

**BUNKER**  
Housing CO-OP

**Building High Quality Homes for  
Low Income people.**

**Formed in 2014**

**Our mission is to self- build and  
self -manage homes for Brighton  
& Hove people in housing need  
that are affordable in perpetuity.**

**We are a zero equity fully mutual  
housing coop - £1 in £1 out**

# Why a Co-op?

Being a coop allows us to do things collectively that we could not do as individuals.

A housing co-op is a group of people and the means they use to collectively control and manage their housing as both landlord and tenants. Members who live in our housing pay rent to the co-operative each month and this money is used to cover the costs of managing and maintaining our homes, paying back finance and interest and our (very low) running costs as an organisation – the rent is not used to make a profit. We own our homes as a co-operative – not as individuals, and we can't sell them for our own financial gain.

Like most co-ops around the world, we follow the seven co-operative values which are: voluntary and open membership; democratic member control; members economic participation; autonomy and independence; education training and information; co-operation amongst co-operatives; concern for community.

# Who are we?

We set up Bunker Housing Co-operative in 2014 after years of trying to find affordable housing in Brighton & Hove. We started with two families and now have a membership of 10 adults plus children. We also have a waiting list of people who would like to join.

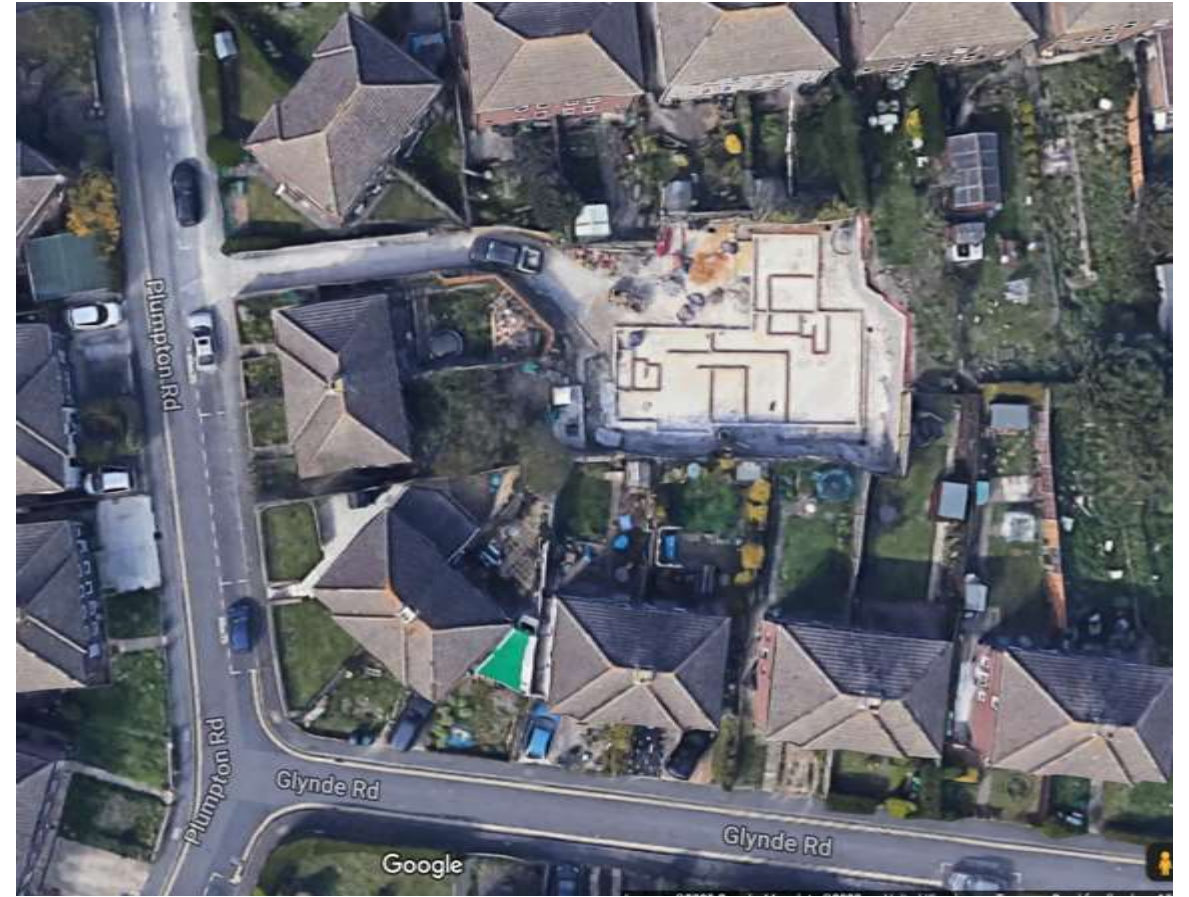
Our membership is made up of low-income people who currently live in private rented accommodation.

