



# ANNUAL REPORT 2021-2022



CO-OPERATION  
HOUSING

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

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# ABOUT US

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2022-2028

# Strategic Plan

## Who we are

Co-operation Housing is a not-for-profit, charitable organisation that was established in 2010 to support and grow WA's housing co-operative sector. We operate as an umbrella group for housing co-operatives, and are owned and controlled by our members. We are a registered community housing provider.

### Our vision

Strong communities through co-operative living.

### Our mission

To represent, support, advocate for, and grow, co-operative housing as a way of building empowered and sustainable communities.

### Our principles and values

We endorse the co-operative identity, including the internationally co-operative principles and values

### Co-operative principles

- Voluntary and Open Membership
- Democratic Member Control
- Member Economic Participation
- Autonomy and Independence
- Education, Training, and Information
- Co-operation among Co-operatives
- Concern for Community

### Co-operative values

Self-help, self-responsibility, democracy, equality, equity, and solidarity. Honesty, openness, social responsibility and caring for others.

## Our focus areas

### Membership

- Provide valued membership services
- Respect and support autonomy and independence of members
- Engage and empower members
- Build capacity and renewal

### Advocacy

- Celebrate co-op living
- Demonstrate the value of co-operative housing
- Increase the understanding through training, education and information
- Advance relationships with key stakeholders

### Growth

- Identify opportunities to expand the co-op housing sector
- Initiate and collaborate with others on the development of new projects
- Facilitate community-led housing networks

### Our enablers

- Good governance
- Financial sustainability
- Organisational Culture
- The right people

# OUR 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.

## *Co-operative 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.

*Peter Shooter*

# CHAIR'S REPORT

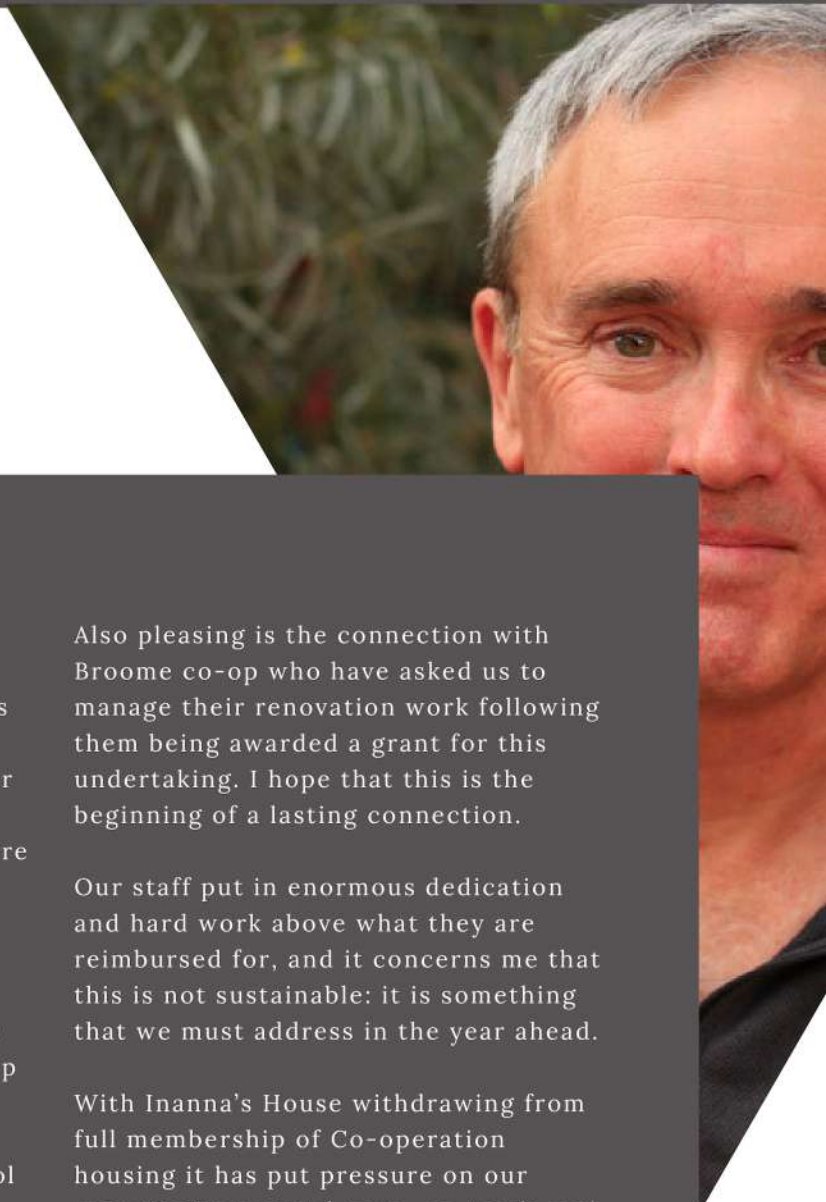
This year has seen two milestones passed: the completion of the restructure process for 3 of our co-ops and the progress of Kyloring Housing Co-operative in Witchcliffe. The former was born out of a commitment co-ops entered into in 2019 and will help ensure the survival and growth of the co-op sector. I commend the courage and vision of co-ops in embracing this and the diligence of our staff in following through with the process. Growing the sector has been a long-held goal- co-op members have always wanted to see others able to benefit from the affordable housing and scope to control their own housing destiny that they themselves enjoy. After holding this aspiration over many decades, we are finally seeing progress. I commend the inaugural members of the Kyloring Co-operative and their courage and vision that is helping shape the new co-op. Our staff have laboured hard to make this possible and the recent granting of \$2.9 Million to fund eight dwellings is an epic milestone. This is a real solid step in the birth of a new co-op. The support of the Government of WA and Lotteries West shows the desire out there to see not only a growth in housing stock but the creation of a template for this to be replicated.

