

ANNUAL REPORT

2019-2020



CO-OPERATION
HOUSING



BUILDING STRONG COMMUNITIES
THROUGH CO-OPERATIVE LIVING





CO-OPERATION HOUSING

Co-operation Housing
08 9335 5045
PO Box 165, Hamilton Hill WA 6963
15/124 Swanbourne Street, Fremantle
www.co-operationhousing.org
ABN: 86 142 277 003

PREPARED BY	Eugenie Stockmann
REVIEWED BY	Board
DATE	6 July 2020
VERSION	1

CONTENTS

ABOUT CO-OPERATION HOUSING.....	2
Our Vision.....	3
Our Mission	3
Our Strategic Priorities.....	3
Co-operative Identity	3
CHAIR'S REPORT	4
CEO REPORT	5
BUILDING A STRONG CO-OPERATIVE HOUSING SECTOR IN WA.....	6
What is being proposed	6
Current structure	7
Benefits	7
Moving towards implementation	7
HOUSING CO-OP FORUM	8
CO-OP HOUSING VIDEO SERIES	8
THE FUTURE OF HOUSING CO-OPS – A PANEL DISCUSSION.....	10-11
REGENNARRATION PODCAST ON CO-OP HOUSING	12
BCCM CO-OPS IN FOCUS VISIT.....	12
FOUNDATIONS OF SOCIOCRACY WEEKEND WORKSHOP.....	13
GRANTS	14-15
MARKETING & COMMUNICATIONS.....	16
New Branding	16
New Website	16
Co-op Connect	17
OUR MEMBERS.....	18
Alternative Resource Community Housing (ARCH)	18
First Fremantle Housing Collective.....	18
Inanna's House	19
Subi Leederville Housing Collective	19
Other	20
OUR BOARD.....	21
Meetings and Attendance.....	21
Appointment - Janine Betz	22
Appointment - Angela Howie	22
Resignation - Brian Leveson.....	22
OUR STAFF	23
The team.....	23
Appointment - Melinda Marshall.....	23
Resignation - Kara Tripp.....	23
FINANCIALS.....	24-35

ABOUT CO-OPERATION HOUSING

Co-operation Housing is an Australian not-for-profit organisation and charity established in 2010 to support and grow Western Australia's housing co-operative sector. We are the only registered community housing and specialist disability provider in Western Australia that specialises in housing co-operatives.

OUR VISION

Strong communities through co-operative living.

OUR MISSION

Representing and growing co-operative housing as a way of building empowered and sustainable communities.

OUR STRATEGIC PRIORITIES

MEMBERSHIP	ADVOCACY	GROWTH
<ul style="list-style-type: none">• Provide valued member services.• Build capacity and renewal within our member housing co-operatives.• Engage members and celebrate co-operative living.	<ul style="list-style-type: none">• Advocate for a strong housing co-operative sector; and promote co-operative values and principles.• Advance our relationships with key stakeholders.• Demonstrate the social and economic value of co-operative models.	<ul style="list-style-type: none">• Establish Co-operation Housing as the key provider of co-op housing in WA.• Develop and promote innovative models of co-operative housing.• Partner with others to create new co-operative housing opportunities.

CO-OPERATIVE IDENTITY

Co-operatives are part of a world-wide movement. Co-operation Housing has adopted the internally agreed Statement on the Co-operative Identity which includes the values of co-operatives, and the seven co-operative principles.

The Co-operative Principles for Housing Co-ops

1. Voluntary and Open Members

Membership in a housing co-op is open to all who can use the co-op's services and accept the responsibilities of being a member, without discrimination.

2. Democratic Member Control

Housing co-ops are controlled by their members. Each member has one vote. Housing co-ops give members the information they need to make good decisions and take part in the life of the co-op.

3. Members' Economic Participation

Members contribute financially to the co-op and share in the benefits of membership. The co-op does not pay a return on the members' shares or deposits. Instead it sets aside reserves for the future and charges the members only what it needs to operate soundly.

4. Autonomy and Independence

Housing co-ops are independent associations. They follow the laws that apply to them and their agreements with governments or other organizations. But the members control the co-op.

5. Education, Training and Information

Housing co-ops offer education and training to the members, directors and staff so that everyone can play a full role in the life of the co-op. Housing co-ops find ways to tell the public what they are and what they do.

6. Co-operation among Co-operatives

By organizing together in federations, housing co-ops grow stronger and help to build a healthy co-op movement. Where they can, housing co-ops use the services of co-op businesses to meet their needs.

7. Concern for Community

Housing co-ops work to build strong communities inside and outside the co-op. They help to improve the quality of life for others and they take care to protect the environment.

Values

Co-operatives are based on the values of self-help, self-responsibility, democracy, equality, equity, and solidarity. In the tradition of their founders, co-operative members believe in the ethical values of honesty, openness, social responsibility and caring for others.

NATIONAL NETWORKS

Co-operation Housing is a member of the Australian Co-operative Housing Alliance. This alliance was recently formed. This national representation strengthens the sector's ability to advocate for the interests of the housing co-operative sector by collaborating in research, policy and engagement at a national level, and exchange of knowledge and information between alliance members.



ACKNOWLEDGEMENT OF COUNTRY

Co-operation Housing respectfully acknowledges that we work on Aboriginal land and pay our respects to Elders, past, present and emerging.

CHAIR'S REPORT

This has been a memorable year- and not just on account of a global pandemic! 2020 has seen us make significant advances in our strategic planning. I can see our ducks lining up!!

Last year we saw member co-ops re-endorse the original mission of Co-operation Housing and this year member co-ops are in the process of requesting the Housing Authority to transition from the Deeds of Trust arrangement to a lease regime where Co-operation Housing is the principle lessee. Once this is finalised we will be in a better place to negotiate with the Department for more housing stock.

Our strategic plan also encompasses Tapper St Mews becoming a co-op and the residents gaining more say in the operation of their complex.

We recently saw Mia Mia in Denmark elect to transfer the interim management of their co-op to Co-operation Housing with the aim being to transfer their properties to Co-operation Housing as part of the sector restructure.

