How to set up a housing co-op

Rosa Bridge – our story



“A housing co-op is not just bricks and mortar, it’s a group of people and the means they use to collectively control and manage their housing. It can buy and own property and enter into contract”.

Radical Routes, How to set up a Housing Co-operative

Different types of co-op

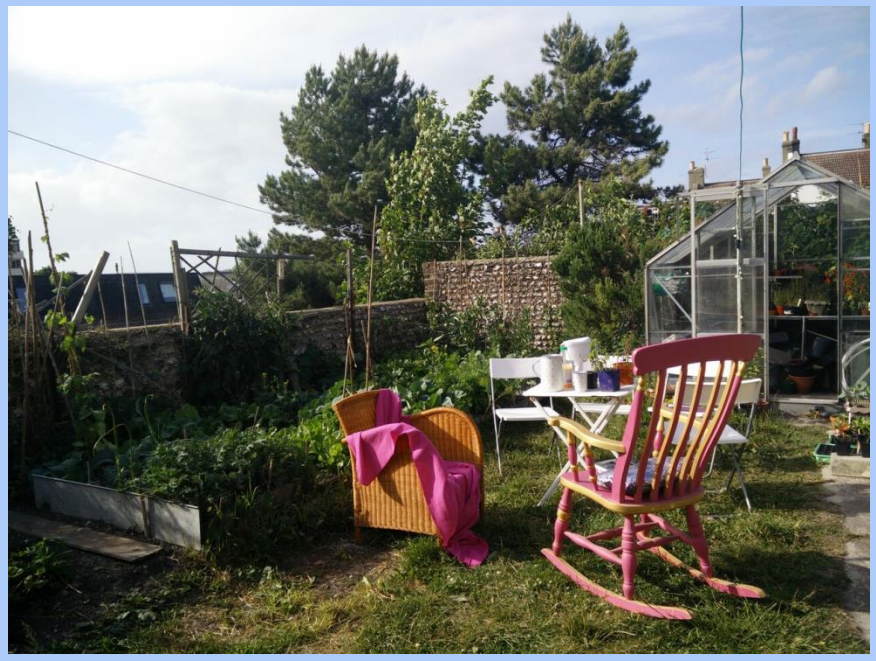
- Short-life
- Tenant Managed Co-operatives
- Housing owned by the co-operative

Different structures

- Co-ownership
- Par value
- Fully mutual

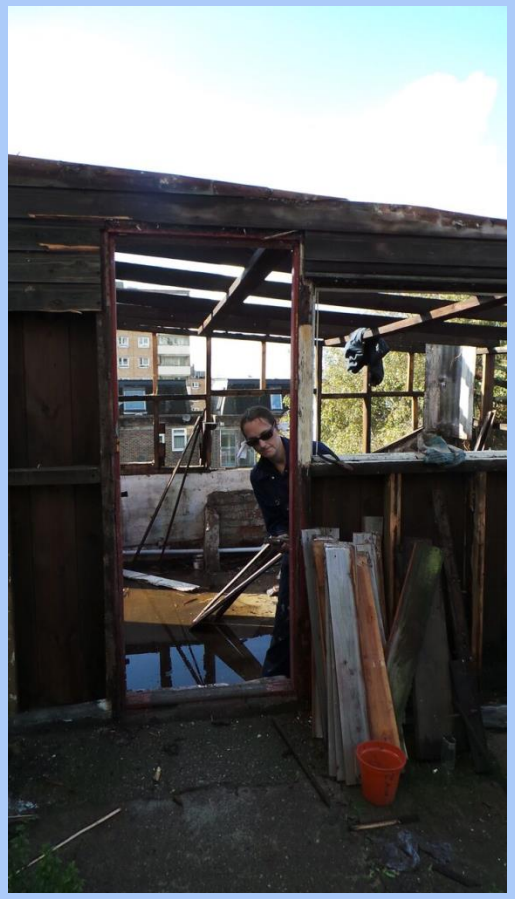
Who are/What is Rosa Bridge?

- **Feminist**
- **LGBTQ+**
- **Communal**
- **Home**
- **Taking housing out of the private sector**



How we work in practice

- **Monthly meetings**
- **Monthly workdays**
- **“Meta meetings”**
- **Putting principles into structures**