Also pleasing is the connection with Broome co-op who have asked us to manage their renovation work following them being awarded a grant for this undertaking. I hope that this is the beginning of a lasting connection.

Our staff put in enormous dedication and hard work above what they are reimbursed for, and it concerns me that this is not sustainable: it is something that we must address in the year ahead.

With Inanna's House withdrawing from full membership of Co-operation housing it has put pressure on our capacity to respond to co-op needs and I think there is scope for co-ops to help each other more: after all they have first-hand experience in what it takes to run a co-op and are well suited to assist or mentor co-ops that are struggling due to a lack of skills or a sudden large turnover in members.

I thank Eugenie, Melinda and Anthony for their innovation and hard work, and I thank my fellow board members for their commitment and dedication.



*Eugenie Stockmann*

# CEO'S REPORT

Co-operation Housing and its members embarked on a bold journey a couple of years ago. Strategic projects of high importance included the restructure of the sector and the development of a new housing co-operative.

Members first committed to the sector restructure at a member meeting in May 2019. Under the restructure members would transfer their properties to Co-operation Housing to benefit from our registration as a CHP and improve the sector's relationship with the Department of Communities. Ultimately, the restructure was embarked on to ensure the survival of the co-op housing sector in WA. Over the past years, with significant input from members, we drafted the required agreements, and progressed the discussions with the Department of Communities. Three of our full members completed the transfer process in April 2022. Obtaining the required approvals from the Department however took two years; this delay posed a significant risk and unfortunately two of our members have not followed through on their previous commitment. Nevertheless, the new agreements provide a template framework which enables other housing co-ops to join at any time, and paves the way for the development of new, mixed equity, housing co-operatives.

Co-operation Housing initiated the development of Kyloring Housing Co-operative in Witchcliffe. Kyloring will be a mixed equity co-operative, which offers housing options along the entire housing continuum. This year we completed the participatory design process for the project. Julie de Jong from H+H architects developed the plans in close consultation with potential future residents over a couple of weekend workshops. The plans have now been submitted for approval. The recent announcement to the WA Government (Nov-22) to fund 8 social housing units in the development is incredibly exciting and demonstrates real support for our sector.

Community-led housing projects require investment in the early stages of a development. The grant for \$230K from Lotterywest provides critical financial support to build capacity for community-led housing in WA.

I really feel that what we are experiencing is growing support and momentum for the co-op housing model. This will result in a brighter and better future for the co-op housing sector in WA.





