UK during the industrial revolution as a reaction against poor conditions for workers. Today they have a place in retail, agriculture, banking, housing and more.

A housing co-op is a legal entity, which owns a property. Co-operation is an alternative to rented property or owned property. The resident members look after the house and it is self-organised and self-sufficiently managed.

CONTACT

Web: homegrownhousing.tumblr.com

Email: homegrownhousing@gmail.com

Tel: Rosie on 07731462107

Appendix 7- Notes from meetings, conversations and interviews.

to ask R.R.
 How can they help us?
 just legal advice from Catalyst?
 Trial it small.
 £250,000 person. - still too tight?

Somerset coop services

Alex.

for legal structure
 Coop's UK.

Multi stakeholder coop.

cef with trades

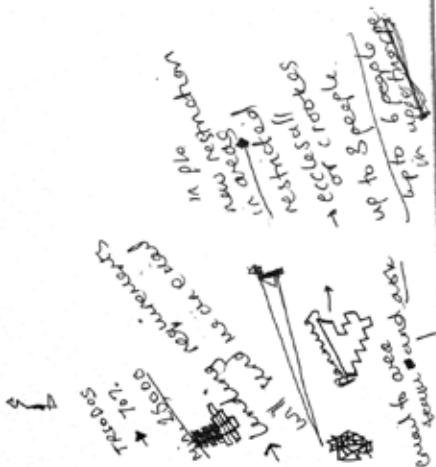
20-30% 70%

community

Notes from meetings and conversations with members of Radical Routes

→ 1 years account.
 loans, not mortgages

£



notn are planning c. north @ Sheffield.
 gov. ut.

Mortgage types.

- Other building societies
- major banks? coop?

freshfield/leachfield

whose involvement begins tends.

more likely

have 6 months.

Business loan? through a social investor.

↳ Coop community finance

242 8900 ← Gary Brown

↳ BIG INVEST.

↳ Big issue.

6%.

investment team

↳ KEY FUND.

not below 50,000. ↳ Social investment business.

↳ unity trust bank.

x ↳ charity bank.

legal model has to allow for investors → SHARES

* Company ltd by guarantee. ↳ shares are tradeable. ↳ companies have to

Industrial ↳ providence societies - now coop bespoke.

↳ Bonfide co-op.

workers or users.

↳ social community benefit

shares locked.

Society

↳ Charitable

For external investment

↳

• Withdrawable shares. coop society reg with fSA.

Sheffield coop development group

↳ documents

co operatives - UK.

manager.

• Alan Dootson -
0114 282 3100

- Who is borrowing?
- Legal structure?
- Withdrawable shares.

• founder members.

↳ members on basis \leftrightarrow tenancy.

→ mentor system complicated.

• one member one vote? → how decisions are made.

Shares? - major

• well defined decision making structure
co op principles? -

Constitution

- What we want it to do.
 - ↳ activity
 - ↳ manage relationships.
 - ↳ capacity to invest
 - ↳ tenants, members, investors
- ↳ for what are characteristics?

→ principles group of people make these things happen

Companies
house
website
co ops UK

↳ contact them for

co.op principles

S. Yorks housing association

• Leo care.
↳ What is he looking at.

→ own rules

co ops attracting external investors

own set rules.

• what it wants

• legal structure

call the people. -

make flow.

then what decision.

Who borrows

Where borrow from

[Constitution]

dave@thornett.eclipse

.co.uk.

07843 062959

who is in the co op?
x3

people enter/leave.

[workers coop + users
coop.]

- Award for all ^{small team} → Lottery.
- chat with Dave Thornett. ^{how to sell the project}
↳ Key fund.
↓
business plan ^{spin it out as business not product}
- Alumni? - donations. talk to them
- Kick start.
- crowd sourcing: Triodos.
- Book with USE.
- Community share issue.
- PLA Piper.

... T+Cs → a legal entity.
Nature of investment

- coop is legal entity
- new organisation - investors want security
↳ Risk.

Security - • Personal Guarantees.

- Property disturbance.
- against value of lease?

Pricing for risk? → cost of borrowing increase with risk.

Value? Who is involved. ask for security.
property?
terms?

Formal structure of coop?

multi coh

RR - fully
mutual.

housing association

committee manage

Workers coop -

legal structure

tenancy agreements

licence to participate.

HMO - houses of multiple occupancy

corporate tax exemption.

housing coop. x2.

Community interest group.

leases

→ tax!

