

SEASALT HOUSING CO-OPERATIVE

"TURNING DREAMS INTO HOMES : THE ART OF THE POSSIBLE"

Sim Wadiwala, Matt Baldwin, Tom Green



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Land Use and the Housing Market



SEASALT
HOUSING CO-OPERATIVE
LIMITED

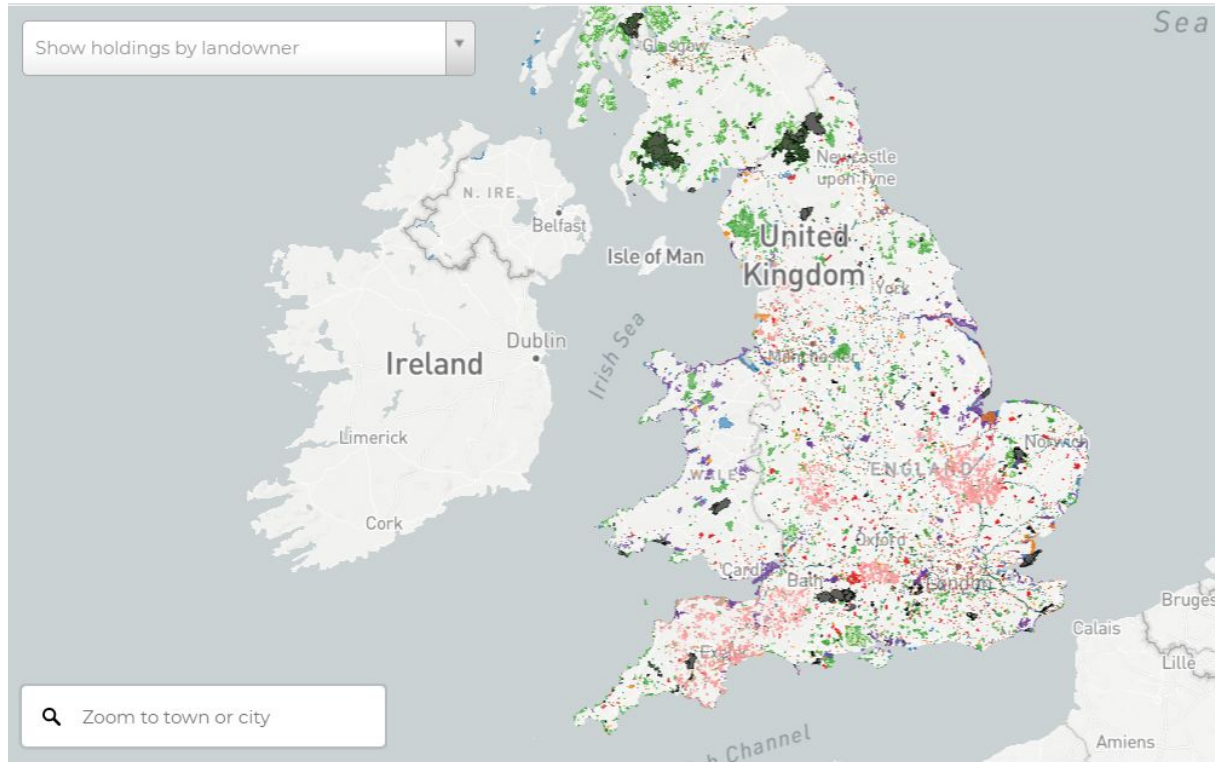


Who owns
England?

The land registry is incomplete and not open access



Land ownership data is very difficult to uncover and map



Map from: WhoOwnsEngland.org – investigations into land ownership by Guy Shrubsole and Anna Powell Smith

However, we do know that 0.5% of the population own 47% of England's land

Who owns all the land?



Source: Inequalitybriefing.org

Half of England is owned by less than 1% of the population

Research by author reveals corporations and aristocrats are the biggest landowners

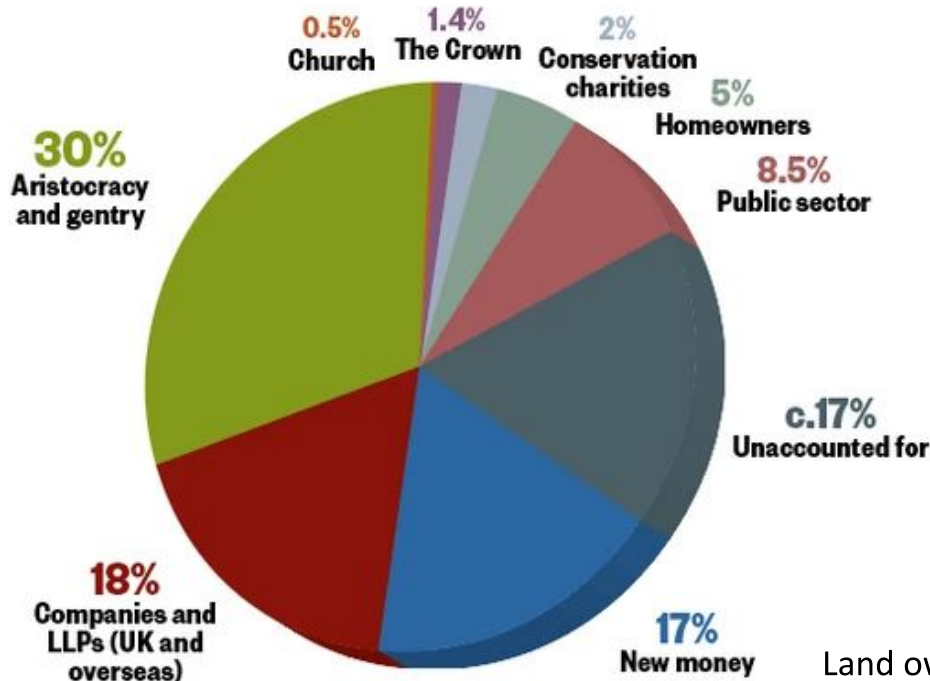


▲ A red grouse in North Yorkshire. In England, 1% of landowners control half the country. Photograph: Dan Kitwood/Getty Images