*Eugenie Stockmann*

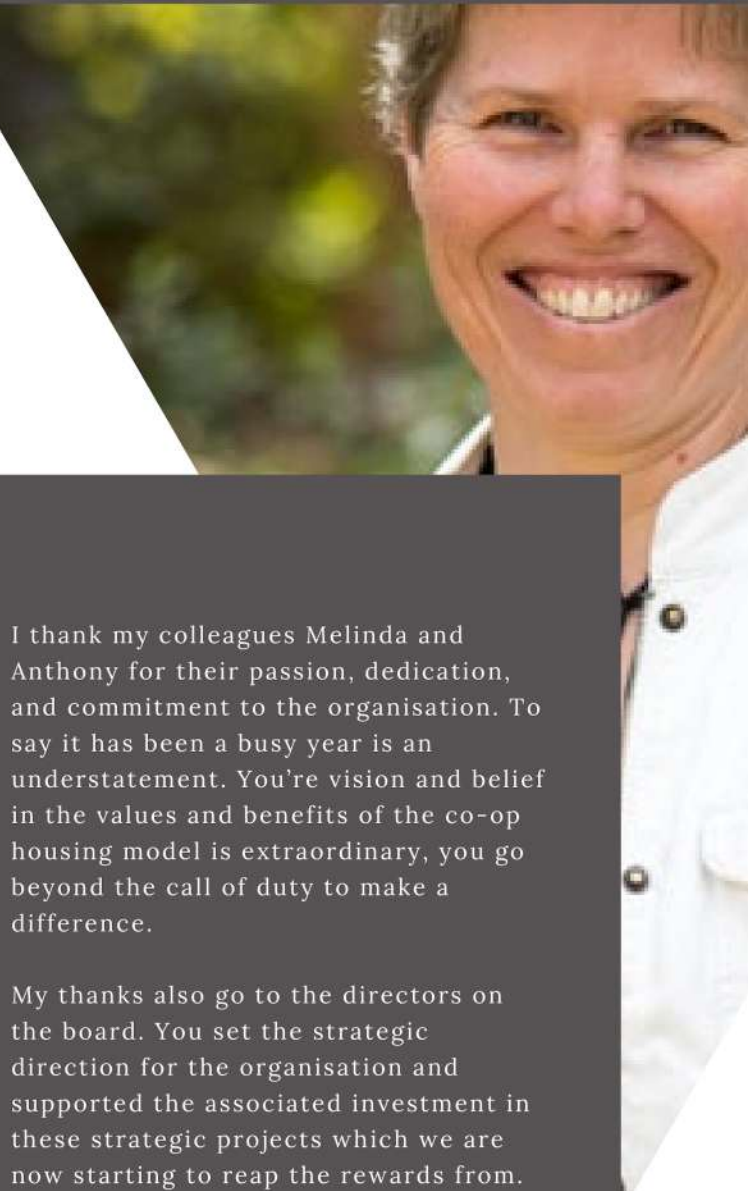
# CEO'S REPORT

[Continued]

We would not be where we are today without the investment and support from our full members. It really demonstrates the power of one of the co-operative principles: co-operation among co-operatives. I am therefore incredibly sad that Inanna's House has recently stepped down from full to associate membership. Inanna's House is a founding full member of Co-operation Housing. As a member owned and controlled organisation, Co-operation Housing won't exist without its members. I thank our members for their ongoing support and commitment to Co-operation Housing.

I thank my colleagues Melinda and Anthony for their passion, dedication, and commitment to the organisation. To say it has been a busy year is an understatement. Your vision and belief in the values and benefits of the co-op housing model is extraordinary, you go beyond the call of duty to make a difference.

My thanks also go to the directors on the board. You set the strategic direction for the organisation and supported the associated investment in these strategic projects which we are now starting to reap the rewards from. I look forward to continuing serving the sector into the future.





# GROWTH



*An update*

# KYLORING HOUSING CO-OPERATIVE, WITCHCLIFFE

A development led by Co-operation Housing, Kyloring is a new housing co-operative for people aged 55 and over or a disability. The community-led approach enables the participation of future residents during the development phase. The images below and on the next pages provide an impression of the workshops held and a timeline overview.

For more information, visit - [www.kyloring.coop](http://www.kyloring.coop)



# Kyloring Housing Co-operative

An affordable, not-for-profit, resident developed community for over 55s

[www.kyloring.coop](http://www.kyloring.coop)



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08 9336 5045  
0410 374 330

WITCHCLIFFE  
ECOVILLAGE



# Kyloring (cont)

## *project timeline*



### March 2021 Option agreement signed



Co-operation Housing enters into a 12-month option agreement with the developers of Witchcliffe Ecovillage, securing Lot 16 Kyloring Drive, Witchcliffe

### October 2021 Kickoff Workshop



Through activities and group discussion the group learnt more about the development, including the design process, finance and legal, and each other. The vision and mission were drafted.