It has been evident for some time that the chances of Co-operation Housing being granted the resources to build a new co-op from scratch- much the way many of our members started out- was slim. With this in mind we have continually been on the lookout for alternate means to initiate the construction of low-cost affordable housing. To position ourselves to take advantage of opportunities that arise we have undertaken several registration and compliance processes:

- Being a registered Community Housing Provider (CHP). This sees us regarded as endorsed by Government and provides an assurance about our governance and compliance. Registered CHPs are deemed to be growth providers.
- Becoming a registered Specialist Disability Provider (SDA). This registration is essential to being able to take advantage of opportunities to grow our business in the NDIS/SDA arena. Being the recipient of a grant has assisted us in meeting compliance requirements in this matter and in obtaining specialist advice with respect to being an SDA provider.
- We are currently investigating obtaining a Strata Management Licence. This would enable us to extend our property management skills to non-co-op developments where we may have a number of dwellings, but not all, in a complex. By offering this capability we enhance our attractiveness to a developer. It would also assist us in managing not-for-profit housing enterprises.



PETER SHOOTER

The thorough strategic planning and acquisition of registrations, necessary skills and licenses, and the careful analysis of our options, is essential to being able to take advantage of opportunities that present and avoiding any pitfalls. This is especially so given our low level of capital and borrowing power. However, we are well placed in being able to offer skills in setting up co-operative living and the maintenance of properties- especially in the social and affordable housing environment.

This would not be possible without the dedication of the board and staff of Co-operation Housing and the vision and commitment of our full member and associate co-ops. We are fortunate in having staff with the dedication and expertise of Eugenie and Melinda. They bring a wealth of experience and knowledge in matters of property development, town planning and networking that is helping us to continue moving forward.

This year we farewelled our technical director (legal) Brian Leveson from the board and welcomed Angela Howie into that role. Brian was with the board since the earliest days and his wisdom and sharp legal mind helped keep us in good shape.

We also welcomed Janine Betz to the board in the capacity of technical director property.

Lorica and Olwyn continue on the board and we thank them for their insight and expertise. I also thank my fellow board members for their dedication and the time they invest in the leadership of Co-operation Housing. They do more than bring the co-op experience to the board, they contribute to good governance and innovation that is essential in the current environment.

Peter Shooter | CHAIR

CEO REPORT

In 2020, the world as we know it changed significantly due to something invisible to the eye, a virus called COVID-19. We know from the research that one of the values of housing co-ops is their resilience. I saw that value on display during these challenging times. Everyone stepped up, took appropriate measures (and more importantly, adhered to them) and looked after one another.

In the comfort of knowing that our members were safe and coping well, working from home did not slow down the team 'in the office'. In fact, it helped us focus with less distractions and no need to travel to meetings, events, or social catchups.

When looking back at the year that was, it feels like there is a stark contrast between the first six months in 2019 and the last six months in 2020. We started this year with a strong outward focus - I am thinking of the co-op forum we held in November 2019 where we launched our video series and new branding, and the tour of our housing co-ops the following day - whereas over the last months it feels that we have looked more inward, to where we want to go as an organisation in future.

But there was one thing that never changed, which is our focus on building a strong co-operative housing sector in Western Australia.

The restructure of the sector is a major strategic goal. With the in-principal support of our members - First Fremantle, Inanna's House, Subi-Leederville, and ARCH - we significantly progressed the proposal for a restructure of the sector. This restructure will see the properties of our members transferred to Co-operation Housing. It will provide security to our members and increase the sector's capacity to grow and offer more people the opportunity to live in a housing co-op. We attended several meetings with the Department of Communities, and, funded by a Peak Sector Grant, worked with a lawyer on the development of a membership agreement. Communication with members and non-members is ongoing. At the time of writing we are waiting for the Department to allocate legal resources to the project to prepare the agreements for each of the parties to sign.

Our vision for the restructure is to unite the co-operative housing sector under Co-operation Housing's umbrella. You can imagine our excitement with Mia's in-principal decision that they too want to transfer their properties to Co-operation Housing under the new structure. The due diligence process has commenced, and we expect interim management to be handed over before the end of the year.



EUGENIE STOCKMANN

The restructure increases Co-operation Housing's capacity to play a role in the development and acquisition of additional properties for the sector. We know there is interest in the community-led co-operative model. We are working on several opportunities to secure land for a housing co-operative development and look forward to sharing more details soon.

The longer I work in this sector and the more I learn about the model, the more passionate I am about the difference the model makes to people's lives. Member owned organisations, where each member has one vote, have unique characteristics. We can never forget that Co-operation Housing is here to serve our members; our members own the organisation and determine our future, one member one vote.

Eugenie Stockmann | CEO

BUILDING A STRONG CO-OPERATIVE HOUSING SECTOR IN WA

In 2019, Co-operation Housing held two events to consult the membership about the future of the co-operative housing sector and the organisation. These member events were one of the actions that flowed from strategic planning workshop with the Board in late 2018.

Following these events, and with unanimous support from the full members, Co-operation Housing commenced discussions with the Department of Communities about the proposal for a restructure of the sector.

WHAT IS BEING PROPOSED

Co-operatives around the world subscribe to seven co-operative principles. One of these principles is 'co-operation among co-operatives'.

Co-operation Housing is an umbrella organisation for housing co-ops in Western Australia; this is sometimes referred to as a second-tier co-operative. We are an example of 'organising together for co-ops to grow stronger and help build a healthy co-op movement.'

The restructure proposes to implement a structure based on the premise that Co-operation Housing is the single point of contact for the sector with the Department of Communities.

Under the new structure, Co-operation Housing will enter into agreements with the Department for community housing assets owned and operated by the sector.