We are committed to building low-cost homes using the most economic and eco-friendly construction methods available to us. Our vision is of a series of small self-built developments of affordable housing, providing a safe, secure environment for our families.

Members need to comply with our Allocations and Eligibility Policy which is also in line with Brighton & Hove City Council's housing allocations policy and procedure for housing nominations. This means that when people are applying to join the co-operative there are restrictions on how much household income and savings members can have as well as a requirement for members to have lived in the city for at least 5 years.



Pilot Scheme. Our first two homes at Plumpton Road. Completed in May 2020 and families moved in in June 2020. 2 three bed Eco Homes approx 100sqm.



## A difficult site

8 small sites initially identified by BHCC – most Put into RIBA comp and the scrappiest site offered for housing coop (CLH) pilot scheme

Site allocated for affordable housing but BHCC JV with HA not interested as too small & difficult to develop – viable for one 3 bed bungalow – leased to Bunker for initial 99yrs.

**Some key moments ...**

**Worked closely with  
our chosen  
architects**

Communal vegetable  
/ flower beds

Communal

Living Room

Dining A

Kitchen A

Bedroom 1A

Bedroom 2A

Dining B

Living Room B

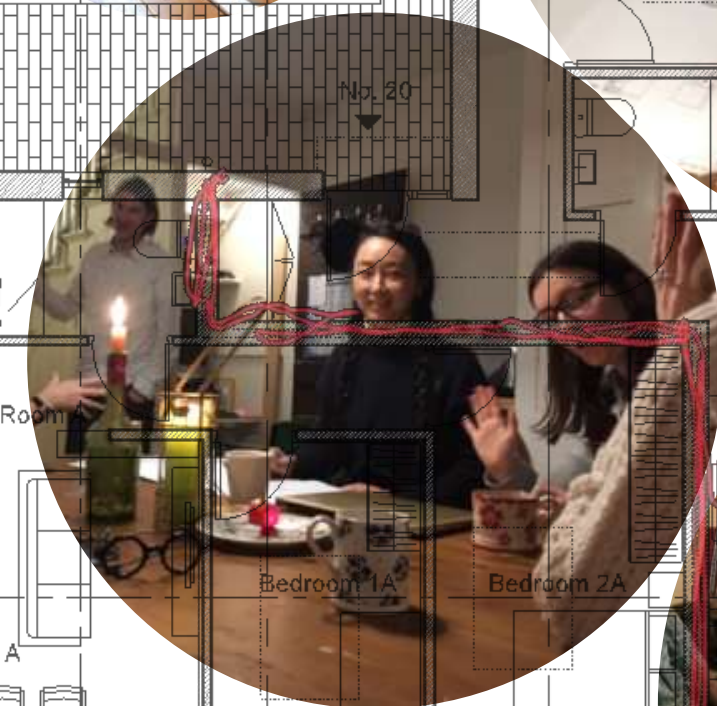
Kitchen

No. 20

No. 18

A

Under floor  
larder



**Discussing design options**

New W  
fence o  
bound  
No. 54  
No. 33



## Early site visits

Originally garages for surrounding houses  
garages demolished and site gated in 1990's  
overgrown and full of rubbish.