Half of England is owned by less than 1% of its population, according to new data shared with the Guardian that seeks to penetrate the secrecy that has

Source: The Guardian, 2019

Only 5% of land in the UK belongs to homeowners



Land ownership in the UK (pie chart)
Source: Coutryfile.com

WEALTH AND LAND



ARE **CONCENTRATED**



IN THE HANDS



OF A PRIVILEGED **FEW**

Homeownership hit a peak of 71% in 2003



However, most publicly owned land has already been sold off since the 1980s

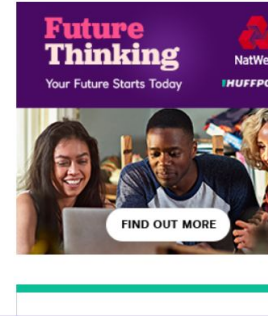


THE BLOG

The Mass Sell-Off Of Public Land Is Driving The Housing Crisis

Releasing land into the private market is not delivering the quantity or quality of affordable homes we need – and as more land is sold, there's less opportunity to reverse the trend

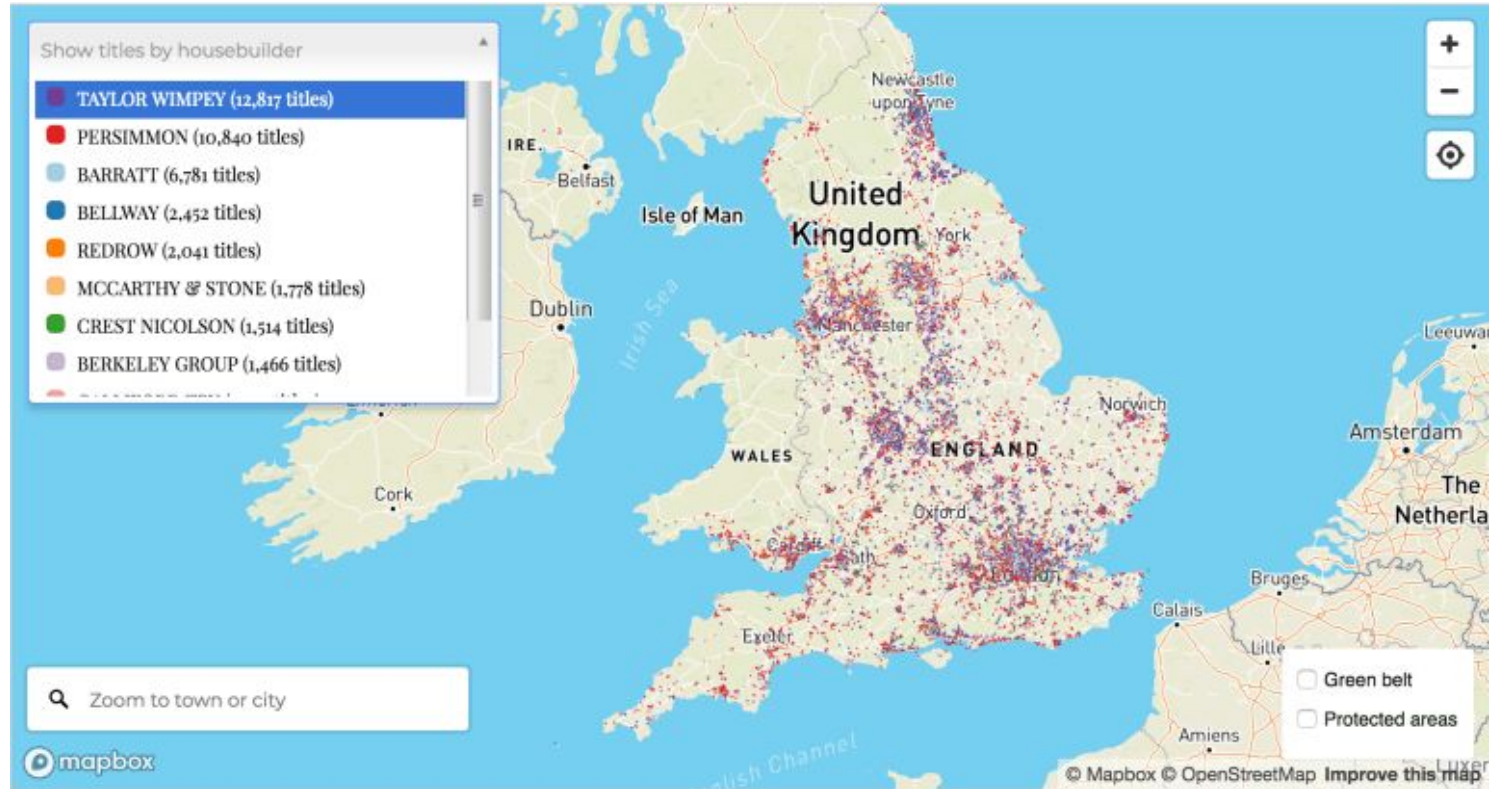
18/03/2019 07:54 GMT | Updated 18/03/2019 07:54 GMT