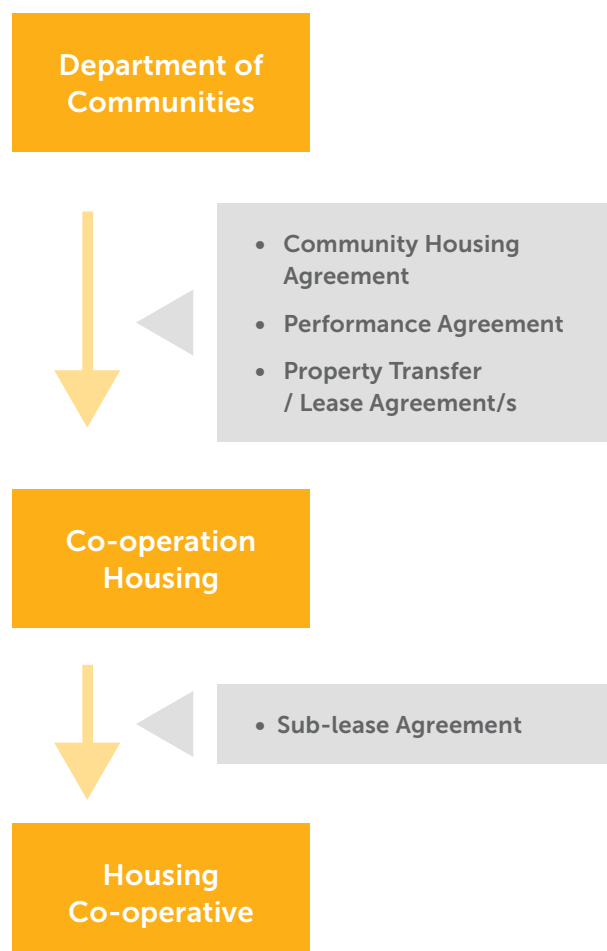
To protect the co-operative model, Co-operation Housing will sublease the properties to the housing co-operatives. The relationship between Co-operation Housing and the co-ops will be governed by a written agreement (a sublease) which clearly sets out the roles and responsibilities of each of the parties, and associated fees and charges.

Interestingly, the proposed organisational structure was envisaged when Co-operation Housing was first established, however it was not implemented at the time.

One reason is that registration as a community housing provider is not compulsory in Western Australia. As a result, in WA, co-ops were able to continue operating as unregistered providers. In other states co-ops were forced to join a registered provider by the Government.

Another reason is that for several years, there were two umbrella organisations for housing co-ops in WA: Federation of Housing Collectives (FOHCOL) and Co-operation Housing; FOHCOL wound up at the end of June 2019. Ultimately, the member value proposition at time was unclear.

Below is a schematic overview of the model that is proposed:



CURRENT STRUCTURE

You may wonder, how does the co-operative housing sector operate at present?

Now, each of the housing co-operatives have a direct relationship with the Department; the Department has to communicate with each individual housing co-operative.

In most cases the Department and the Co-operative have signed a Deed of Trust. Under this Deed, generally, the responsibility for all management and maintenance lies with the co-op.

All housing co-ops are unregistered community housing provider.

Membership of Co-operation Housing is voluntary. Some, but not all, housing co-operatives have joined Co-operation Housing. Co-operation Housing assists these members with fulfilling their responsibilities.

Under the current structure, despite being the registered provider on behalf of the sector, Co-operation Housing does not directly own or control any community housing assets.

BENEFITS

The Board and our Members now recognise that the current model limits the sector's ability for growth. Most importantly, the current structure does not provide security of tenure as the Deeds of Trust can be revoked by the Department at any time.

Co-operation Housing's mission is to represent and grow co-operative housing as a way of building empowered and sustainable communities. This restructure is key to achieving that mission.

The restructure will enable Co-operation Housing to play the role it was formed to do: to support, protect and grow the sector, and bear the burden of compliance so the co-operatives can thrive and grow. The restructure will unite the housing co-operatives under the umbrella of Co-operation Housing and strengthens our commitment to the co-op principle of 'co-operation among co-operatives'.

Among the benefits of this structure is that it provides protection for existing co-operatives and security of tenure for residents; it reduces the compliance burden for housing co-operatives; it also opens pathways for expansion of the co-operative housing sector in Western Australia. Ultimately, it secures the future of a sector that offers an important and valuable housing choice, which offers benefits to both tenants and the wider community.

MOVING TOWARDS IMPLEMENTATION

This year we laid the foundations for implementing the restructure. We worked closely with our members and the Department. Significant progress included:

The Board approved signing the Community Housing Agreement at their meeting in October 2019. The Department of Communities were subsequently advised of this decision.

In November 2019, all four full members formalised their in-principal support for the restructure in writing.

The Membership Agreement Advisory Group, or MAAG, was formed. This group was tasked with drafting a new membership fee model and member agreement. The group included representatives of each of our full members:

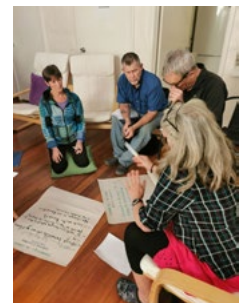
- First Fremantle: Jannet Allen and Francesca Cardoni
- Inanna's House: Jamilla Grace, Leah Gale and Angela Wellman
- Subi-Leederville: Tarsh Bates and Janet Carter

The members approved the new membership fee model at the annual general meeting in November 2019 and it was implemented from 1 January 2020.

MAAG also oversaw the development and drafting of a membership agreement, also referred to as sublease. The sublease is one of the key documents required to implement the restructure.

This sublease was drafted with the assistance of legal firm Lawton Gillon and funded through a peak sector grant from WACOSS/Lotterywest. This sublease was provided to the Department of Communities in March 2020 for approval.

MAAG completed their work in March 2020. We hereby extend a heartfelt thank you to the advisory group members for their contribution.



HIGHLIGHTS 2019-2020

CO-OP HOUSING VIDEO SERIES

With funding from the City for Fremantle and the Federation of Housing Collectives (FOHCOL), Co-operation Housing produced a series of five short videos about existing housing co-operatives and Co-operation Housing. The video series was launched at the Co-op Housing Forum in November 2020.

Film-makers **Georgi Ivers** and **Jake Bamford** worked with prominent West Australian artist and Co-operation Housing board member, **Sohan Ariel Hayes** (who credits being a coop housing resident with enabling his successful artistic life).