### November 2021 Commence monthly meetings



Working groups are established and the group commences with monthly meetings to engage with and participate in the development process.

### November 2021 Design Workshop #1



The group worked alongside the architect and learned about the site, cohousing design principles, and sustainable design. The outcome was a detailed design brief for the project.

### February 2022 Design Workshop #2



Site lay-out options and individual floorplans were reviewed. An initial sketch design for the common house was drawn up. All were consent to by the group.

### March - October 2022 Prepare plans for approval



The architect further developed the plans following community sign off, and initial feedback from the Ecovillage. This included details for the water and electricity solution to demonstrate compliance with the Ecovillage guidelines.

### June/July 2022 Establishment Co-op



The proposed rules have been approved by the Registrar and the formation meeting is held. Explorers can now formally apply for membership of Kyloring Housing Co-op.

### October 2022 Plans submitted for approval



The plans are formally submitted for approval by the developers of the Witchcliffe Ecovillage.

### November 2022 WA Govt Funding



The WA Government announced that Co-operation Housing has been granted \$2.9M for 8 social housing dwellings in the project.

*Highlights 2021-2022*

# GRANT FUNDING

This year we received a number of grants, including:

- Powering Communities Grant
- CHO Maintenance Grants Program
- COVID Rent Relief
- NHFIC Capacity Building
- Lotterywest
- SHERP Maintenance

The following pages we have provided a summary of each of these grants.

We thank the granting bodies for their support, for making a difference to Co-operation Housing and the co-operative housing sector in Western Australia.



*Department of Industry, Science, Energy and Resources*

# **POWERING COMMUNITIES**

Co-operation Housing received a \$5,000 grant from the Department of Industry, Science, Energy and Resources for a project titled 'Climate Clever Co-ops'. The funding could only be used for homes in the Fremantle electorate.

The project conducted a baseline assessment of the carbon emissions of housing co-operative residents. Residents were provided access to the Climate Clever app. Climate Clever is a simple-to-use, WA developed, online platform which enables users to accurately measure their carbon footprint and understand where and how they can make carbon and cost savings. In addition, a professional scorecard assessment was conducted.

The project outcome is a base line assessment of the carbon emissions of properties owned and managed by Co-operation Housing and its members. This base line assessment provides an understanding on what actions the housing co-ops and their residents can make to reduce their carbon footprint and save costs. The project will inform strategic priorities, including the long-term maintenance plan and budgets to ensure that funds are spent on items that provide the best returns.



Image: Local MP Josh Wilson with Co-operation Housing Chair, Peter Shooter, and CEO Eugenie Stockmann

# Social Housing Economic Recovery Package (SHERP)



*Department of Communities*

## **SHERP - REGIONAL MAINTENANCE**

The Department of Communities allocated \$1.5 million for Community Housing sector regional maintenance in 2021, as part of the housing stimulus package. All registered and non-registered Community Housing Providers were eligible to apply for grants up to a total of \$20,000.

- Co-operation Housing supported Mia Mia Housing Collective (MMHC) in Denmark, and Alternative Resource Community Housing (ARCH) in Bunbury with their grant applications. ARCH received \$19,634 towards bathroom renovations. The maintenance of the bathrooms has been identified as a priority, particularly in view of the age of the residents. Only one of the eight units was originally designed and constructed for someone with a disability. The other seven homes do not provide universal access. The main issue is the bathrooms. The bathrooms have a high step to get into the shower recess. They also have baths which residents are unable to use because they cannot get in or out of the bath. The grant enabled ARCH to renovate two of the bathrooms. The works included removal of the baths and provide universal access to the shower recess to facilitate aging in place. TADWA was selected to undertake the process. The project was managed by the residents who are super proud of the result.
- Mia Mia received \$20,000 towards drainage works and tree lopping. Mia Mia members conducted detailed property inspections to inform and update the maintenance planning. The drainage works and tree lopping & removal were identified as high priority maintenance activities. Some of Mia Mia's homes are in a low-lying area near a wetland. The drainage was insufficient and causing significant ongoing issues with rising damp and mould. In addition, some driveways were never completed and/or slope towards the home collecting water. The homes are constructed with mudbricks; keeping these walls dry is essential to prevent structural deterioration. The fire access road was also in need of repair. The drainage works were necessary to address these issues. Mia Mia is in a bush fire prone area, opposite a nature reserve. There are many mature trees and shrubs on the property. The maintenance of these trees was overdue and required to reduce the fire risk.