The Guardian, 2019 (left) and The Huffington post, 2019 (right)

Homeownership has now sunk to 30 year low

Housing developers often sit on undeveloped land

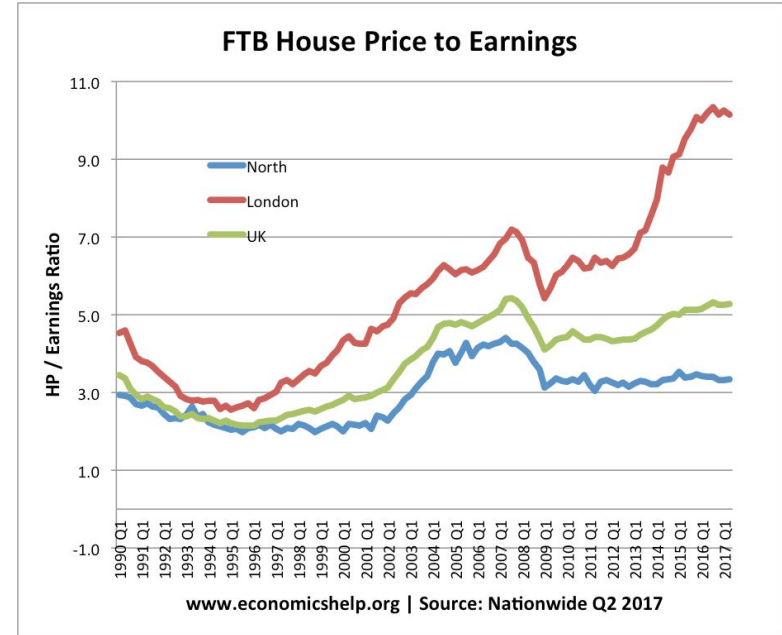


Source: WhoOwnsEngland.org

There are 750,000 property millionaires in UK, mostly concentrated in London and the south east

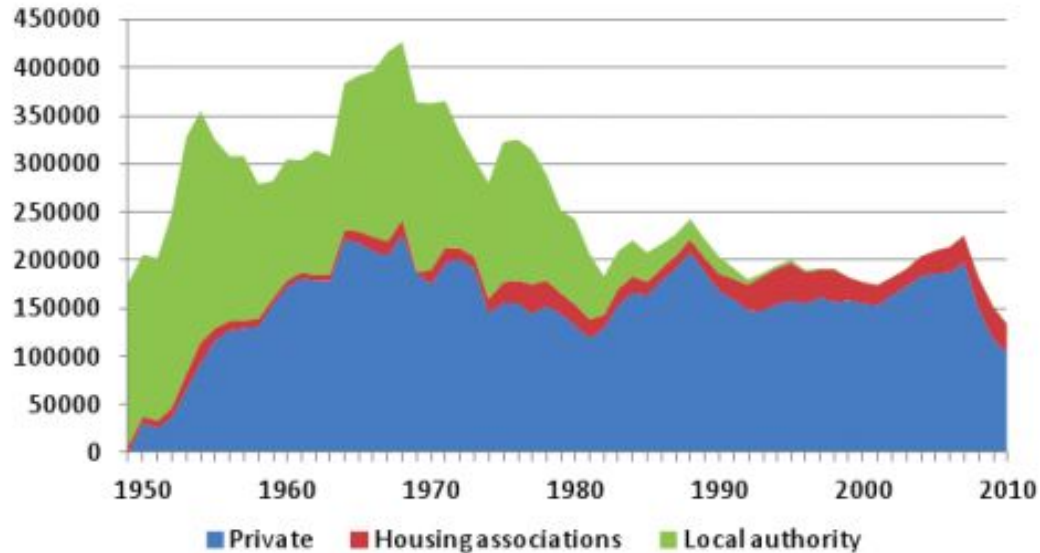


House prices are at record highs



House building is at its lowest for over 50 years

Figure 4.2 Housing Completions, UK, 1950-2010



Source: *Housing Completions, 1950-2010, CLG.*

Lack of affordable housebuilding in the UK with 1.1million on the waiting list

Housebuilding data shows dearth of homes for affordable renting

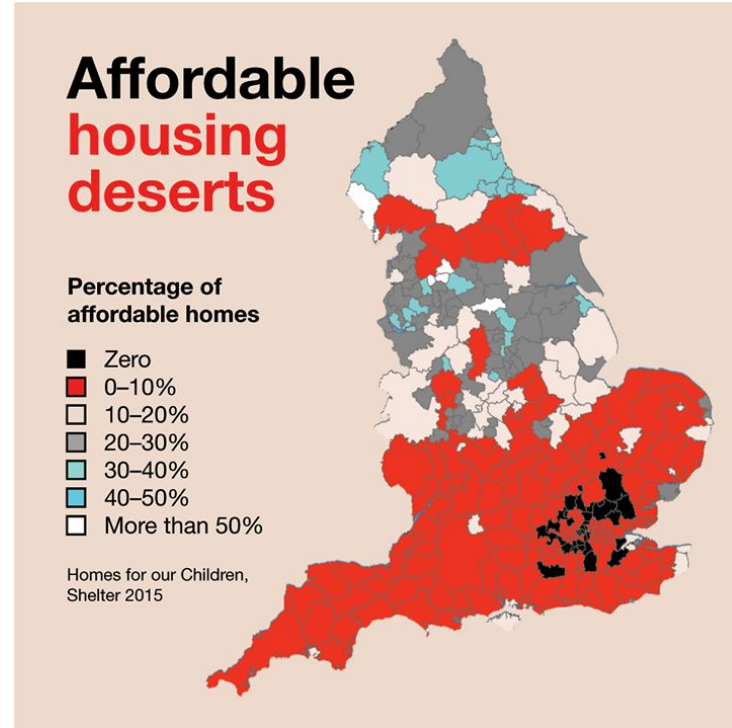
Only 37,825 new homes built in England to be let at discounted rents last year, despite waiting list of 1.1m



▲ Houses under construction. The government missed its target of building 250,000 new homes a year. Photograph: Joe Giddens/PA

England's shortage of affordable rented housing shows no sign of ending, as official figures revealed on Wednesday that only 37,825 new homes were built to be let at discounted rents last year, despite a national housing waiting list of more than 1.1 million households.