Rob
Nick
Bliss

CCFH
fed of coop
housing

nick.bliss@ccfh.org

Building societies

Radio 4 - face to face meetings

The hire
roadford

Housing association

Registered social
landlord.

Local property
company

HAVE YOUR SAY

BE PART OF

SHEFFIELD STUDENT HOUSING CO-OPERATIVE

Apply for now to [take back the land]
for - user control.

- cheap affordable rents

- living community

- adaptable living.

Make a
HOME

- build community

- make home
inherited
benefit

Benefits

application form

- to find out
more? visit
website? other
ideas
examples

→ Hobbies + interests

→ why you want to live in SSHC

→ what can you bring

→ what do you want to learn

→ what are benefits of community living

→ why is home important?

call

→ estates

→ catalyst

→ BS

→ finance people

→ flaming funds

find out funding
opportunities

before my
wedding.

not hamburger one? possible?
American ones?
talk to NOS →

how can you
create sense of
community?



~~what they did you say~~

→ how much money. -- write lots of letters
Ingenious
fill out application for Joseph Rowntree Foundation
how to make it
good
careers
advice? or v



Chris are there lockers @ Meadowhall
Book flights today? → r to Sweden

how much to get
Ant's

Rachel
cycles when to
Berlin?

Book flights
thru to Pres?
August 1st/2nd

Appendix 8 - Initial Literature

Brief historical context - housing and ownership in the UK during the 20th century

In *Cotters and Squatters* Colin Ward discusses early reactions to the ownership of land, and the power of landlords. This appropriation of land by the wealthy caused the 16th century reaction from the Diggers and Levellers. The “one night house” is a part of Norman folklore that demonstrates this act of rebellion and highlights how the appropriation of land is questionable (Ward, 2002). The right to land is an issue still contended, and is a contributing cause to current housing inequality (Dorling, 2004). In an early publication by Ward, he explains the anarchist approach to housing, and how “The home is an organism in direct relationship to man. It is his external environment, his affirmation of space. Thus the home cannot have any relationship to the state”. However, the 20th century saw rise to the council house era.

The 20th century saw the development of the Garden City movement, and its inspiration for new housing developments in private and State funded housing. It was a reaction to the overcrowding and slum conditions left over from the industrial revolution, where a lot of people lived in a small area with no planned public space. Sutcliffe explains how we might have ended up with a different kind of state provision of housing would have grown up if we hadn’t followed the garden city movement. We could have seen “co-operatives societies, trade unions and public utility companies ... involved in the provision of working-class housing, as in many European countries” (Sutcliffe, 1981). This suburban model might have been an over reaction to the problem of over crowding, leaving us with sparse, singular typologies, and dependant on new technologies, notably, the car to move us around between them (Ravetz, 2001). This has resulted in a catch twenty-two situation where now because our cities are planned for the car, we are dependant on it. (Cox, 2010) Typologies and activities started to be isolated not integrated. The pioneers of the garden village movement emphasised the “benefits of the beauty in the landscape, fine art and adult education” (Holmes, 36) demonstrated by the Lady Lever art gallery at Port Sunlight and Ruskin Hall in Bournville. This aspect of the garden village was lost in the estate development creating a monoculture of housing. “The suburb was more than a place, it was a culture in which the dominant influence was the home, physically and conceptually isolate from other urban activity in the public sphere.” (Ravetz, 2001, 9).

Management

Octavia Hill was a social reformer, and wanted to improve the quality of housing for the working classes in the second half of the 19th century. With help from wealthy friends she bought some houses in bad condition and improved them to rent for reasonable prices. She was very strict with her rules about cleanliness and order and where shoe could she enforced the idea of happy living (Darling, 2007). The standards were improved, but the houses were heavily controled. People don’t have freedom and don’t have ownership, but the housing and environment seem to be

pleasant. However, she would offer people a chance if they were showing willingness to reform. (Holmes 2006, 3). In Bournville and other company towns there were strict rules, "All bournville tenants were presented with Mrs Cadbury's Rules of Health, and advised not to use double beds, sleep with their mouths open, or leave tealeaves to stew in the pot." (Holmes, 2001, 36) Even tenants on the Dagenham estate were advised to take care of their property. This gave people the mindset of being told what to do and not making decisions for themselves. If they had more freedom, then people might have decided to make their homes nice places to be, without being told to do so.

