



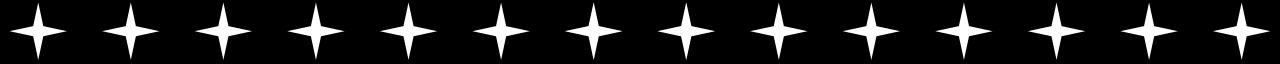
# What is a co-operative?

"A cooperative ("coop") or cooperative ("co-op") is an autonomous association of people who voluntarily cooperate for their mutual social, economic, and cultural benefit.

Cooperatives include non-profit community organizations and businesses that are owned and managed by the people who use their services (a consumer cooperative) or by the people who work there (a worker cooperative) or by the people who live there (a housing cooperative)." (Wiki)

The Seven Co-operative Principles:

- 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





- Alternative model of housing
- Non-profit, but not private home ownership
- Renting without landlords or agents
- ...or: residents of the co-op are their own landlord and agent
- Housing is owned by and managed by and for the benefit of its residents
- There are hundreds of housing co-ops in London. In South-East London these include Sanford Street Housing Co-op, Nettleton Road Housing Co-op and Deptford Housing Co-op.





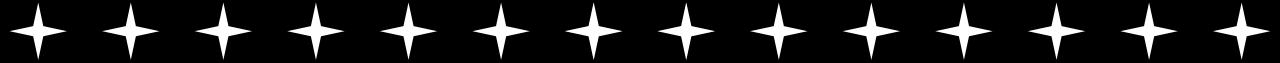
### More specifically...

- A group of people come together to form an organisation, the co-op, and the co-op raises money, gets loans and obtains or builds a group of homes
- The co-op then owns and manages the homes
- The co-op is made up of all the current residents of the homes (i.e. all residents are members)
- Residents pay their rent to the co-op (i.e. to themselves as a group), which goes towards e.g. upkeep of the housing and paying off the co-op's original loans





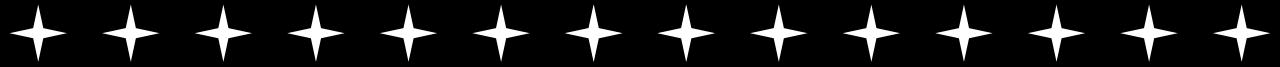
- Residents, as members, take part in decisionmaking about the housing (incl. co-op finances and setting the rent level, maintenance, creating new amenities, incoming/outgoing residents)
- Residents can come and go. When a resident moves in they become a member of the co-op, and when they leave they cease to be a member of the co-op.
- Does not need to be just housing! We can introduce shared space, public facilities (e.g. a social centre, pubic café etc.) workspace, a workshop, and even commercial tenants (businesses running on the site)





## Advantages of Co-op Living:

- Financial: rent can be much cheaper as we set the level ourselves and no one is taking a profit from the housing, particularly once the original loans start to be paid off and the co-op has built up some reserves (e.g. rent in the nearby Sanford Housing Co-op is about £310 per month including all bills)
- Agency over your own home: residents collectively make decisions about how to manage the properties
- Security: as you are, collectively, your own landlord, you can provide yourself with housing security without the worry that a landlord will kick you out of the property at any time
- Community: as you are managing your home together, living in a co-op provides a sense of community and a combats isolation