Source: Guardian 2019



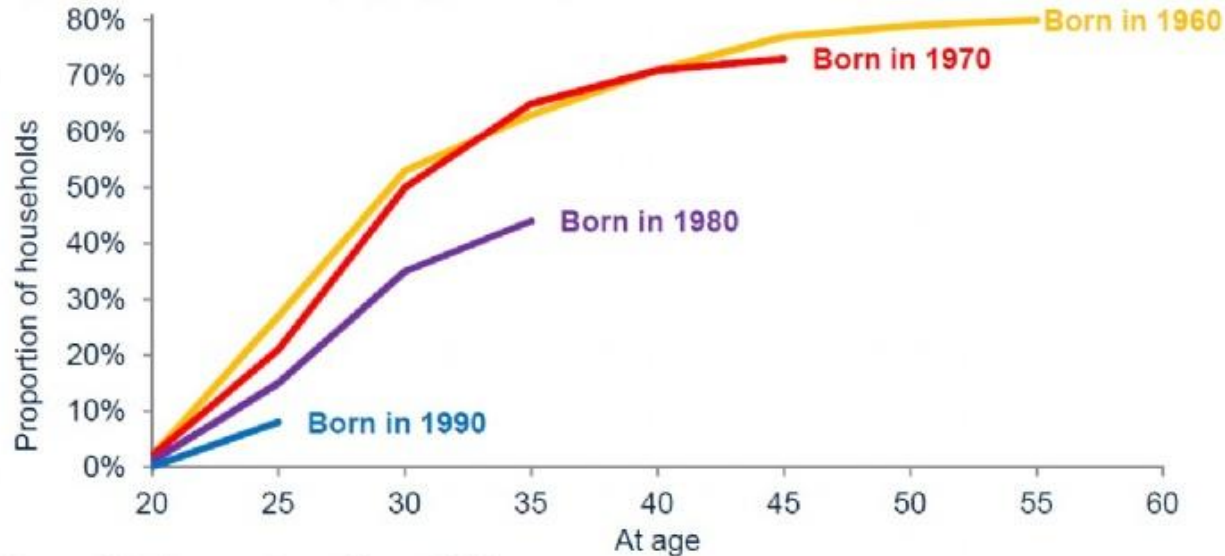
Housing crisis! Affecting estimated 8.4 million people

“An estimated 8.4 million people in England are living in an unaffordable, insecure or unsuitable home, according to the National Housing Federation.” – BBC, 2020

“People face issues such as overcrowded housing or being unable to afford their rent or mortgage.” – BBC, 2020

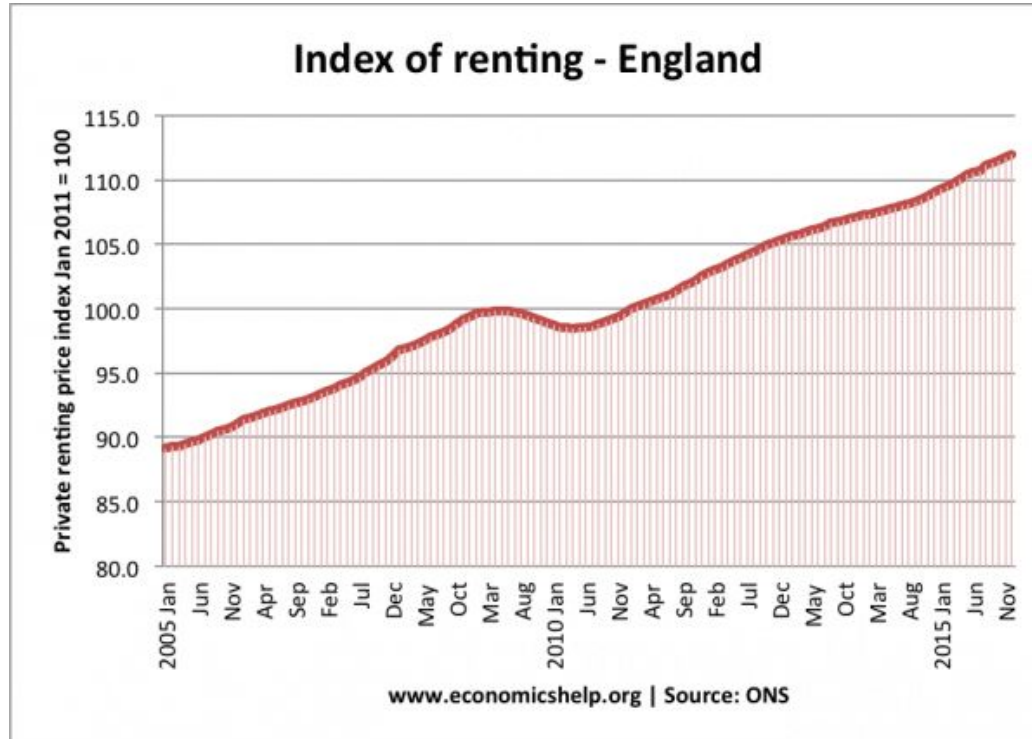
Generational divide in homeownership with younger generations 10%-25% less likely to own a house at the same age. Young people more likely to rent