*Department of Communities*

# **SHERP - REFURBISHMENT**

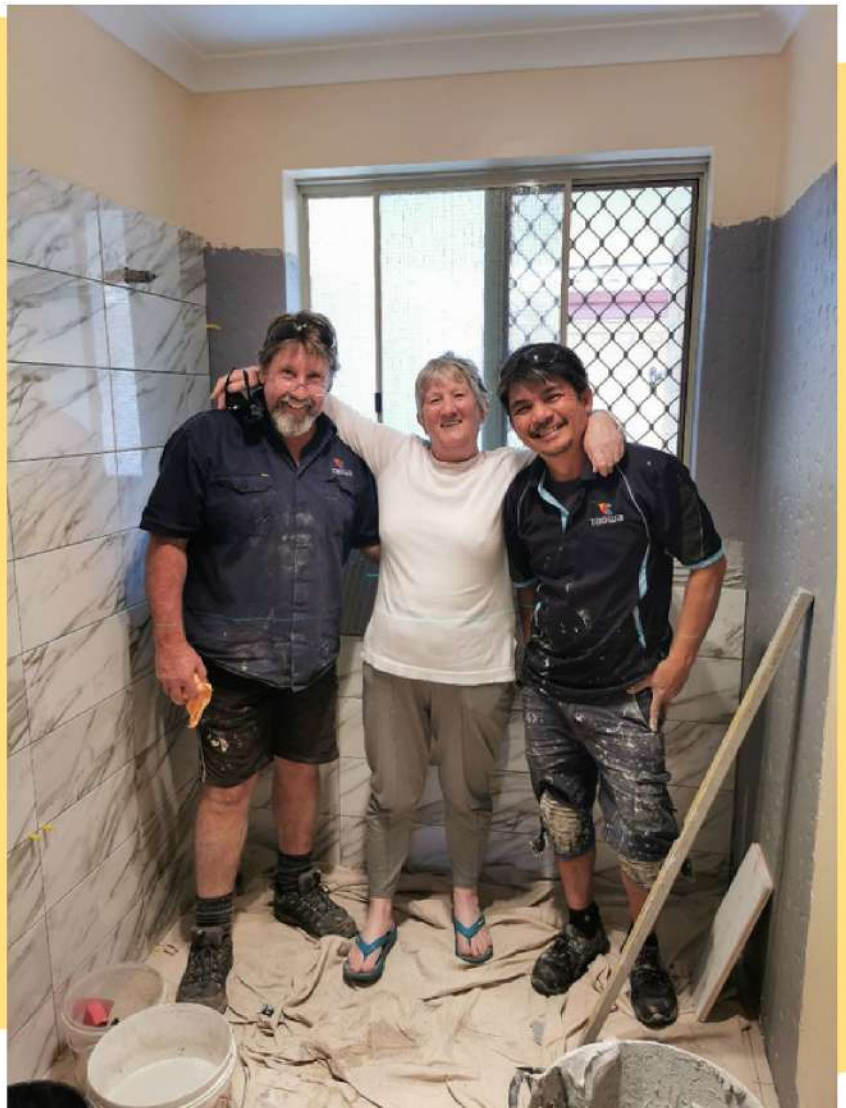
The purpose of the Refurbishment Funding was to prolong the asset life of existing dwellings beyond its original state owned or managed by Community Housing Providers and improve living conditions for tenants.

Co-operation Housing received \$89,499 from the Department of Communities for refurbishment works as follows:

**Mia Mia Housing Collective** - Bathroom and laundry upgrades

**Subiaco Leederville Housing Collective** - Bathroom and laundry upgrades, Removal of contaminants (asbestos), fencing and tree removal.

**Tapper Street Mews** - Kitchen upgrades, flooring replacement, alfresco and verandah.



*Image: ARCH resident Joy together with TADWA staff.*

*Department of Communities*

# COVID RENT RELIEF

We thank the Housing Authority for the COVID-19 Community Housing Rent Relief Grant.

Co-operation Housing submitted grant applications on behalf of its full members.

The State Government implemented measures to protect the community and minimise the economic impacts of COVID-19. These measures included a decision to freeze rent payable increases due to increased household income during the emergency period, until after the Emergency Period ended. The Emergency Period was originally 30 March 2020 to 28 September 2020, however it was subsequently extended through to 28 March 2021.