Before council housing, a landlord would only be dealing with a certain amount of houses and tenants. The council became the biggest landlord, which required a generalised management tactic. "Scale, therefore, must be the first reason why management meant so much more to the operation of council housing than it ever did, for instance, to independent landlords or the model housing trusts." (Ravetz, 2001, 115). It was easier for the council to enforce general rules rather than cater for individual needs. People were not encouraged to take responsibility for their homes. It was not necessary that they play an active role in the management and care of their homes and estates. "By around 1970, there was a strong feeling in management circles that estates had failed as communities, and that was due in large measure to the shortcomings or absence of tenant support for their own associations." (Ravetz 2001 151). Before the estates people were only familiar with looking after their own property. Park hill was reported as being brilliant in its early years, but in reality "the buildings were hugely expensive to maintain" (arch vs housing)

The change in economy and former family frameworks were breaking down and this led to a reduction of number of authority figures on the street. Privatisation and economies of scale led to the decline in natural street surveillance. Young people had fewer authoritative figures to learn to respect, and there was a break down in community and communication with the people living around us.

Changes in management systems and government policy mean the houses have been left behind after the ideas move forward. We need a way of handing down management methods, or allowing housing to be flexible and to change with the social needs. "The pioneers of council housing did not intend that only poor people would live in new housing estates. On the contrary they argued strongly against it." (Holmes). The people with the ideas have lost their vision, and the built environment is what remains. Ravetz explains, "The era of mass provision of council housing, which began in 1919 and lasted to around 1980, has left a large legacy, not only in bricks and mortar (or steel and concrete) but in certain social outcomes, the implications and problems of which are still becoming manifest" (Ravetz, 2001 8). It is hard to separate out the cause and effect of the housing that has seemingly caused the social problems, and whether the problem has manifest in the housing, and if the housing has helped or hindered progress. You could argue that a person's residence can't change their behaviour, "the century of council housing was one of immense social and economic transformation, and it can never be certain how far housing was an active agent in this or how far simply a reflection of it" (Ravetz, 2001 15)

Ownership

There was no requirement for the tenants to participate in the general upkeep of the estate, but there were other requirements of tenants in the form of regulations and control, maybe if a more participatory and responsive approach was embedded from the beginning then all residents would be more familiar with this culture of engagement (Ward). "Pictures were to be hung only from the picture rails provided, and with the specified type of hook." 122. This type of rule has made us apathetic, without making decisions about what our homes look like or how they are organized. We are dependant on someone else to take responsibility. This is a problem in privately rented and council accommodation. Margaret Thatcher, in the 1980s, convincingly portrayed Socialism as "denying tenants the right to chose the style or colour of their front door" (Holmes). When the government sold off a large portion of the state owned property, people bought the most attractive ones, which now means the less desirable ones remain publicly owned. It is evident now that the management methods used were not effective, and instead of being empowering, they were just controlling and fostering a "culture of dependency".

Areas where owner occupation is not common show signs of degradation and decline. Private landlords have no motivation to improve their property, and tenants are helpless to do so, lacking knowledge and control. Demographics of tenure are concentrated to particular areas, creating ghettos or undesirable places (Holmes). Areas where owner occupation is of high proportion are more desirable places to live.

An example of co-ownership and people taking responsibility is demonstrated in housing co operatives in Liverpool "One of the striking, and surprising features of housing in Liverpool is the presence of more than 50 housing co operatives set up by small groups of working class residents in the inner areas of the city as a route to escape from the run down homes they were living." (Holmes 152). This set up might not be suitable for everyone, but the idea of mutuals (Marsh, 2011) and an alternative to traditional management and tenure methods gives residents a voice. Radical Routes is a mutually supportive secondary co-operative investigated in the case study below. It is interesting when given the choice, people want "cottagey designs", and it is apparent that there are still aspirations of living the Garden Village life.

Inequality

Rawls wrote in 1971 and conceded that the neighbourhood you grow up in will determine you future wealth, and it would be very difficult to change these circumstances, identifying the nature of social mobility, and some would argue that there is still a great divide (Dorling 2004). In 1901 Seebohm Rowntree published *Poverty – a study of town life*, which investigated the poverty situation in York. Rowntree, with Charles Booth, investigated whether you could afford a quality life with the wages available. This early study of inequality has set precedents for more to come.