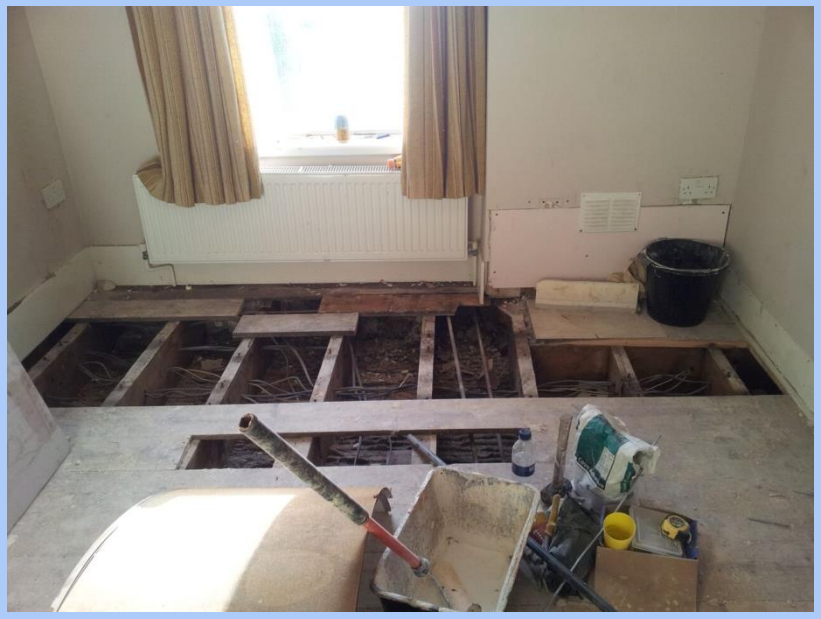
Our timeline

Ages ago	**We started talking about setting up a co-op**
@ Aug ’11	**CHIBAH hears about the Empty Homes Community Grants Programme**
Nov ’11	**Rosa Bridge registers as a housing co-op**
Apr ’12	**We submit an application to the EHCGP**
Aug ’12	**We’re successful in receiving the grant**
Apr ’13	**We put in an offer on 34a Richmond Street**
	After backwards and forwards it’s accepted
Aug ’13	**We buy the house**
Feb ’14	**We start to move in**
Oct ’14	**We begin building the 5th room**
Feb ’15	**Our fifth and final member moves in**

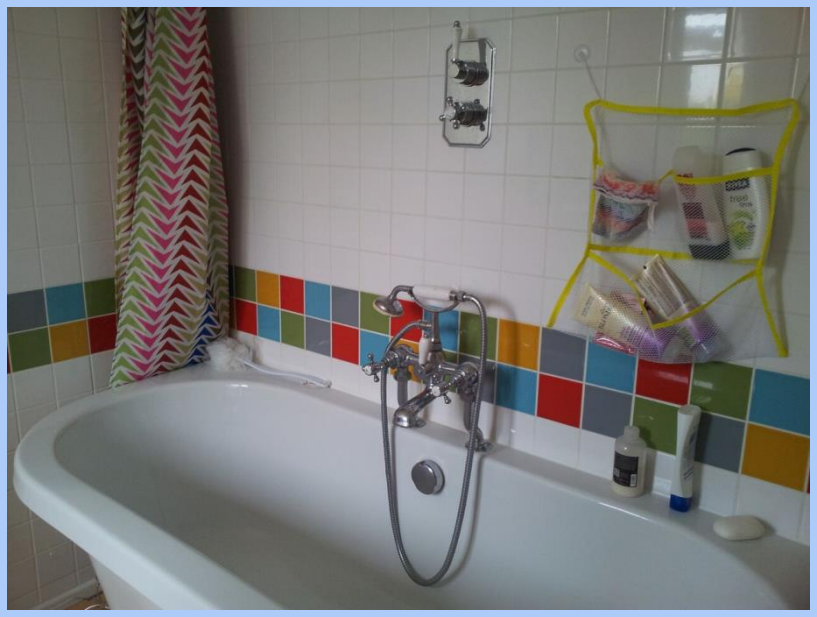










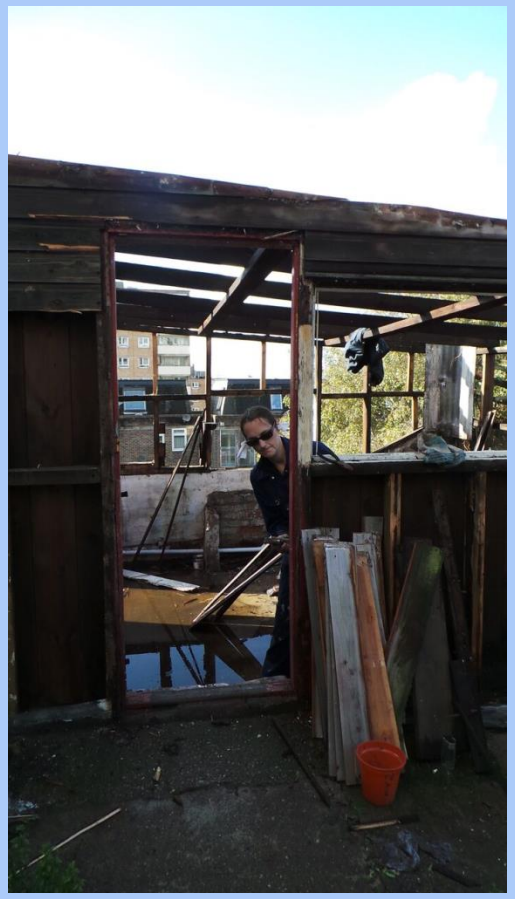






How we work in practice

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The Steps (in some sort of order)

1 Find people that you like. Think and talk about what you want your co-op to be (this is also the start of your business case)

2 Start thinking about money

4 Register your co-op. Set up a bank account.

5 Start to research. What's out there? Can you afford it? How much money can you raise? Model different options

6 Start to raise money. Start speaking to mortgage companies.

7 Business plan

8 Mortgage

9 Solicitor/Contracts

10 Issue Tenancy Agreements. Move in.

Have you read this?



Come to a housing co-op social on 16th June!

- **FREE to attend but email mail@chibah.org to register**
- **Open to all types of community-led housing groups**
- **Meet people from other housing groups in the city**
- **See how we can help each other**
- **Discussing needs of housing groups, based on survey – fill it in! http://chibah.org/blog/**