Jake Bamford and Georgi Ivers



The video series was launched at the Co-op Forum in November 2019.



Sohan Hayes and Jake Bamford



CO-OP HOUSING VIDEO SERIES



Co-operation Housing is the umbrella organisation for housing co-operatives in Western Australia.

Press play to watch the videos.



LINK TO YOUTUBE CHANNEL



Arch

Eight purpose-built two-bedroom villas located in Bunbury, which are currently occupied by 'a family of like-minded seniors who look out for each other'.



First Fremantle

An intergenerational community in Fremantle consisting of 14 purpose-built homes and a community hall completed in 1987.



Subi-Leederville Housing Collective

Members live in and maintain six homes scattered across the inner-northern suburbs of Perth.



Inanna's House

a women-managed housing co-operative located in Hilton consisting of nine co-located homes.

HIGHLIGHTS 2019-2020

HOUSING CO-OP FORUM

On 20 November 2019, Co-operation Housing hosted a Co-operative Housing Forum. The event took place at Notre Dame University, on Cliff St in Fremantle and was made possible with support from the City of Fremantle.

At the event, Co-operation Housing launched a series of **five short videos** about housing co-operatives in Western Australia and hosted a **panel discussion** about the housing co-operative model and its future.



THE FUTURE OF HOUSING CO-OPS – A PANEL DISCUSSION

Around the world, co-ops are playing a significant role in providing housing solutions, and in the process building empowered, sustainable and healthy communities. Up to 40% of housing in some cities around the world is in coops. Whether you're talking financial, social, environmental, cultural or health outcomes, the benefits across the whole of society can be enormous.

- So, what are housing cooperatives?
- What are the main benefits and challenges?
- Why are they so successful in some parts of the world?
- What role do housing co-ops play in our housing future?
- And what is needed to do more of them here in Australia?

To talk about all this, we asked Anthony James from RegenNarration to facilitate a panel discussion as part of the Housing Co-op Forum. The panel was brought together from around Australia by Eugenie Stockmann, CEO Co-operation Housing.

Joining **Eugenie Stockmann** on the panel were:

Dr Jasmine Palmer: researcher focusing on collaborative housing and sustainable design. Jasmine is also a member of Urban Coup Cohousing in Melbourne.

Anthony Taylor: Policy Officer at the Business Council of Co-operatives and Mutuals - the peak body and voice for Co-ops and Mutuals in Australia.

Michelle Mackenzie: CEO of Shelter WA - an independent peak body, based in Perth Western Australia, that advocates for social and affordable housing and ending homelessness.

Peter Shooter: Resident First Fremantle Housing Collective and Chair of Co-operation Housing.

With an impromptu appearance from **Danielle Pender**, Manager of the Community Housing Strategy at the State Department of Communities.

Thank you to our sponsors and supporters – The City of Fremantle, home to the highest number of housing co-operatives in Western Australia, provided a community grant which made this project and event possible.



REGENNARRATION PODCAST ON CO-OP HOUSING

Anthony James, Facilitator, Writer and Podcaster for The RegenNarration facilitated the Co-op Housing Forum and panel discussion in November 2019.



Following the event, he produced Postcast #58 – Home is where the health is: on Co-op Housing with Live Panel.

This podcast is a terrific listen and recap of the panel discussion on the night.

 [LINK TO PODCAST](#)

HIGHLIGHTS 2019-2020

BCCM CO-OPS IN FOCUS VISIT

In November 2019, Co-operation Housing hosted a *BCCM Co-ops in Focus Visit* for attendees of the BCCM Leaders' Summit and anyone else interested in coming along.

The BCCM is the Business Council for Co-operatives and Mutuals. The BCCM's Leaders' Summit was held in Perth. The tour was an opportunity for attendees to see and learn more about the housing co-operative sector in Western Australia; the invitation to join the tour was extended to anyone else.

The Co-ops in Focus Visit or tour visited three housing co-operatives in the Fremantle area: *Inanna's House*, *First Fremantle Housing Collective* and *Pinakarri Community*.

At each of the co-ops we were welcomed by residents who shared stories and answered questions about the history of their co-op and what it is like living in a co-op. The bus drive provided further opportunity for questions and discussion.



FOUNDATIONS OF SOCIOCRACY WEEKEND WORKSHOP

In May 2020 Co-operation Housing hosted a weekend workshop “Foundations of Sociocracy”. The training was designed ‘for anyone wanting to bring best practice to living in community’. The workshop was attended by over 25 people, predominantly housing co-op residents. While initially scheduled for in-person delivery, due to COVID-19, the training was held online.

The principles of sociocracy allow a community to manage itself effectively while incorporating the wisdom of every member. It distributes power, grows leadership and promotes renewal. Sociocracy invites participation & allows community to flourish in changing times.

Creating communities that SHINE!

The training was facilitated by Gina Price from the Sociocracy Consulting Group. Gina Price has spent 11 years leading workshops in Sociocracy across sectors & across countries in-person and online. She is a founding member of The Sociocracy Consulting Group, a mentor of the Sociocracy Academy, and an external board member of Narara Ecovillage, where she has guided the implementation of sociocracy over 10 years. Gina became a certified trainer through Sociocratisch Centrum Nederland in 2008 and she works with businesses, communities and schools. She is inspired by long polar nights enlivened by the dancing lights of the aurora

Thank you - The workshop was made possible through a Volunteer Grant (2018) from the Commonwealth Government



Some feedback from participants:

Like a breath of fresh air, productive and constructive.

I can see how everyone feels heard and engaged in making decisions.

Good method of getting everyone heard. I'm quite excited.

Process helps bring ownership and responsibility to everyone who participated because everyone is vital.

First zoom meeting. I've challenged myself and proud of that.

GRANTS

GOVERNANCE FOUNDATIONS FOR NFP DIRECTORS

In 2019, the Australian Institute for Company Directors (AICD) provided scholarships for their Not-for-Profit Company Directors Course. Co-operation Housing submitted an application. The CEO, Eugenie Stockmann, attended the two-day course, Governance Foundations for Not-for-Profit Directors, on 19 and 20 August 2020.