Today studies are being carried out to investigate housing wealth. Publications by Shelter, the

Joseph Rowntree Foundation and Peabody explore various aspects of inequalities associated and caused by housing. In 2001, Sharp explains how 4% of the housing stock was classified as unfit for human habitation. This includes poor conditions such as damp and cold. Evidence shows that you are more likely to suffer from illness if your house is classed as non-decent. Other inequalities exist for marginalised communities, for example accessibility and adaptability of properties is a problem for people with physical and mental disabilities. People can be cut off and isolated if living in a flat up stairs of away from public transport. Unequal space allocation within housing and a problem of overcrowding still exists. In Peterborough, Eastern European migrant workers sleep four or more to a room to save money. As well as the design of the property, there are key problems associated with wealth and ownership of property. It is almost impossible to own your own property if you come from a family who doesn't own their house. Dorling explains how "housing is the single greatest repository for wealth held by individuals in the UK...this wealth in almost twice as high as the financial worth of all life assurance and pension funds."

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Appendix 9 Radical Routes spreadsheet for a typical Sheffield Terrace

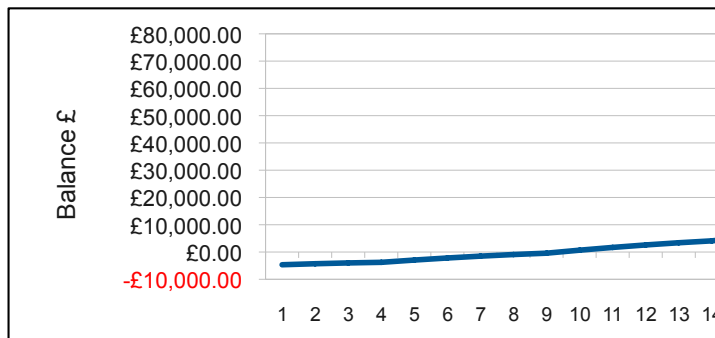
				Sheets		Charts		SmartA	
<	B	C	D	E	F	G			
1	Income & Expenditure								
2									
3									
4	Property Info								
5			House postcode						
6			Web address of property online						
7									
8	Ongoing								
9		Income							
10				Rent (£ per week)	# of rooms	Yearly			
11			Rent level 1	65	3	10179			
12			Rent level 2			0			
13			Rent level 3			0			
14			Rent level 4			0			
15				total rent incomes >>	3				
16									
17									
18				Maximum Total Income per period >>		10179			
19									
20									
21		Expenses					Yearly		
22			Voids		10%	1,017.90			
23			House insurance			1,000.00			
24			Accountant		estimated	100.00			
25			Maintenance			600.00			
26			Council tax			0.00			
27			RR Service payments			200.00			
28			FSA Fee						
29			Other			100.00			
30									
31			EBS Mortgage			5,602.30			
32			Radical Routes Loan			1,012.63			
33				0.00		0.00			
34				0.00		0.00			
35			Set aside for loanstock			0.00			
36									
37				Total Expenses per year >>		9,632.83			
38									
39									
40				Ongoing Surplus >>		Yearly			
41						546.17			
42									
43	Day One								
44		Day 1 income:							

Inc & ExpLoansYear One Breakdown40 Year BreakdownPRINT TH

Normal ViewReady

10 Year Breakdown

4.0%	Rate of Inflation
2.0%	Bank Interest Rate



Yearly changes	Mortgage Interest rate change?								
	Adjusted main loan rate	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%
	Total adj. to existing loans								
	Void change this year?								
	Voids this year	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Rent increase?					5			
	Rent 1 charged this year	65	65	65	65	70	70	70	70
Year		1	2	3	4	5	6	7	

IN	Loanstock								
	Mortgage + RR/other loans	100,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Other	10,000							
	Rental income		10179	10179	10179	10962	10962	10962	10962
	Interest from bank		-93.29855	-85.84108	-79.89845	-75.56753	-58.85578	-43.68156	-30.15000
TOTAL IN >>		110,000	10,086	10,093	10,099	10,886	10,903	10,918	10,930
Year		1	2	3	4	5	6	7	

OUT	Total Purchase Costs	106,050	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Extraordinary maintenance	n/a							
	Voids		1,018	1,018	1,018	1,096	1,096	1,096	1,096
	Insurance	1,000	1,040	1,082	1,125	1,170	1,217	1,265	1,312
	Maintenance	600	624	649	675	702	730	759	787
	Accountant	100	104	108	112	117	122	127	131
	RR service payments	200	208	216	225	234	243	253	262
	FSA fee								
	council tax								
	Other	100	104	108	112	117	122	127	131
These are increased yearly by inflation									
Year		1	2	3	4	5	6	7	