Fig 2 – Home ownership by Age Cohort, 2015



Source: <http://www.cml.org.uk/news/723/>

Renting is also expensive and the cost of renting has risen faster than incomes





Duke of Westminster advice to young entrepreneurs

“Make sure you have an ancestor who was a very close friend of William the Conqueror”

THE PROBLEMS WITH

INSERT COIN

TO SUFFER
HERE

STUDENT

ACCOMMODATION

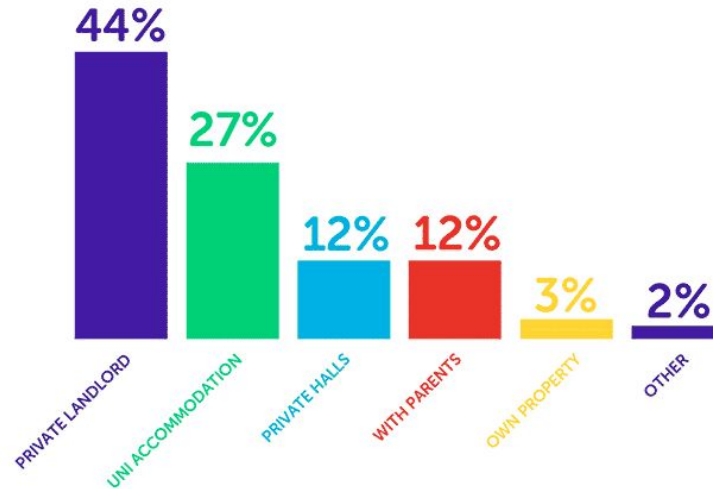
INSERT COIN

TO SUFFER
HERE



83% of students live in private rented accommodation

WHERE DO STUDENTS LIVE?



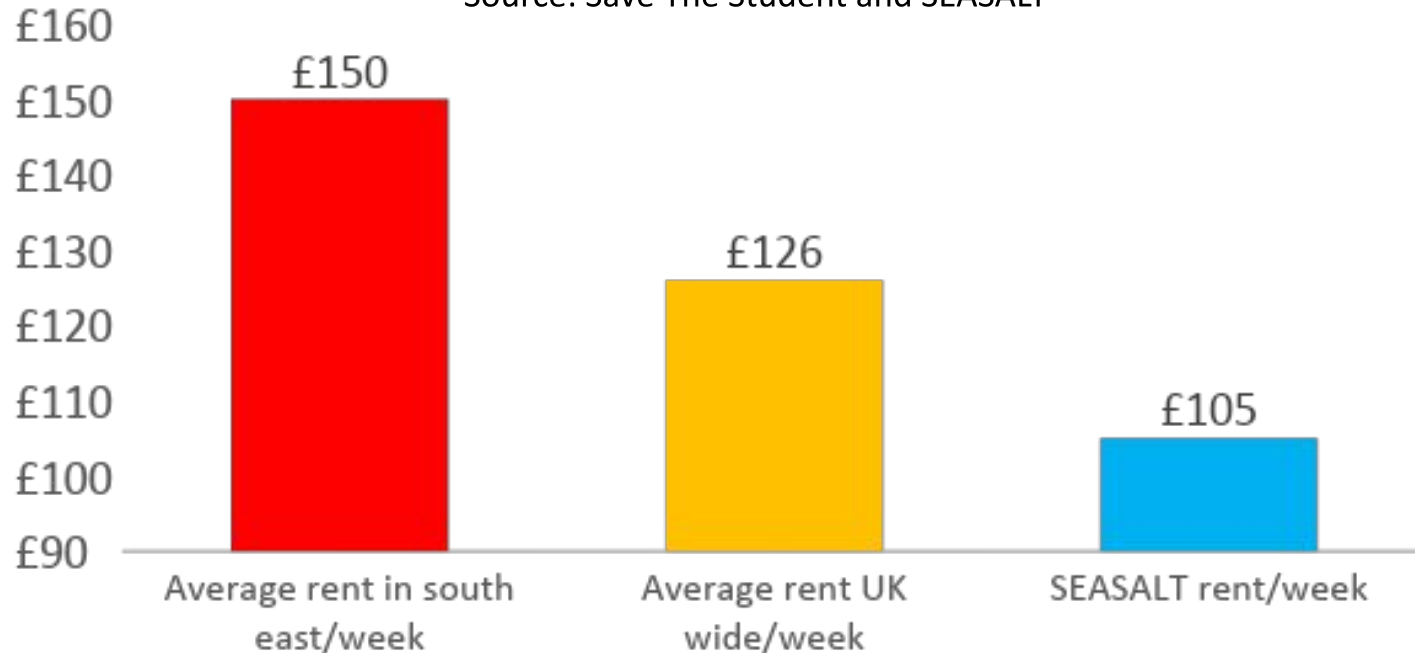
ON AVERAGE **21 MINUTES** FROM CAMPUS

Source: Save The Student

Students pay £126/week on average UK wide for private rented accommodation

Average student rent price per week (UK)