We thank the AICD for this opportunity.

PEAKS SECTOR SUPPORT GRANT

In 2019, Co-operation Housing successfully applied for a Peaks Sector Support Grant. The funding was to be used for the project: A Shared Vision for a United Future: A new model for the Co-operative Housing Sector in WA. Specifically, the funding was to be used for legal assistance for the development of a sublease required for the sector restructure, the engagement of a consultant to develop a growth plan, and co-op engagement. Co-operation Housing received confirmation that our application for \$19,000 was granted in full. The grant was acquitted in March the following year.

Peaks Sector Support Grants project is a pilot project supported by WACOSS, funded by Lotterywest. It is an opportunity for WA community services peak bodies to apply to for grants up to \$20,000 to facilitate training, or consultation and co-design processes with their members on a sector issue

of strategic importance, where the need to do this is immediate. The focus of this project is emerging issues that require a quick response, which often is very difficult for small peak bodies to accommodate. Up to \$100,000 per year is available over a two-year pilot period.

We thank Shelter WA for their assistance and auspicing the grant.

CITY OF FREMANTLE COMMUNITY GRANT

In 2018, Co-operation Housing successfully applied to the City of Fremantle for a Community Grant.

In our grant funding application, we wrote:

‘The City of Fremantle is home to the highest concentration of housing co-operatives in Western Australia. Housing Co-operatives play a key role in delivering housing affordability around the world. While there is a growing interest in housing co-operatives in Australia, they tend to be poorly understood. This project proposes to produce a video portrait of housing co-operatives and their people in Western Australia. The videos will be launched at a public forum about the future of housing co-operatives in Western Australia. The forum will bring together key stakeholders and aims to inspire and inform co-operative housing initiatives in Fremantle and Western Australia.’

The application was for \$9,100; the City for Fremantle granted \$6,000. The Federation of Housing Collectives (FOHCOL) contributed and additional \$5,000 towards the project.

We refer to relevant sections in this annual report for further information about the video series and forum.



City of Fremantle Councillor Rachel Pemberton at the launch of the video series

NDIS TRANSITION ROUND 2

NDIS Transition Funding was available to providers looking to deliver services under the National Disability Insurance Scheme (NDIS), to transition to the NDIS market and grow their business.

Co-operation Housing registered as a Specialist Disability Accommodation (SDA) Provider in 2019. We applied for the NDIS Transition funding to grow our business in the NDIS/SDA market.

The WA Boosting the Local Care Workforce (BLCW) Program visited Co-operation Housing in February 2020 to tell us that our application for NDIS Transition Assistance Funding was successful. Co-operation Housing received \$20,000 'to purchase individualised supports including business advice, professional services and software upgrades to provide practical support across a number of business areas'.

The Board accepted a proposal from James Brown from Business by Creation James to develop an SDA Growth Strategy and business model. James used to be the CEO of Common Equity in NSW and brought to the project his extensive knowledge and experience working with the co-operation housing sector. In this role, James was doing tremendous work supporting people on low incomes with secure housing and led his first initiatives in SDA. James refers to this role as a career highlight. James also has lived experience with SDA due to a tragic and catastrophic turn of events in November 2018. Without warning, in less than 24 hours James went from being that fit and able-bodied executive and family man to a man fighting for survival needing life-saving intensive care on a ventilator. James had contracted the most severe form of a condition known as Guillain-Barre Syndrome (GBS). GBS is an auto-immune disease and in the worst cases destroys the peripheral nervous system. James was totally paralysed, head to toe, with the capacity to only blink his eyelids. Incredibly, whilst still in hospital and almost a year after being admitted with total paralysis, James started a consulting business.

The project commenced in March 2020 and will be completed in September 2020.



Jayson Sandiford, WA BLCW Program, congratulates Eugenie Stockmann, CEO Co-operation Housing

MARKETING & COMMUNICATIONS

NEW BRANDING

Considering the strong focus on and necessity to grow, a brand refresh was proposed at the April 2019 board meeting. It was felt that a more professional branding, in line with our strategy and ambitions, was required. Funding for the project was approved and Miles from Mojo Digital Studio was engaged to undertake the work. A new branding kit was approved later that year and launched at the Co-op Forum.



NEW WEBSITE

With a new look goes a new website. This new website went live in November 2019.

New features include an online donation facility, events platform, and new section.

Co-operation Housing's new video 'About Housing Co-operatives' is prominently featured on the home page. Videos for each of our full members can be accessed on their individual pages.



www.co-operationhousing.org.au

CO-OP CONNECT

During the year, regular newsletters, Co-op Connect, were sent out via email. Co-op Connect includes information and stories about housing co-operatives in Western Australia and around the globe and the co-op sector more broadly.

October 2019

Promoting the housing co-operative model

UPCOMING EVENTS:
20th November 2019 8:30 - 8:30pm - FORUM
21st November 2019 11am - 2pm - TOUR

CO-OPERATION HOUSING

JOIN US!
HOUSING CO-OP FORUM
Wednesday 20 November
6:30 - 8:30pm
(Free & Major Southern Cross
Health Development
Centre, 100 Sturt St, Fremantle)
5 Free tickets
Register: www.coopconnect.org.au

Around the world, co-ops are playing a significant role in providing housing solutions. The **Housing Co-op Forum** explores the role housing co-ops do, and can play, in WA through a series of short videos and panel discussion facilitated by RegenNations. Register today and mark the date in your diary.

Wednesday 20 November 6:30-8:30pm
onkats & major food from 5:45pm
@ Notre Dame, Fremantle
FREE / Donation

Thanks to the City of Fremantle for making this event possible

[More info / To Register](#)

December 2019

CO-OP CONNECT

CO-OPERATION HOUSING

Building strong communities through co-operative living

UPCOMING EVENTS

Workshop - Foundations of Sociocracy

This evening is designed for anyone wanting to bring best practice to living in community. If you have ever experienced community breakdown, felt unsafe or ignored in meetings, or are uncertain about community living, then this is for you.

