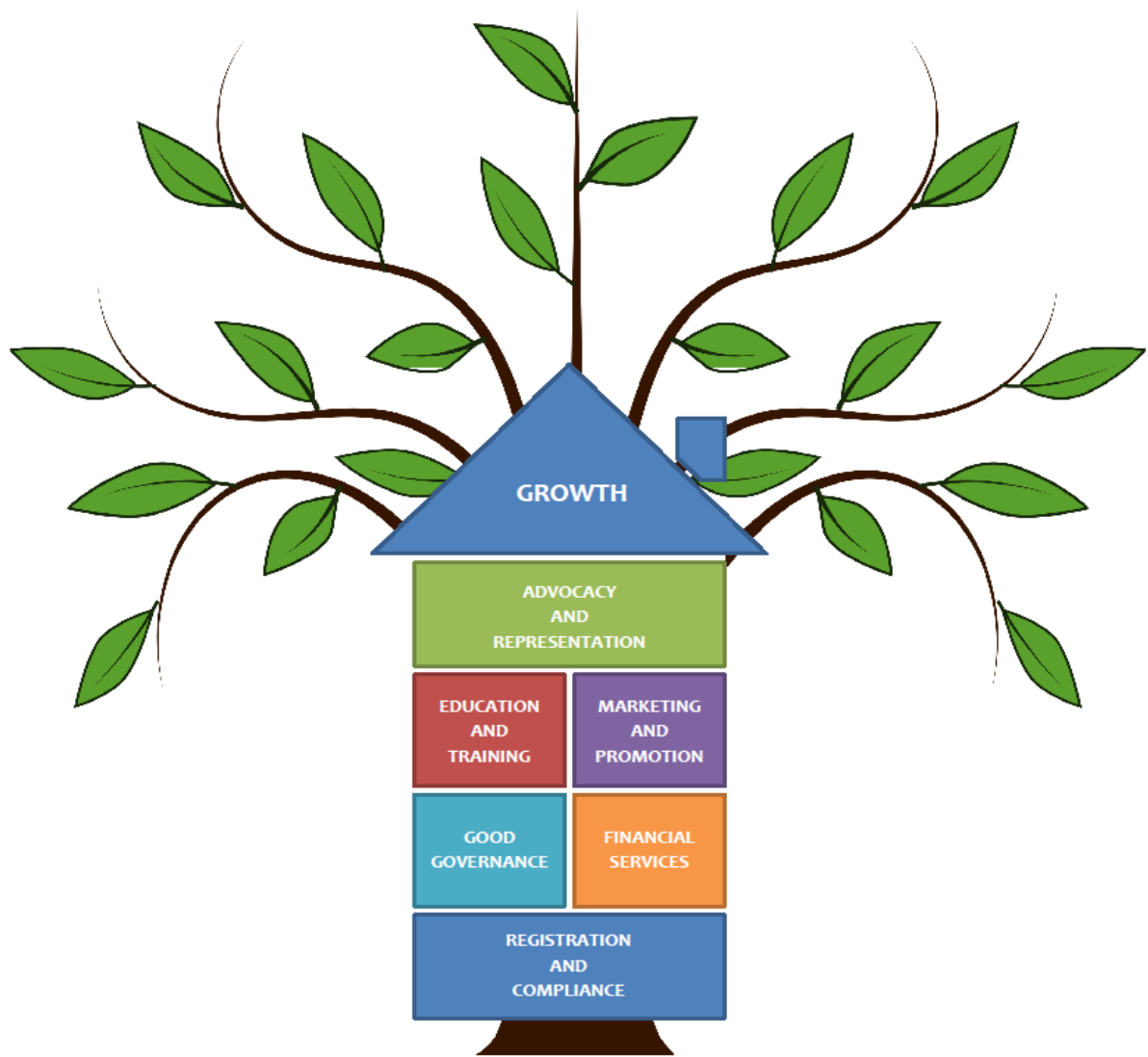




Co-operation Housing

Creating sustainable communities





Supporting Western Australia's co-operative housing sector through:

Growth

We are committed to offering more Western Australians the opportunity to access affordable housing, based on the co-operative model.

Advocacy and representation

We represent and advocate for the interests of Western Australia's co-operative housing sector.

Education and training

We facilitate the development of skills required for residents to effectively manage the co-operative.

Marketing and promotion

Through our website, publications and events, we promote the co-operative housing model.

Good governance

We continuously develop, implement and review our suite of effective policies and procedures in order to improve governance within the sector.

Financial services

We are a registered BAS agent and provide a range of financial services to support co-operatives.

Registration and compliance

We are a registered community housing provider and meet all regulatory and compliance requirements.

What is Co-operation Housing?

Co-operation Housing is the only registered community housing provider in Western Australia whose primary objective is to support and grow the state's rental housing co-operative sector.

Rental housing co-operatives offer an affordable, sustainable alternative to both public and private housing, with a range of documented economic and social benefits to tenants, government and the broader community.

Our directors and staff have experience and expertise in supporting and developing successful, self-managing residential communities based on the rental housing co-operative model.

We are experienced change-management practitioners with a proven track record of revitalising, repositioning and professionalising the sector.

We have developed, implemented and continually review our suite of effective policies and procedures designed to improve governance within the rental housing co-operative sector and build valuable social capital, creating sustainable communities of socially responsible renters. Our rental housing co-operatives benefit from operating under a consistent regulatory framework.

We have particular expertise in working with low-income earners, seniors, young people, students, artists, Indigenous people, migrants, refugees and other marginalised and disadvantaged groups.

We currently support the operations of four rental housing co-operatives, and are committed to offering more Western Australians the opportunity to access this popular model of affordable housing.