Source: Save The Student and SEASALT



22nd October

Average Brighton home costs 16 times the average salary, figures show



By [Rose Lock](#) | [@roselock22](#)
Reporter



Andy Winter, chief executive of Brighton Housing Trust, says the dream of home ownership in Brighton is becoming a "nightmare" as the average home costs 16 times the average wage



 53 comments

Source: The Argus, 2020

Top 5 problems with student accommodation



1. Affordability



2. Poor quality



3. Precarious contracts



4. Undemocratic, no say on tenancy and how accommodation is run



5. Poor environmental standards

1 in 3 students haven't
read their accommodation
contract*



*Source: SaveTheStudent national
accommodation survey 2020

£126/week
Average **rent** paid by UK students



Source: SaveTheStudent national
accommodation survey 2020

14% Of UK students have
struggled to get their deposit back



Source: SaveTheStudent national
accommodation survey 2020

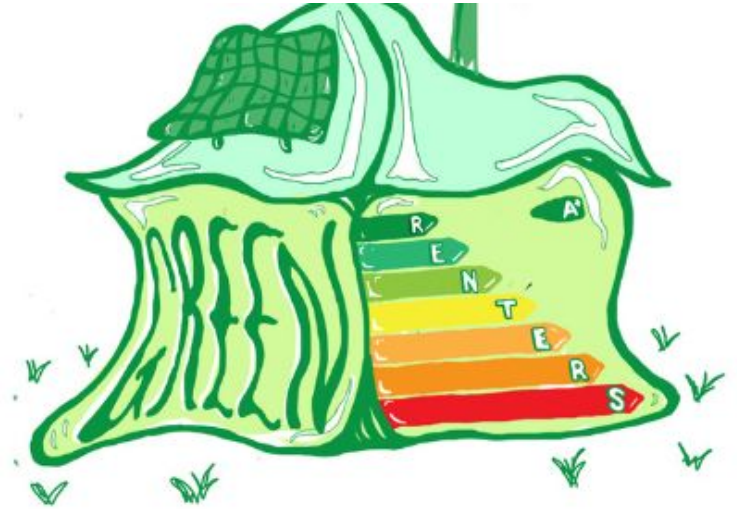
IS YOUR ACCOMMODATION SUSTAINABLE?



FOR CLIMATE
JUSTICE



JOIN @SEASALT HOUSING
CO-OPERATIVE



SEASALT housing sustainability poster
(left) Green Renters Campaign logo (right)