Saturday 16 & Sunday 17 May 2020
@ Notre Dame, Fremantle
Early bird \$120 pp

[More info / To Register](#)

May 2020

CO-OP CONNECT

CO-OPERATION HOUSING

Building strong communities through co-operative living

Welcome to Co-op Connect

Something invisible to the naked eye changed the world as we know it in a matter of days, weeks, and in ways we did not expect or dare have imagined. It raises you appreciate having a roof over your head and living in a supportive community. Our sector is resilient and dealing well with the challenges these times present. From home, Nairnda and I continue providing support to our members, and remain focused on building a strong housing co-op sector in WA. Our upcoming workshops, Foundations of Sociocracy is going ahead, online, starting 16 May. You can listen to a brand new podcast on co-op housing. I have also included an article showing how housing co-ops across the globe show resilience. And more... Enjoy, stay well, and in touch. Eugene (CEO) and Janice (Operations Mgr)

June 2020

CO-OP CONNECT

CO-OPERATION HOUSING

Building strong communities through co-operative living

International Day of Co-operatives
A Movement for Change. #Coops4ClimateAction

Each year, on the first Saturday of July, Co-operatives worldwide celebrate. This year's events will highlight the contributions to Sustainable Development Goal (SDG) 13 on Climate Action. In 2007, the members of the International Cooperative Alliance (ICA) called on the movement to do its share in combating climate change. Since then, co-operatives are increasingly involved both in climate change adaptation and mitigation, and housing co-ops are no exception.

In Western Australia, the housing co-op sector provides several examples of better medium density and development, and members and residents have implemented a range of initiatives.

But there is more we can do to empower the change required within our communities. We share with you an initiative by the Cooperative Housing Federation of Canada.

OUR MEMBERS

ALTERNATIVE RESOURCE COMMUNITY HOUSING (ARCH)

LOCATION	Bunbury
NUMBER OF HOMES	8
WHAT MAKES IT SPECIAL	Residents are predominantly over 55



Joy, Glenys and Michael, residents ARCH, being trained by staff member Kara Tripp

FIRST FREMANTLE HOUSING COLLECTIVE

LOCATION	Fremantle
NUMBER OF HOMES	14
WHAT MAKES IT SPECIAL	Community facility



Heidy, resident First Fremantle



Barbara, resident First Fremantle



[name], resident First Fremantle



Janet and Gill, residents First Fremantle

INANNA'S HOUSE

LOCATION	Hilton
NUMBER OF HOMES	9
WHAT MAKES IT SPECIAL	Women's led



Angela and son, residents Inanna's House



Maud and Annette, residents Inanna's House with painter



Krishna and Annette, residents Inanna's House



Leah, Annette and Maud, residents Inanna's House

SUBI LEEDERVILLE HOUSING COLLECTIVE

LOCATION	Inner Northern suburbs of Perth
NUMBER OF HOMES	6
WHAT MAKES IT SPECIAL	not co-located



Sub-Leederville residents renovating one of their homes.

OTHER

Tapper Street Mews

Co-operation Housing has been providing property management services to Tapper Street Mews, an 11-unit retirement village since July 2015 located in White Gum Valley.

Co-operation Housing (as Trustee of the Co-op Maintenance Trust) purchased the village from the City of Fremantle in October 2018.

We note that Tapper Street Mews is not a housing co-op nor a full member of Co-operation Housing.

Associate Members

We thank our Associate Members – Pinakarri Community, SHAC and Sprout Community Co-op – for their ongoing support.

OUR BOARD

MEETINGS AND ATTENDANCE

No. of Meetings Attended
No. of Eligible Meetings



PETER SHOOTER
Elected Director
and Chairperson

5
6



SOHAN ARIEL HAYES
Elected Director

5
6



PETER SHOOTER
Elected Director
and Chairperson

5
6



HEIDY TIEBOSH
Elected Director

5
6



ANNETTE VERNEY
Elected Director

4
4



BRIAN LEVESON
Technical Director

5
6



OLWYN MADDOCK
Technical Director

3
6



LORICA STOREY
Technical Director

3
6



JANINE BETZ
Technical Director

4
4



ANGELA HOWIE
Technical Director

1
1



APPOINTMENT - JANINE BETZ

Janine Betz was appointed by Co-operation Housing's board in the role of Technical Director in October 2019.

Janine brings to this role great experience in architecture, design, development and a general passion and love for building sustainable and thriving communities. We are excited to have her join our organisation and contribute in this capacity.

Janine posted on LinkedIn: *"I am passionate about contributing to #liveability hence it is with great pleasure that I join the Board of Co-operation Housing in Fremantle. I look forward to working alongside CEO Eugenie Stockmann to create more sustainable and affordable choices for our community."*



APPOINTMENT - ANGELA HOWIE

Angela Howie was appointed by Co-operation Housing's Board in the role of Technical Director in April 2020.

Angela is a senior government lawyer, with extensive experience in managing legislative reform projects and as in-house counsel providing advice to Departmental staff. She has worked in several Government Departments and has experience in administrative, environmental, planning, property and resource management law. Her main interest is in environmental law, and in supporting communities to move to a more sustainable way of living. She is eager to bring her skills to assist the Board in building a stronger organisation and co-operative housing sector.



RESIGNATION - BRIAN LEVESON

Brian Leveson resigned as Technical Director in June 2020 following 9 years of serving on the Board of Co-operation Housing; according to the 2011 annual report, Brian took up the position at the end of the 2010/11 financial year.

During his time on the Board, Brian made a significant contribution to the organisation.

The 2014 Annual Report mentions Brian as one of a core group of committed directors working to serve our member co-operatives and providing invaluable technical expertise to the organisation for some years. In 2016, the technical directors, including Brian, are commended. 'While they do not share the benefit of living with a housing co-operative themselves, they give freely of their time, skills, experience and wisdom in helping Co-operation Housing to work towards its goal of growing the sector and providing the best service possible to its member co-operatives. Their hard work and dedication is very much appreciated'.

We want to mention several of Brian's contributions.