Mortgage Type Loans	EBS Mortgage	5,602	5,602	5,602	5,602	5,602	5,602	5,602	5,602
	Radical Routes Loan	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013
	Total Loans	6,615	6,615	6,615	6,615	6,615	6,615	6,615	6,615
TOTAL OUT >>		114,665	9,713	9,796	9,883	10,051	10,144	10,242	10,340
Year		1	2	3	4	5	6	7	

SURPLUS >>		-4,665	373	297	217	836	759	677	588
BALANCE >>		-4,665	-4,292	-3,995	-3,778	-2,943	-2,184	-1,508	-910
Year		1	2	3	4	5	6	7	

Loanstock	From Day One								
Repayments	From Future Refinancing								

Day One Income:

	amount (£)
Total Mortgage type loans	100,000.00
Total Loanstock	0.00
Other (usually donations)	10,000.00
Total Day 1 income >>	110,000.00

Day One Expenses

	amount (£)
Purchase price	estimated 100,000.00
Stamp duty land tax (SDLT)	0.00
Legal fees	estimated 1,000.00
Survey	estimated 750.00
Mortgage fees	estimated 750.00
RR Loan fees	estimated 350.00
Other Loan fees	0.00
other purchase costs	estimated 200.00
Initial purchases	estimated 2,000.00
moving costs	0.00
day 1 work	estimated 1,000.00
Total Day 1 costs >>	106,050.00

Day 1 surplus >> 3,950.00

Ongoing Income & Expenditure

Ongoing Income

	Rent (£ per week)	# of rooms	Yearly	Monthly	Weekly
Rent level 1	65	3	10179.00	848.25	195.00
Rent level 2	0	0	0.00	0.00	0.00
Rent level 3	0	0	0.00	0.00	0.00
Rent level 4	0	0	0.00	0.00	0.00
total rent incomes >>	3				
Maximum Total Income per period >>			10179.00	848.25	195.00

Ongoing Expenses

	Yearly	Monthly	Weekly
Voids	10.0%		
House Insurance	1,000.00	83.33	19.16
Accountant	estimated 100.00	8.33	1.92
Maintenance	600.00	50.00	11.45
Council tax	0.00	0.00	0.00
RR Service payments	200.00	16.67	3.83
FSA Fee	0.00	0.00	0.00
Other	100.00	8.33	1.92
ERS Mortgage	5,602.30	466.86	107.32
Radical Routes Loan	1,012.63	84.39	19.40
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
Set aside for loanstock	0.00	0.00	0.00
Total Expenses per year >>	9632.83	802.74	184.54

Ongoing Surplus >> 546.17 45.51 10.46

Year One Monthly Breakdown

NOTE: This doesn't take account of voids as it takes account of room rentals month by month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Total day one in	110,000										
Rooms rented											
Rent level 1											
Rent level 2											
Rent level 3											
Rent level 4											
Total rent											

Inc & Exp

Loans

Year One Breakdown

40 Year Breakdown

PRIN

Appendix 10 Radical Routes spreadsheet for Blake House, Sheffield

		Sheets	Charts	SmartArt Graphics	
C	D	E	F	G	H
	RR Service payments			200.00	16.67
	FSA Fee			0.00	0.00
	Other			200.00	16.67
	EBS Mortgage			14,005.75	1,167.15
	Radical Routes Loan			2,531.57	210.96
	0.00			2,531.57	210.96
	0.00			0.00	0.00
	Set aside for loanstock			1,216.65	101.39
			Total Expenses per year >>	24,888.94	2,074.08
				Yearly	Monthly
			Ongoing Surplus >>	-354.94	-29.58
Day 1 income:					
	Total Mortgage type loans			250,000.00	100%
	Total Loanstock			5,000.00	
	Other (usually donations !)		estimated	10,000.00	
			Total Day 1 income >>	265,000.00	
Purchase costs:				amount (£)	
	Purchase price		estimated	250000	
	Stamp duty land tax (SDLT)		1%	2500	
	Legal fees		estimated	1500	
	Survey		estimated	750	
	Mortgage fees		estimated	1875	
	RR Loan fees		estimated	350	
	Other Loan fees			0	
	other purchase costs		estimated	500	
Start-up costs:					
	Initial purchases		estimated	3000	
	moving costs			0	
	day 1 work		estimated	2500	
			Total Day 1 costs >>	262975	
			Day 1 surplus >>	2,025.00	
Inc & Exp Year One Breakdown Loans 40 Year Breakdown PRINT THIS 1. PRINT TH					