This decision applied to public housing, Remote Aboriginal Housing and Transitional Housing Program tenants. To ensure consistency, the Housing Authority asked Community Housing Organisations (CHOs), including Local Governments, to adopt the Housing Authority's rent payable increase freeze policy (Policy).

This grant recognised, and provided compensation for, the financial impact on Community Housing Organisations of adopting the policy to freeze rents during the emergency period.



CHIA / NHFIC

# CAPACITY BUILDING GRANT

The National Housing Finance and Investment Corporation (NHFIC) provided Co-operation Housing with a capacity building grant in 2021/22 financial year. The grant program was administered by the Community Housing Institute of Australia (CHIA).

Co-operation Housing received \$18,840 inclusive of GST for business advisory services. Parbery was engaged to develop a feasibility model that incorporates three-way financial statements (P&L, cash flows, balance sheets and budgets). The feasibility model includes variables such as ownership & rental that can be adjusted.

The project helps Co-operation Housing prepare for future loan applications.





*Lotterywest*

# **STRONG COMMUNITIES THROUGH CO-OPERATIVE LIVING - CAPACITY GRANT**

Co-operation Housing received assistance from Lotterywest to increase its capacity to support the growing movement of normal people who want to take action and manage housing projects that build the decent and affordable homes and the inclusive and thriving communities the country so desperately needs.

There is currently no other sources of funding available for this purpose.

Our proposal to Lotterywest consisted of three interrelated parts: 1) the implementation of a Customer Relationship Management (CRM) solution, 2) the development of templates legal documents for housing co-operatives to issue community shares, and 3) a start-up support program which assists groups of local people develop their own housing solutions.

In the UK, in recent years, the amount of community led housing has increased dramatically due to dedicated government funding for the creation of community led housing 'hubs' that provide advice, support and guidance, and seed capital that supports the early stages of a community led housing project.

*For more information:*

<https://www.communityledhomes.org.uk/>

**"IF YOU WANT TO  
GO FAST, GO ALONE.  
IF YOU WANT TO GO  
FAR, GO TOGETHER."**

Author unknown

The background features large, bold, cyan-colored letters spelling out the word 'FOR'. The letters are partially obscured by a dark grey horizontal bar in the center. The 'O's are circular, and the 'R' has a vertical stem. The overall design is clean and modern.

**ADVOCACY**

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## *Highlights 2021-2022*

# TRAINING AND EDUCATION

Advocacy is a one of our key strategic areas. It includes celebrating co-op living, demonstrating the value of co-operative housing, increasing the understanding through training, education and information, and advancing our relationship with key stakeholders.

The following pages provide an impression of some of the key events during the year, which included:

- Design Charette – 5 August 2021
- Care and Ageing Well Expo – 14 & 15 August 2021
- State Infrastructure Workshop – 23 August 2021
- Introduction to Sociocracy – 6 September 2021
- Webchat Katie McCamant – 11 September 2021
- Sustainable House Day – 17 October 2021
- Radio Interview Curtin Radio – 21 October 2021
- Conscious Living Expo – 20 & 21 November 2021
- Cohousing Conference USA – 15 January 2022
- Bridgetown Transition Network – 29 May 2022



*5 August 2021*

## **DESIGN CHARETTE**

During Homelessness Week 2021, Shelter WA hosted a design charette which brought together leading Western Australian architects, planners, representatives from government and community housing professionals to develop a vision for social and affordable housing on government-owned land currently listed for disposal. Ten teams each focused on a specific site during the half day event and presented their concept to a room of housing experts and professionals.





*14 & 15 August 2021*

## CARE AND AGEING WELL EXPO

Western Australia's largest Care & Ageing Well Expo showcases a broad range of living solutions for the ageing Australian.

*20 & 21 November 2021*

## CONSCIOUS LIVING EXPO

Perth's most informative and change-making event inspiring New Vision, New Hope, and New Potential for a New Earth.

NOVEMBER 20-21

*Conscious  
LIVING EXPO*

*NEW EARTH  
Festival*



SATURDAY-SUNDAY  
9.30AM-4.30 PM  
UNIVERSITY OF WA



CARE &  
AGEING WELL  
EXPO

6 September 2021

# INTRODUCTION TO SOCIOCRACY

Join us to learn about a whole-systems approach to collaborative decision-making, project management, and organizational governance. This approach creates an inclusive, effective, self-managing culture, where good ideas can surface and everyone's contribution is valued.