Voluntary and Open Membership

Training and Information

PROUD

TO BE A

Autonomy and Independence

CO-OP

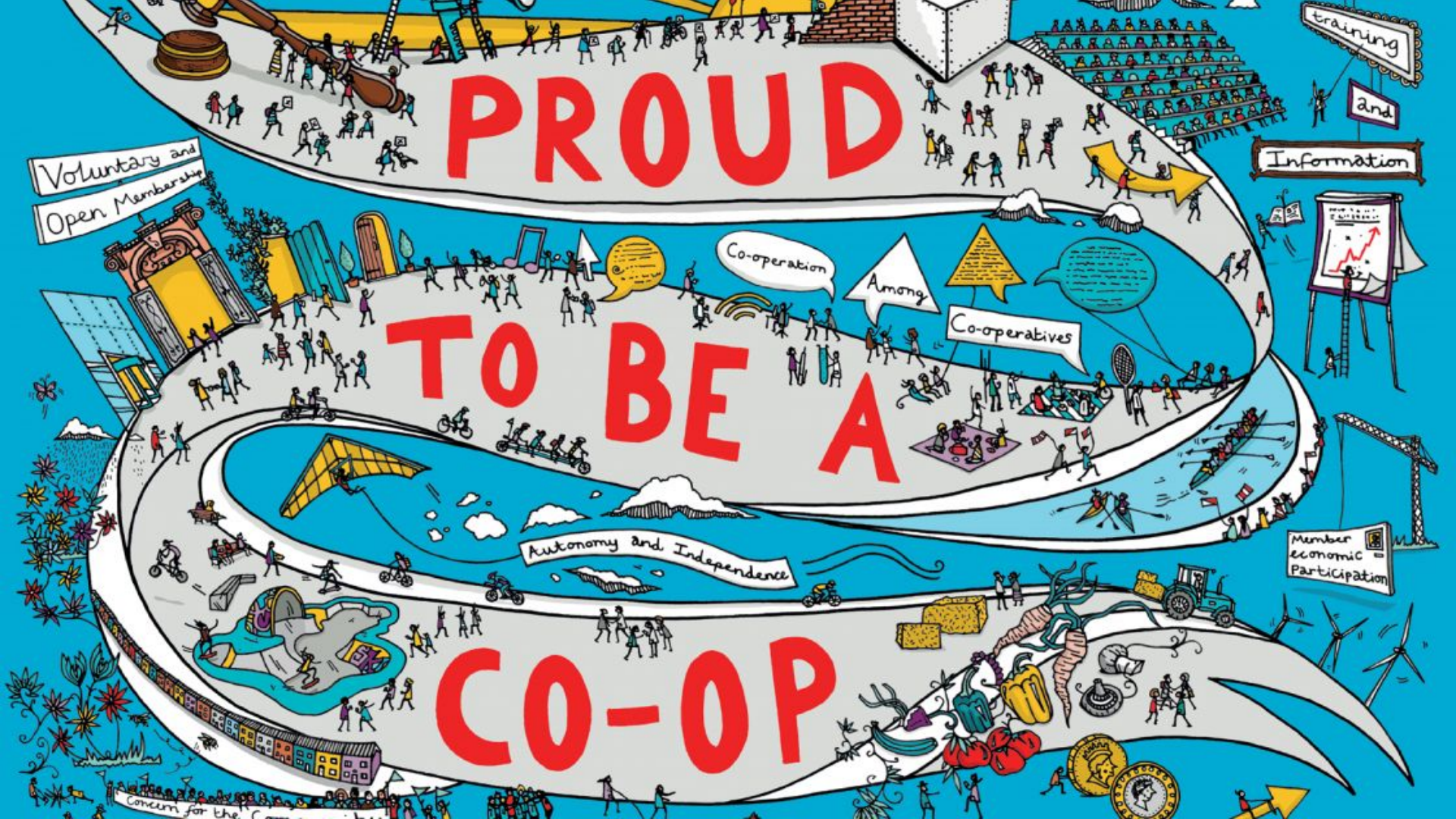
Co-operation

Among

Co-operatives

Member Economic Participation

Concern for the Community



What motivated us to get started?





level of
community


Why would you like to
be part of a
Sussex Student
Housing Co-op?

-Community
-great way
of living that
can be done
elsewhere
-cheaper

seems to
make

We are a democratically run federation of student co-operatives representing and supporting emerging student co-operatives across the UK



The logo for Seasalt Housing Co-operative Limited is centered in the background. It features a light blue circle containing a yellow sun with a grey house silhouette inside it. Below the sun are blue wavy lines representing water. At the bottom of the circle, the text "SEASALT" is written in yellow, and "HOUSING CO-OPERATIVE LIMITED" is written in white below it.

**Our vision, and why we
chose the co-op model**



Quality

Provide High Quality Housing



Affordable

Provide Affordable Rent



Community

Create a vibrant community of knowledge and skill sharing



Democracy

Maximise Democratic Control of the co-op



Education

Educate our members, the wider student body and community about co-operatives



Co-operation

Work closely with co-operatives across Brighton and Hove

Quality

“We had **more rats** in our building than people in lectures”
- Laurence



“We met a resident who was really worried about her neighbours, the damp in the property next door was so bad that **three years in a row the students living there had been hospitalised with serious lung conditions**...different tenants every year. Every year she would try and help them fight the landlord who refused to do anything until **the ceiling caved in.**” - Dot

Affordable



£170

A MONTH
CHEAPER THAN
ESTIMATED
AVERAGE
EDINBURGH RENT
WITHOUT
UTILITIES



Community

SEASALT HAS CHANGED...

...A LOT



TO



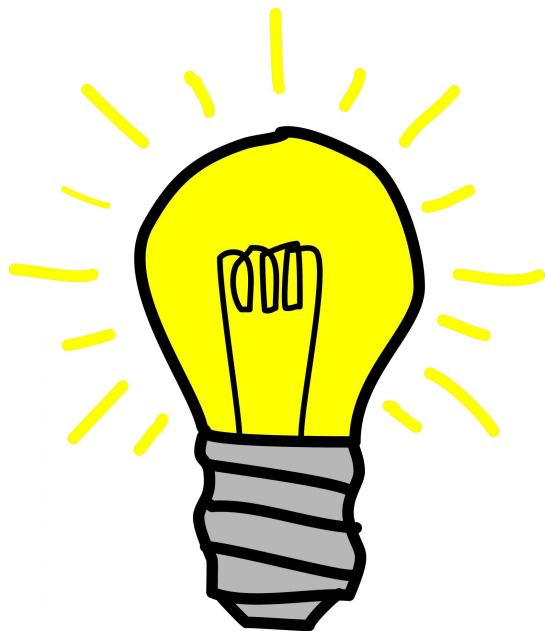
TO



Democracy



Education



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Brighton & Hove CLT

BHCLT Share Offer **£250 minimum**

At a glance Product details Risk factors Latest updates



BHCLT

£334,600 128%

Applied for to date, of
£260,000 target

2 days left

Apply for shares

Please read the offer document
in full before applying

Need help?

The Ethex team are here to
help from 9am to 5pm

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01865 403 304

EMAIL
help@ethex.org.uk



INVEST AND SAVE WITH ETHEX TO

make money do good

You can browse, compare and
invest in a range of products on
Ethex platform from bank

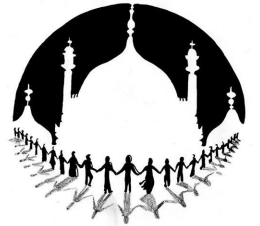
Key facts


Offer status	OPEN	Offer price, per share	£50
Product	Withdrawable Shares	Minimum investment amount	£250
Investing in	Affordable Housing	Maximum investment amount	£26,000 for Individuals / £100,000 for Organisations
Offer opened	29 th February 2020	Min. raise for offer to proceed	£260,000
Offer closes	31 st December 2020	Maximum raise	£385,000
Location of project(s)	Brighton		

Financial performance

Social performance

Co-operation



The logo for Seasalt Housing Co-operative Limited is centered in the background. It features a light blue circle containing a yellow sun with a grey house silhouette in front of it. Below the sun are blue wavy lines representing water. At the bottom of the circle, the text 'SEASALT HOUSING CO-OPERATIVE LIMITED' is written in a light blue, sans-serif font.

What have been the 3 key challenges?