40 Year Breakdown



0.0% Rate of Inflation

2.0% Bank Interest Rate

Yearly changes	Mortgage interest rate change?							
	Adjusted main loan rate	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%
	Total adj. to existing loans							
	Void change this year?							
	Voids this year	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Rent increase?					5		
	Rent 1 changed this year	75	75	75	75	80	80	
Year		1	2	3	4	5	6	

IN	Loanstock	5,000						
	Mortgage + RIL/other loans	250,000	n/a	n/a	n/a	n/a	n/a	
	Other	10,000						
	Rental income		24534	24534	24534	26100	26100	26100
	Interest from bank		-383.8778	-376.0411	-369.8365	-365.3682	-456.2226	-429.2
	TOTAL IN >>	265,000	24,150	24,158	24,164	25,735	25,644	25,644
Year		1	2	3	4	5	6	

OUT	Total Purchase Costs	262,975	n/a	n/a	n/a	n/a	n/a	
	Extraordinary maintenance	n/a						
These are increased yearly by inflation	Voids		2,453	2,453	2,453	2,610	2,610	2,610
	Insurance	1,000	1,040	1,082	1,125	1,170	1,217	1,265
	Maintenance	600	624	649	675	702	730	759
	Accountant	150	156	162	169	175	182	189
	RR service payments	200	208	216	225	234	243	252
	PSA fee							
	council tax							
	Other	200	208	216	225	234	243	252
Mortgage Type Loans	EBS Mortgage	14,006	14,006	14,006	14,006	14,006	14,006	14,006
	Radical Routes Loan	2,532	2,532	2,532	2,532	2,532	2,532	2,532
		2,532	2,532	2,532	2,532	2,532	2,532	2,532
	Total Loans	19,069	19,069	19,069	19,069	19,069	19,069	19,069
TOTAL OUT >>		284,194	23,758	23,848	23,941	24,194	24,295	24,396
Year		1	2	3	4	5	6	

SURPLUS >>		-19,194	392	310	221	1,541	1,349	1,148
Year		1	2	3	4	5	6	

BALANCE >>		-19,194	-18,802	-18,492	-18,268	-22,811	-21,462	-20,113
Year		1	2	3	4	5	6	

Loanstock	From Day One					6,083		
Repayments	From Future Refinancing							

Day One Income & Expenditure

Day One Income:

	amount (£)
Total Mortgage type loans	250,000.00
Total Loanstock	5,000.00
Other (usually donations !)	10,000.00
Total Day 1 income >>	265,000.00

Day One Expenses

		amount (£)
Purchase price	estimated	250,000.00
Stamp duty land tax (SDLT)	0.01	2,500.00
Legal fees	estimated	1,500.00
Survey	estimated	750.00
Mortgage fees	estimated	1,875.00
RIR Loan fees	estimated	350.00
Other Loan fees		0.00
other purchase costs	estimated	500.00
Initial purchases	estimated	3,000.00
moving costs		0.00
day 1 work	estimated	2,500.00
Total Day 1 costs >>		262,975.00

Day 1 surplus >>	2,025.00
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Ongoing Income & Expenditure

Ongoing Income

	Rent (£ per week)	# of rooms	Yearly	Monthly	Weekly
Rent level 1	75	2	7830.00	652.50	150.00
Rent level 2	80	4	16704.00	1392.00	320.00
Rent level 3	85	0	0.00	0.00	0.00
Rent level 4	0	0	0.00	0.00	0.00
total rent incomes >>		6			
Maximum Total Income per period >>			24534.00	2044.50	470.00

Ongoing Expenses

		Yearly	Monthly	Weekly
Voids	10.0%	2,453.40	204.45	47.00
House insurance	actual figure	1,000.00	83.33	19.16
Accountant	estimated	150.00	12.50	2.87
Maintenance		600.00	50.00	11.49
Council tax		0.00	0.00	0.00
RR Service payments		200.00	16.67	3.83
FSA Fee		0.00	0.00	0.00
Other		200.00	16.67	3.83
EBS Mortgage		14,005.75	1,167.15	268.31
Radical Routes Loan		2,531.57	210.96	48.50
0.00		2,531.57	210.96	48.50
0.00		0.00	0.00	0.00
Set aside for loanstock		1,216.65	101.39	23.31
Total Expenses per year >>		24888.94	2074.08	476.80

Ongoing Surplus >>	-354.94	-29.58	-6.80
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Year One Monthly Breakdown

NOTE: This doesn't take account of voids as it takes account of room rentals month by month.

[illegible]

OUT

[illegible]

Appendix 11 - Area where planning does not permit HMOs