# INTRODUCTION SOCIOCRACY

SEP 6, 2021  
6:30 TO 9PM

@ The Meeting Place  
South Terrace, Fremantle





**SENIORS IN  
COHOUSING**

WEBCHAT WITH KATIE MCCAMANT,  
COHOUSING SOLUTIONS

WEDNESDAY  
29 SEPTEMBER, 2021  
10AM AWST / 12PM AEST

HOSTED BY  CO-OPERATION  
HOUSING &  COHOUSING  
AUSTRALIA

*30 September 2021*

## SENIORS IN COHOUSING -

During this webchat Katie McCamant, from Cohousing Solutions, shared examples and stories of senior cohousing communities. Katie has successfully guided a number of senior cohousing projects from the initial brainstorming phase through construction. She brings the depth and diversity of her 30+ years of experience as an architect, developer, and cohousing resident to her clients. The event was a joint initiative by Co-operation Housing and Cohousing Australia.

*17 October 2021*

## SUSTAINABLE HOUSE DAY

Sustainable House Day provides the opportunity to explore some of Australia's most unique and inspiring homes, and learn from the people who designed them, built them, and live in them. Melinda Marshall, Co-operation Housing's Operations Manager spoke about the co-operative housing model on the day.

*21 October 2021*

## **CURTIN RADIO**

Co-operation Housing's CEO Eugenie Stockmann is interviewed on Curtin radio by Lisa Evans and Jenny Seaton about co-operative housing.



*13-15 January 2022*

## **INTERNATIONAL COHOUSING SUMMIT 2022**

Co-operation Housing's CEO Eugenie Stockmann spoke about the Kyloring Housing Co-operative development at the International Cohousing Summit 2022, hosted by Cohousing USA.



29 May 2022

# BRIDGETOWN TRANSITION NETWORK

A presentation about the co-operative housing model

**Transition Bridgetown** Inspiring and Supporting our Community to build a more sustainable future

## ALTERNATIVE HOUSING MODELS

- AN OPEN SPACE FORUM

**TINY HOMES**

**CO-OPERATIVE HOUSING**

**CLUSTER DEVELOPMENTS**

DESIGNING FOR PLACE.

DESIGNING FOR HOME.

DESIGNING FOR COMMUNITY.

With Guest Presenters, Q&A,  
Small-Group Discussions, Individual Group Feedback

**Sunday 29th May, 4 pm - 6 pm**

At the Lesser Hall, 2-4 Steere St, Bridgetown

PLEASE EMAIL [TRANSITIONBRIDGETOWN19@GMAIL.COM](mailto:TRANSITIONBRIDGETOWN19@GMAIL.COM)  
OR TEXT 0432105754 TO RESERVE YOUR PLACE

**"UNITED WE STAND,  
DIVIDED WE FALL."**

Author unknown

# OUR PEOPLE BOARD

## *elected directors*

Peter Shooter



Sophie Moleta



Annette Verney



Heidy Tiebosch



Emma Reilly (D'Souza)



## *technical directors*

Angela Howie



Olwyn Maddock



Lorica Storey



Janine Betz



## *meeting attendance*

Peter Shooter	Elected Director & Chair	(10/11)	
Sophie Moleta	Elected Director	(11/11)	
Annette Verney	Elected Director	(7/11)	
Heidy Tiebosch	Elected Director	(10/11)	
Emma Reilly (D'Souza)	Elected Director	(3/7)	
Angela Howie	Technical Director	(7/11)	
Olwyn Maddock	Technical Director	(9/11)	
Lorica Storey	Technical Director & Treasurer	(5/11)	
Janine Betz	Technical Director	(4/10)	Resigned May-22
Eugenie Stockmann	Ex Officio & Secretary	(11/11)	

# OUR PEOPLE

## STAFF

### *CEO*

*Eugenie Stockmann*

*November 2017 - current*

*[LinkedIn Profile](#)*

### *Operations Manager*

*Melinda Marshall*

*September 2019 - current*

*[LinkedIn Profile](#)*

### *Projects & Development Manager*

*Anthony Rizzacasa*

*October 2020 - current*

*[LinkedIn Profile](#)*







# CO-OPERATION HOUSING

Building strong communities  
through co-operative living.

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