### Disadvantages?

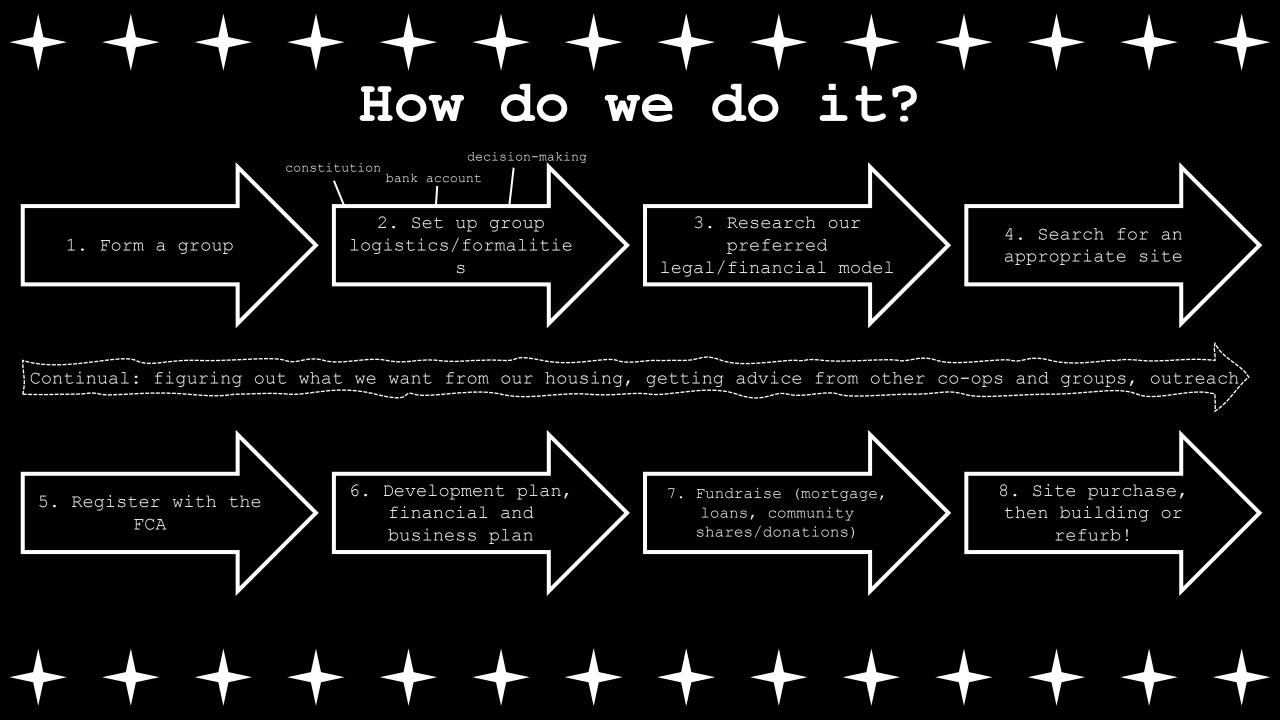
- You might need to put time and effort into managing your housing collectively with other residents, which may not be for everyone
- Setting up a new co-op is not easy and will take time and work. But we think it will be worth it.



#### Moon: Who are we?

- We are a group of SE London residents setting up a new housing co-op in the area.
- Working together with CASH, a local Community Land Trust (CLT) that assists with the formation of new co-ops.
- We want to create more (and more and more) cooperative housing because we think it's great! Waiting lists in existing co-ops are very long.
- We want to create housing that suits our needs as a group, e.g. open to families and pets, and suitable as the kind of long-term home we want to live in.



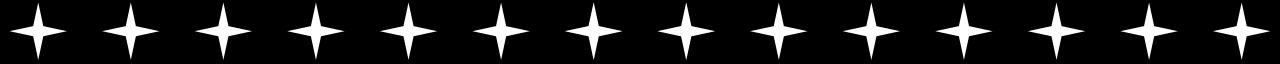


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What have we done so far?



- Moon started meeting in Feb 2023, regular monthly meetings ongoing
- Created a constitution and roles (chair, secretary, treasurer, etc.)
- Ongoing discussion and research within the group on what we want from our housing (e.g. through sign-up questionnaire)
- Established decision-making methods and started working groups for specific tasks
- Set up a shared digital cloud to collaborate + a website (and now an insta)
- Researched appropriate legal and governance forms
- Ongoing training and advice from other co-ops and groups
- Ongoing outreach
- Ongoing site searching, including through the Council and CASH





- Finance
- Site search
- Legal and governance
- Outreach
- Business planning

## 

- Expand the group
- Solidify our values and preferences, our vision of what we want from the co-op
- Continue to work with the Council and CASH to site search and explore options that come up
- Approach Catalyst for a quote and raise money for their legal support (incl. managing our FCA registration)





- https://cloud.ldn.cash/apps/forms/s/85JmDdeRNQHXb5k mMiAMzdJ8
- 2. Signal group chat we can add you! (like Whatsapp - questionnaire asks for phone number which we can use to add you)
- 3. Attend monthly meetings (shared in chat)
- 4. Join a working group



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### Questions?

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