1. There were no local templates for student housing co-ops although we had plenty of allies



Edinburgh Student Housing Co-op, an example of an excellent template



BHCLT

Brighton and Hove Community Land Trust

2. The responsibilities of managing and being part of a dynamic, progressive organisation



3. Our house has to be affordable but we are trying **not** to use existing housing stock suitable for disadvantaged groups

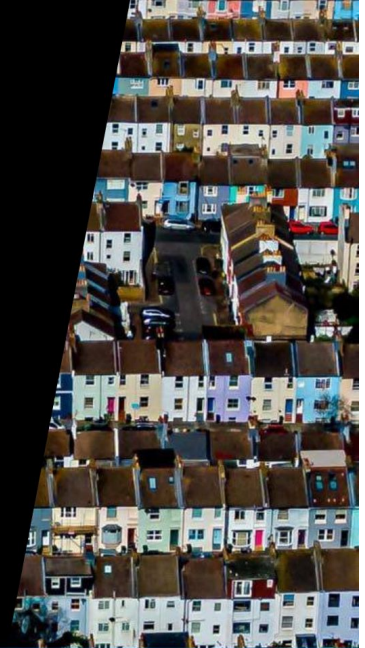


“

“There are thousands of individuals and families trapped in unsustainable housing situations because of the disastrous disconnect between wages and average house prices and rents in the city,”

.....
THE FINANCIAL TIMES

Brighton and Hove
community land trust



YouTube



@SEASALT Housing Co-operative



SEASALT
HOUSING CO-OPERATIVE

The history of the group





's past

February
2016

February
2018

August
2018

September
2018

August
2019

February/March
2020



The logo for SEASALT Housing Co-operative Limited is a circular emblem. It features a light blue outer ring, a yellow sun-like circle in the center, and a grey house silhouette. Below the sun are blue wavy lines representing water. The text 'SEASALT' is written in yellow, and 'HOUSING CO-OPERATIVE LIMITED' is written in light blue below it.

The present and future of SEASALT

SEASALT
HOUSING CO-OPERATIVE
LIMITED



's Present and Future

March
2020

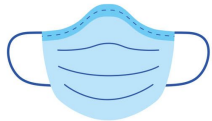
June/July
2020

November
2020

December
2020

January/Feb
2021

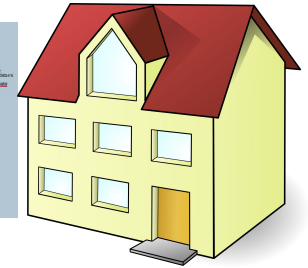
2021/
2022



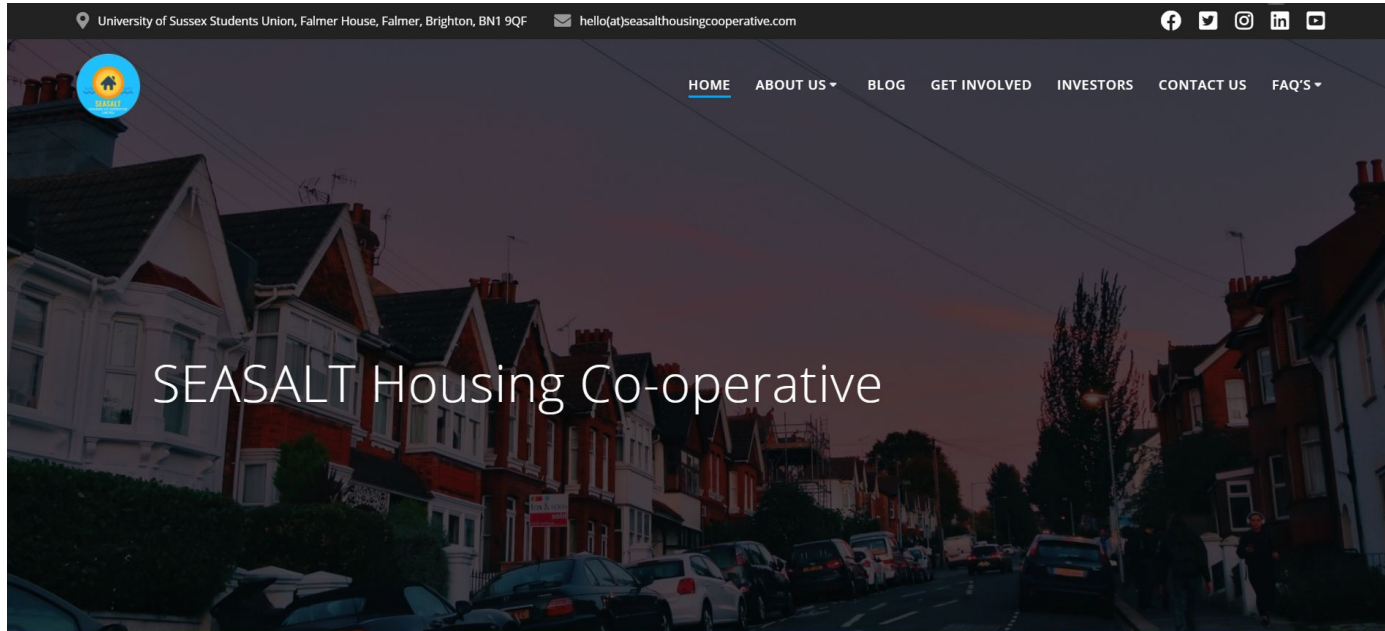
ethex

PEOPLE'S
POSTCODE
LOTTERY

A screenshot of the ethex website for a Brighton & Hove CLT BHCly Share Offer. The page shows a share offer of £200,000 at 115% with 34 days left. It includes a 'Key facts' table with details like share price (£500), number of shares (400), and a 'Financial performance' section.



Visit our website and follow us on social media!



<https://seasalthousingcooperative.com/>



@SEASALT Housing Co-operative



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