# Site Visits & Investigations

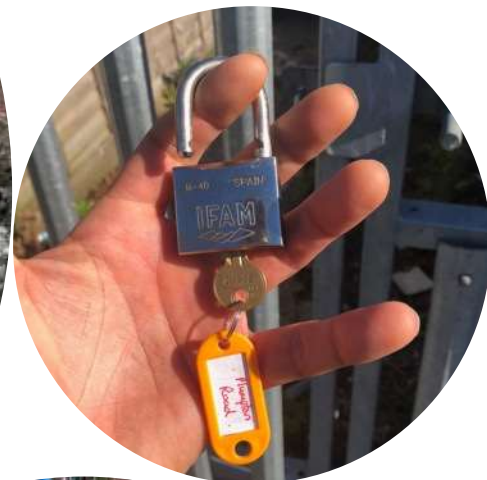




# The Signing of the lease



# Magic Milestones



City Development & Regeneration  
Hove Town Hall  
Norton Road  
Hove BN3 3BQ

Application No: BH2017/01430

Artarchitects Ltd  
1 Bedford Road  
London  
N2 9DB

**BRIGHTON AND HOVE CITY COUNCIL**  
**Town and Country Planning Act 1990 (as amended)**  
**GRANT OF PLANNING PERMISSION**

**Address:** Former Garages Site To Rear Of 14 & 16 Plumpton Road Brighton  
**Description:** Erection of 2no two storey semi-detached dwellings (C3) with associated works including landscaping, bicycle storage and security gate at Plumpton Road entrance.

In accordance with the application and plans submitted to the Council on 27 April 2017 and SUBJECT to compliance with any condition(s) specified hereunder:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.  
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Floor Plans Proposed	1513_GA_1 10D		26 July 2017
Roof Plan Proposed	1513_GA_1 90C		27 April 2017
Elevations Proposed	1513_GA_3 00D		26 July 2017
Elevations Proposed	1513_GA_2 00C		27 April 2017
Material sample/detail	1513_GA- 010C		27 April 2017
Floor Plans Proposed	1513_GA_1 00 C		27 April 2017
Floor Plans Proposed	1513_GA_1 00 C		27 April 2017
Detail	1513_GA_1 02A		27 April 2017

APFPAZ

Telephone: 01273 290000  
www.brighton-hove.gov.uk  
Printed on recycled, chlorine-free paper