Brian played a key role in assisting Co-operation Housing acquiring the property management of Tapper Street Mews and negotiating the option to purchase the property. He provided valuable support when Co-operation Housing proposed and took over the trustee ship for the Co-op Maintenance Trust (CMT) from FOHCOL. He was there when the sector purchased Tapper Street Mews. He provided valuable strategic insights and helped during the development of the draft sublease. And finally, he assisted with the appointment of his successor, Angela Howie, and is helping her settle into the role.

Brian is thorough and thoughtful and has an incredible capacity to explain complex issues in simple terms. Brian, your contribution to Co-operation Housing and sector are amazing. We cannot thank you enough. We will miss you.

OUR STAFF

THE TEAM

The staff at Co-operation Housing during the year were:

Eugenie Stockmann	CEO (November 2017 – current)
Kara Tripp	Project / Operations Manager (February 2019 - September 2019)
Melinda Marshall	Operations Manager (mid-September 2019 - current)



APPOINTMENT - MELINDA MARSHALL

Melinda Marshall was appointed in the position of Operations Manager in September 2019.

Melinda is a senior town planner with over a decade of experience in undertaking a variety of strategic and statutory projects, including urban design guidelines, structure planning, subdivision, development assessment and advocacy. She brings to the team her knowledge and experience of planning for a range of different development types, such as renewable energy projects, medium and large-scale mixed-use developments, nursing homes and retirement villages and affordable dwelling projects. She has also been a member of the City of Fremantle Innovative Housing Design Panel and has owner built her own home.



RESIGNATION - KARA TRIPP

Kara resigned as Operations Manager in September 2019. For those who know Kara, her and Roxy were inseparable.

Kara brought to the organisation valuable skills in real estate and property management and development. She was a well-rounded executive experienced in finance, human resources, administration and compliance.

'I love the co-operative model and believe the values-based approach is key to creating self-sustaining communities. I think Co-operation Housing has a role to play as leader and advocate in WA, making the benefits of co-operative living available to enhance the lives of more and more people.'

Kara is an incredibly hard and efficient worker. During the short time in the position her achievements were many. They included the management of Co-operation Housing's re-registration as Community Housing Provider successfully, implement new software applications, and applying for rate exemptions for our members resulting in significant savings for the sector.

Kara, you are incredible, and we hope you will stay in touch!

FINANCIALS

CO-OPERATION HOUSING
ABN 86 142 277 003

FINANCIAL REPORT
FOR THE YEAR ENDED
30 JUNE 2019

Liability limited by a scheme approved under
Professional Standards Legislation

CO-OPERATION HOUSING
ABN 86 142 277 003

CONTENTS

Auditor's Report	1
Balance Sheet	3
Income Statement	4
Detailed Profit and Loss Statement	5
Notes to the Financial Statements	6
Directors' Declaration	11
Statement of Financial Ratios	12

FINANCIALS

the going concern basis of accounting unless the directors either intends to liquidate the registered entity or to cease operations, or has no realistic alternative but to do so.

The directors are responsible for overseeing the registered entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Association's preparation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Committee, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

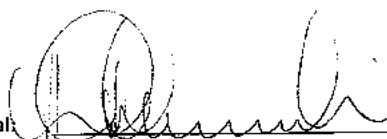
Audit Opinion

In my opinion the financial report of Co-operation Housing has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (a) giving a true and fair view of the registered entity's financial position as at 30 June 2020 and of its financial performance for the year then ended; and
- (b) complying with Australian Accounting Standards and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2013*.

Name of Firm: Caffarelli & Associates
Chartered Accountants

Name of Principal:


Pina Caffarelli FCA

Address: Level 1, 38 Richardson Street
West Perth WA 6005

Dated 5 October 2020

Co-operation Housing
ABN 86 142 277 003
Balance Sheet as at 30 June 2020

	Note	2020 \$	2019 \$
Assets			
Current Assets			
Cash assets	2	162,914	85,502
Receivables	3	35,680	43,706
Other	4	1,850	-
Total Current Assets		200,444	129,208
Non-Current Assets			
Property, plant and equipment	5	51	109
Total Non-Current Assets		51	109
Total Assets		200,495	129,318
Liabilities			
Current Liabilities			
Payables	6	35,828	8,000
Current tax liabilities	7	21,842	26,189
Other	8	2,549	907
Total Current Liabilities		60,219	35,096
Total Liabilities		60,219	35,096
Net Assets		140,276	94,221
Equity			
Retained profits		140,276	94,221
Total Equity		140,276	94,221

The accompanying notes form part of these financial statements.

FINANCIALS

Co-operation Housing
ABN 86 142 277 003
Detailed Profit and Loss Statement
For the year ended 30 June 2020

	2020 \$	2019 \$
Income		
Membership Fees	142,185	132,331
Property Management Income	30,039	30,039
Donations	9,359	650
Grants	36,000	3,000
Interest received	1,256	1,864
Other income	12,507	-
Fee for Service	1,780	8,817
Trustee Fees	7,229	14,196
Reimbursed Expenses	891	42
Total income	241,246	190,940
Expenses		
Advertising & promotion	6,311	3,400
Audit fees	1,667	1,268
Bank fees & charges	84	74
Computer expenses	7,240	942
Consultants fees	-	39,831
Depreciation - Plant	58	86
Employee Car Reimbursements	-	555
Fees & charges	60	120
Gifts	176	-
Insurance	1,615	4,595
Office Supplies	827	-
Meeting Expenses	4,971	2,455
Postage	192	-
Printing & stationery	-	2,494
Professional Fees	28,237	-
Recruitment	359	-
Reimbursable Expenses	891	-
Repairs & maintenance	-	113
Salaries - Ordinary	119,958	123,265
Staff amenities	266	321
Staff training	8,312	3,073
Subscriptions	1,715	1,546
Superannuation	11,348	11,889
Telephone	1,619	1,264

The accompanying notes form part of these financial statements.