We are actively seeking committed partners to work with us towards achieving this objective.



Co-operative living brings together people with diverse backgrounds and experiences to co-operatively manage their own housing needs.



A housing co-operative can provide a safe, family-friendly environment where children can grow up with a strong sense of belonging to a community.



Some co-operatives include family members from several generations.



People of all ages thrive when provided with secure housing and capacity development under the co-operative housing model.

How are we different from other affordable housing providers?

> **No property or tenancy management required**

Other models of affordable housing require external management, maintenance and administration of properties and tenants. Under the housing co-operative model all of these responsibilities are borne by the tenants themselves, with support from Co-operation Housing.

> **No ongoing financial support required**

The rental income generated by a housing co-operative covers its operating and maintenance costs, with any surplus set aside to provide for long-term maintenance. This model eliminates the need for ongoing financial support from government or other investors.

> **No compliance monitoring required**

To assist our housing co-operatives to meet regulatory requirements we have developed a suite of policies and manuals covering issues including property maintenance and tenancy management.

> **Development of social capital**

To enable effective tenant participation in management, maintenance and administration we facilitate appropriate training as required, resulting in the development of transferable skills.

> **Stronger, healthier communities**

Independent research* has shown that tenants of housing co-operatives consistently report strong feelings of belonging, ownership and empowerment, and consequently display:

- very low resident turnover
- very low levels of antisocial behaviour
- pride in their homes and gardens, and willingness to maintain them in good condition (including upon property vacation).

* Arthurson, K, Ziersch, A, Ray, P & Carson, E, 2004, 'Labour Force Benefits of Community Housing: Preliminary Report', Southern Research Centre, Australian Housing and Urban Research Institute.
Onyx, J, 2008, 'Co-operative Housing and Social Capital', presentation at Living Co-operatively Symposium, Sydney, 13–14 February 2008, www.mercury.org.au/lc/outputs.html.



A housing co-operative can cater exclusively to members of a specific group, such as artists ...



... or can bring together people from a broad cross-section of the community.

What is a rental housing co-operative?

A rental housing co-operative is a community of tenants who live in separate dwellings but voluntarily work together to manage and maintain all buildings, grounds and tenancies.

They form committees to oversee each of these areas, and facilitate any training or skills development required for their members to effectively serve on these committees.

The rental income generated by the housing co-operative is used to cover all its operating costs, including the cost of any external services or tradespeople required.

This means that the entire burden of property and tenancy management, maintenance and administration is borne by the tenants themselves, with no external management or financial support required.

In this way, the tenants together meet their own ongoing needs for quality, affordable, secure and sustainable housing.

From this solid base of secure housing combined with capacity development, our tenants are able to fulfil their potential and better contribute to society.

International principles of co-operation

- 1 Voluntary and open membership
- 2 Democratic member control
- 3 Members' economic participation
- 4 Autonomy and independence
- 5 Education, training and information
- 6 Co-operation among co-operatives
- 7 Concern for community





A housing co-operative can cater to a specific age group...



... or welcome residents of all ages.

What are the benefits of rental housing co-operatives?

Rental housing co-operatives:

- > **are financially sustainable**

The rental income generated by a co-operative is used to cover all its operating costs, with any surplus invested in approved renovations, long-term maintenance provisioning and growth.

- > **are socially sustainable**

Tenants consistently report feelings of belonging, ownership and empowerment, and display very low levels of turnover and of antisocial behaviour. Any conflicts are managed internally through established formal conflict-resolution processes.

- > **foster social responsibility**

All tenants are required to actively participate in the management, maintenance and administration of the co-operative. To facilitate this, committees are established and any required training provided, resulting in the development of transferable skills and experience.

- > **promote diversity**

Tenants of all backgrounds work together for a common purpose, supporting each other and leading to greater respect for diversity and appreciation of complementary strengths.

- > **build social capital**

Being jointly responsible for the management, maintenance and administration of the co-operative promotes a sense of responsibility and ownership among tenants, building capacity, confidence and dignity. Having secure and affordable accommodation also allows tenants to focus on their employment and education goals.

Partnership opportunities

Co-operation Housing offers a range of attractive partnership opportunities to other organisations, both on a single-project basis and in the form of ongoing mutual support, with a view to supporting and developing rental co-operative housing as an important part of the affordable housing sector.

Options include a complete property and tenancy management service based on the co-operative model, or access to our extensive expertise on a whole-project or hourly basis to assist you in meeting your organisation's commitment to ensuring the sufficient availability of diverse and affordable housing to meet current and future need.

We offer expertise in establishing and embedding the principles of the co-operative model within existing organisations or communities, as well as in supporting the ongoing success of this model.

A housing co-operative can cater exclusively to members of a specific group – such as low-income earners, single parents, Indigenous people, refugees, seniors, students or artists – or can include residents from a broad cross-section of the community.

It may be purpose-built or modified to meet residents' specific needs and preferences.

New or repurposed developments may be based solely on the rental housing co-operative model, or may include rental co-operative housing as just one component of a mixed-model development. The latter model provides benefits and an enhanced sense of community to the entire development.

A rental housing co-operative need not even be co-located. Properties may be spread throughout a geographical area, with tenants meeting regularly to jointly manage the operations of the co-operative.



Residents of housing co-operatives report strong feelings of belonging ...



... and take pride in maintaining their homes and gardens in good condition.

Why partner with us?

Co-operation Housing builds communities.

We don't just house people. We genuinely engage with all stakeholders and develop and maintain strong ongoing relationships that benefit all parties in the long term.

We don't just manage buildings. We build social capital that benefits the broader community for generations to come.

Contact us

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