**Site Clearance Proper**





**Rising out of the ground**



**Getting stuck in**



**Putting lucky coins in the foundations**



**Bunker finds a bunker!**



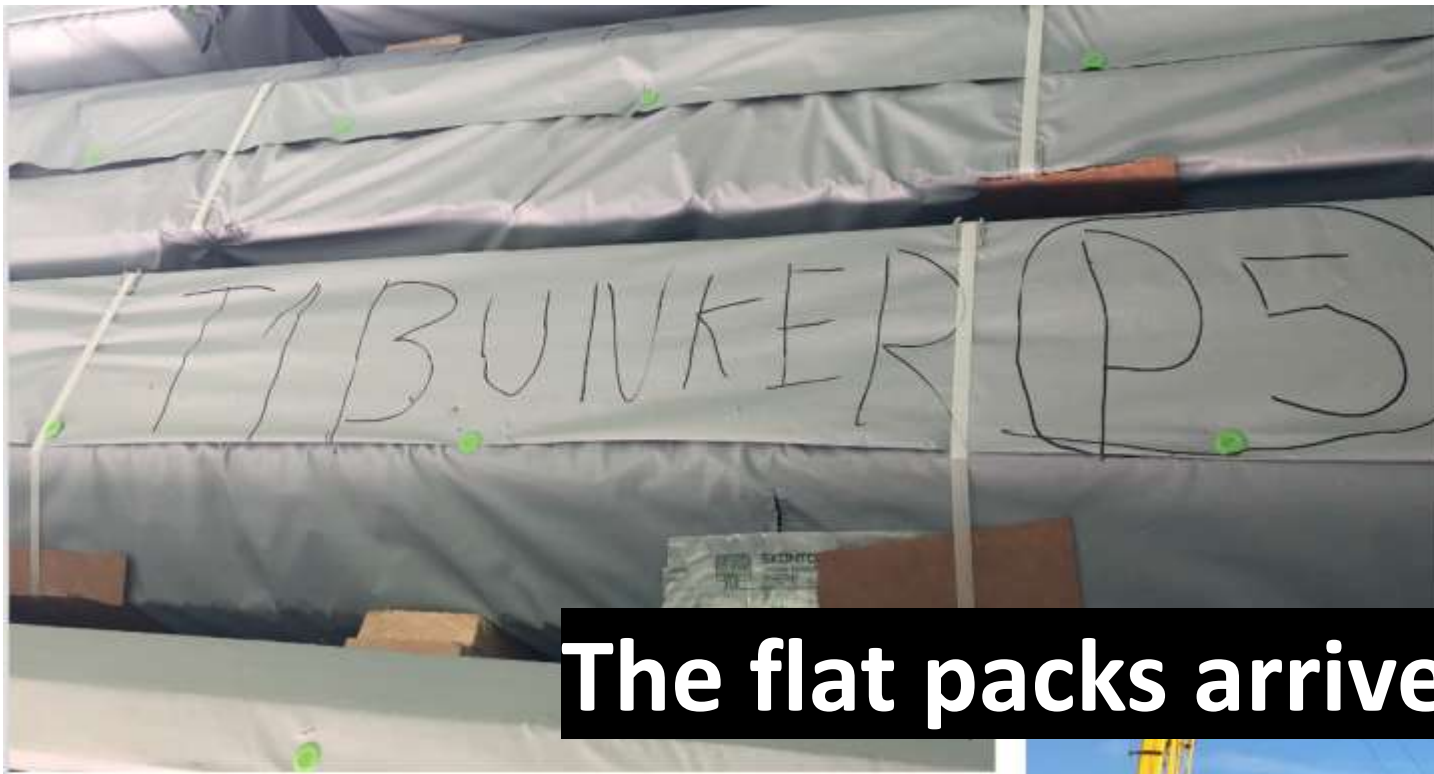




Martyn Holmes  
Bunker Self-Build Housing Co-Operative



Checking the plans & telling the story



The flat packs arrive





# Assembling the homes



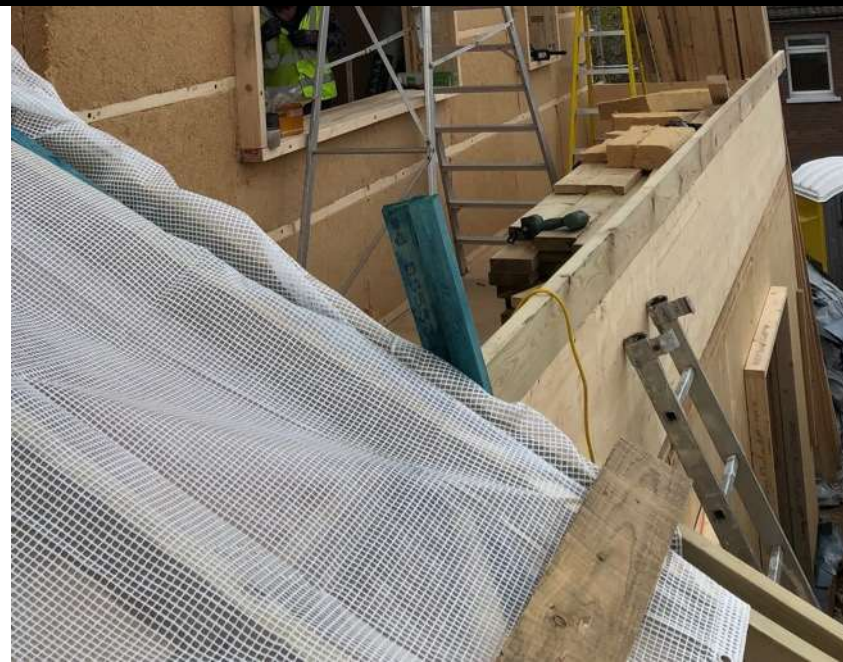


Topping off





# Insulating the homes with wood fibre





**Triple glazed windows arrive**





# Lime render and Siberian Larch cladding and Eco Tech





**Inside our wooden homes**





# Timeline

The Plumpton Road site was put forward as suitable for a community led housing pilot by BHCC's Estate Regeneration Team at a meeting in Hove Town Hall in 2015. Bunker, who were at that time an emergent housing co-op, declared an interest in developing the site for family housing. It was subsequently agreed that Bunker could put forward a proposal for the site that would go to committee.