Co-operation Housing
ABN 86 142 277 003
Detailed Profit and Loss Statement
For the year ended 30 June 2020

	2020 \$	2019 \$
Travel, accommodation & conference	706	317
Website	2,118	-
Total expenses	198,732	197,606
Profit from ordinary activities before income tax	42,514	(6,665)
Income tax revenue relating to ordinary activities	-	-
Net profit attributable to the association	42,514	(6,665)
Items recognised directly in equity:		
Net increase in Asset Revaluation Reserve	-	-
Increase (decrease) in retained profits due to:		
Prior Year Adjustment	3,541	-
Total revenues, expenses and valuation adjustments attributable to the association and recognised directly in equity	3,541	-
Total changes in equity of the association	46,055	(6,665)
 Opening retained profits	 94,221	 100,887
Net profit attributable to the association	42,514	(6,665)
Adjustments:		
Prior Year Adjustment	3,541	-
Closing retained profits	140,276	94,221

The accompanying notes form part of these financial statements.

Co-operation Housing
ABN 86 142 277 003
Notes to the Financial Statements
For the year ended 30 June 2020

Note 1: Summary of Significant Accounting Policies

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporations Act of Western Australia. The committee has determined that the association is not a reporting entity.

The financial report has been prepared on an accrual basis and is based on historical costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Receivables

Accounts receivable and other debtors include amounts due from members as well as amounts receivable from donors. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

(b) Property, Plant and Equipment (PPE)

Leasehold improvements and office equipment are carried at cost less, where applicable, any accumulated depreciation.

The depreciable amount of all PPE is depreciated over the useful lives of the assets to the association commencing from the time the asset is held ready for use.

Leasehold improvements are amortised over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

(c) Impairment of Assets

At the end of each reporting period, the entity reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the income statement.

(d) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.

(e) Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Co-operation Housing
ABN 86 142 277 003
Notes to the Financial Statements
For the year ended 30 June 2020

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

- Grant and donation income is recognised when the entity obtains control over the funds, which is generally at the time of receipt.

All revenue is stated net of the amount of goods and services tax (GST).

(f) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Tax Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the assets and liabilities statement are shown inclusive of GST.

(g) Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the association during the reporting period, which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

FINANCIALS

Co-operation Housing ABN 86 142 277 003 Notes to the Financial Statements For the year ended 30 June 2020		
	2020	2019
Note 2: Cash assets		
Bank accounts:		
Bendigo Bank A/c 2971	97,346	34,541
Bendigo Bank Debit Card A/c	243	946
P & N Investment Account	6	6
P & N TD 242072760	25,309	50,000
P&N TD 242075298	40,000	-
Other cash items:		
Cash on hand	10	10
	162,914	85,502
Note 3: Receivables		
Current		
Trade debtors	35,680	43,706
	35,680	43,706
Note 4: Other Assets		
Current		
Prepayments	1,850	-
	1,850	-
Note 5: Property, Plant and Equipment		
Plant and equipment:		
- At cost	5,696	5,696
- Less: Accumulated depreciation	(5,645)	(5,587)
	51	109
	51	109

Co-operation Housing
ABN 86 142 277 003
Notes to the Financial Statements
For the year ended 30 June 2020

2020/2019

2020/2019

	2020	2019
Note 6: Payables		
Unsecured:		
- Trade creditors	19,828	-
- Grant - Unspent	16,000	8,000
	<u>35,828</u>	<u>8,000</u>
	<u>35,828</u>	<u>8,000</u>
Note 7: Tax Liabilities		
Current		
GST payable control account	19,394	32,397
GST clearing	-	(9,728)
Amounts withheld from salary & wages	2,448	3,520
	<u>21,842</u>	<u>26,189</u>
Note 8: Other Liabilities		
Current		
Superannuation Payable	2,549	907
	<u>2,549</u>	<u>907</u>

FINANCIALS

Co-operation Housing

ABN 86 142 277 003

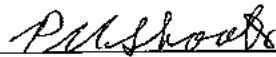
Directors' Declaration

The directors have determined that the company is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies prescribed in Note 1 to the financial statements.

The directors of the company declare that:

1. the financial statements and notes are in accordance with the Corporations Act 2001:
 - (a) comply with Accounting Standards described in Note 1 to the financial statements and the Corporations Regulations; and
 - (b) give a true and fair view of the company's financial position as at 30 June 2020 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements.
2. in the directors' opinion, there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Peter Shooter
Director



Lorica Storey
Director

Dated: 5-Nov-2020

Co-operation Housing
ABN 86 142 277 003
Depreciation Schedule for the year ended 30 June, 2020

	Total	Priv	CWDV	DISPOSAL Date	Consid	ADDITION Date	Cost	Value	DEPRECIATION			Priv	CWDV	PROFIT		LOSS	
									T	Rate	Deprec			Upto	+	Above	Total
Plant & Equipment																	
Acer Emachine	440	0.00	0		0		0	0	D	66.67	0	0	0	0	0	0	0
Naz (Network Addressable Storage)	820	0.00	5		0		0	5	D	50.00	2	0	3	0	0	0	0
Computer	950	0.00	6		0		0	6	D	50.00	3	0	3	0	0	0	0
Laptop	1,499	0.00	1		0		0	1	D	66.67	1	0	0	0	0	0	0
Nikon Camera	191	0.00	0		0		0	0	W	100.00	0	0	0	0	0	0	0
Brother Printer	691	0.00	75		0		0	75	D	40.00	30	0	45	0	0	0	0
Acer Refurbished	438	0.00	44		0		0	44	D	50.00	22	0	22	0	0	0	0
Printer Trolley	667	0.00	0		0		0	0	W	100.00	0	0	0	0	0	0	0
	5,698		131		0		0	131			58	0	73				
									Deduct Private Portion		0						
									Net Depreciation		58						

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.



CO-OPERATION HOUSING

Building strong communities
through co-operative living

P 08 9336 5045 | M 0438 718 247
E ceo@co-operationhousing.org.au
W co-operationhousing.org.au
P PO Box 165 Hamilton Hill WA 6963
A 15/124 Swanbourne Street Fremantle

REGISTERED COMMUNITY HOUSING PROVIDER
REGISTERED SPECIALIST DISABILITY ACCOMMODATION PROVIDER