Bunker received support from Andrea Jones, a professional project manager and community led housing organiser, who offered to help us develop a business case. We developed a design brief that we used as part of a selection process to choose an architect. The architects were prepared to do some initial work at risk (for free until we secured finance) which enabled plans to be developed.

With the help and support of BHCC's Estate Regeneration Team and housing officers we consulted locally, including engagement with the resident associations on the Council estate, and receiving support the scheme entered pre-planning in 2016, applied for planning in April 2017 and achieved planning in September 2017.

We signed the lease and collected the keys to the site in October 2018, started site clearance in November 2018, groundworks in January 2019, we had a five-month delay on site from March 2019 until August 2019 due to a problem with the lease, the Cross Laminated Timber panel flat packs arrived in September 2019, and we completed the homes in May 2020.

# We Moved in on 1<sup>st</sup> June 2020





We currently have 14 more sustainable homes in the pipeline over four other BHCC infill sites.

## **Our builds**

While each project, in terms of design and appearance, responds to both its local context and community feedback during the development process, there are some elements that are standard across all our builds.

### **Indoor space**

All our homes are light and spacious, with large floor to ceiling windows, well-proportioned, habitable rooms, designed to meet or exceed National and Local Housing Space Standards and requirements as well as to accommodate future adaptation to suit the specific access needs of residents.

### **Outdoor space**

Every home we have planned has a modest private outdoor space with communal areas given over to social, food growing and wildflower spaces. Homes have native chalk grass land green roofs, native trees planted, and bat and bird boxes installed across the different sites to encourage wildlife.

### **Building and sustainability standards**

Works are carried out to a very high standard using high-quality materials to exceed Building Regulation requirements for accessibility, energy and thermal efficiency, low water usage and high standards of thermal and acoustic insulation throughout. ++s Heat recovery, ventilation, water heating and solar systems will be designed, supplied and maintained by Brighton & Hove Energy Services Co-op (BHESCo), a local energy services co-operative.

# How are we paying for it?

Our first development is funded 80% by a 40 year commercial mortgage from Ecology Building Society and 20% by Loan stock. The mortgage is between the co-op and EBS secured on the value of the homes and the leasehold of the land. We also received a £38k grant from BHCLT our local CLH Hub to pay some pre-development fees.

BHCC onlending/PWLB – In negotiations with BHCC to replace mortgages with long term fixed interest lending from public works loan board/council on lending of £2m at 2.5% over 45 years.

For our next 3 developments we are looking for £450k in 3 further loan stock investment from organisations, groups and individuals. We have received CHF revenue Grants of £180K Predevelopment on Dunster Close sites and £71,743, for costs to get site to planning on Hinton Close , £140k Homes England Brownfield Release Fund via BHCC for site clearance and bringing services to the next sites, £10K to become RP and £15k REACH fund (to get investment ready)



Homes England



**Ecology**  
Building Society



Brighton & Hove  
Community Land Trust

COMMUNITY-LED HOUSING PROGRAMME

# Loan Stock Offer



**Help us to build more high quality  
homes for low income people**

# Loan Stock Raise 2022

Launched on Friday 29 April, at Brighton Recreational Club in Seven Dials, Brighton.

Over the next year, we plan to raise up to £450,000 in loan stock. Three site related (Planning etc) milestones.

Our first target is £150,000 which will enable us to build our next two homes at our Dunster Close Garage site. This site has planning.

Individuals and organisations who invest for 10 years will get 2% interest on their money in return.

<https://www.ethex.org.uk/invest/bunkerhousingcoop>

Our current total is ...

*Bunker Housing Co-operative Limited  
20 Plumpton Road, Brighton, BN2 9YL  
FCA Registration Number 4039*

*[www.bunkerhousingcoop.org](http://www.bunkerhousingcoop.org)*

*Email: [bunkerselfbuild@gmail.com](mailto:bunkerselfbuild@gmail.com)*

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

*Twitter: @BunkerCoop*

*For updates and **Bunker Newsletter**  
sign up for our Mailing List*

*here: <http://eepurl.com/hCSiaj>*

