

# 2022-2023



CO-OPERATION  
HOUSING

# Annual Report

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Building strong communities  
through co-operative living



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# Chair's Report

At its heart, co-op living is a human project. To build the coop sector in Western Australia is a challenging task and I feel that the last twelve months have been one of the most difficult in Co-operation Housing history.

A couple of years ago, with clear support from our membership, CH embarked on a significant project, to restructure the co-operative housing sector, in particular the way we interact with the Department of Communities (Housing Authority). The new agreements were finally made available by the Department in February 2022, following a 2-year wait. Sadly, this delay significantly contributed to Inanna's House and Mia Mia housing co-operatives decision to not proceed with the restructure and ultimately withdraw from Co-operation Housing membership. The loss of these two co-ops hurt the solidarity of the co-op sector, and placed stress on the remaining members who continue to pursue the collective strategic vision. Nevertheless, the new framework provides important security and benefits for our existing members and paves the way for the WA co-op housing sector moving forward.

The reduced membership income has impacted staffing. Our former CEO, Eugenie, volunteered to step down as CEO and focus on business development on reduced hours, with an emphasis on seeing Kyloring Housing Co-operative through to fruition. We express our appreciation to Eugenie and recognise the passion and expertise she brings to this project and the co-op sector. Melinda has continued to provide services to member co-ops and Anthony is supporting the Kyloring Project as a senior development manager. I thank Eugenie, Melinda and Anthony for their innovation and hard work.

Our growth plan identified the development of new housing co-operatives as a high priority. The development of Kyloring Housing Co-operative in Witchcliffe is an opportunity Co-operation Housing has significantly invested in. In November 2022 Co-operation Housing was granted \$2.9 million dollars by the WA state government to acquire 8 (out of 25) dwellings for low-income households (social housing). The grant has been a game changer and enabled the project to move forward. Co-operation Housing obtained development approval for the project in March 2023 and settled on the purchase of land in May 2023, taking concrete steps in that direction.



# Chair's Report

During the year we welcomed back Kara Tripp as a board member. Kara brings a long history of expertise in the housing and development sector and while not being a co-op resident, is deeply committed to fostering social housing and building community within the co-op model.

The last twelve months also saw us farewell Lorica Storey as our technical board member- finance. We thank her for many years of volunteer work.

I thank my fellow board members for their commitment and dedication as the last twelve months has seen them take on an increased workload. I thank the member co-ops for their support and confidence: both financially, morally and in the members on the CH board. I also thank members co-ops for participating in community events and truly demonstrating the value of co-operation among co-operatives.

This is my last Co-operation Housing AGM, after 18 years at First Fremantle Housing Collective. I look back on our time at First Freo with fondness and gratitude. It was a privilege to be a member of First Freo HC and engaging in the process of running the co-op along with participating on the board of Co-operation Housing. My time in the co-op sector has shown me how people can work together for a common goal and the common good, while members grow in skills and the processes of working collaboratively.

Sarah and I are moving into a new phase in life that will see us leading more remote hiking tours and immersing ourselves in the bush. Thank you to everyone who contributed to us having such an enriching and satisfying co-op life.



***Peter Shooter***

# CEO's Report

It is with mixed feelings that I write my final CEO report. I resigned from the position early 2023 following the decision by Inanna's House and also Mia Mia to cease their full memberships. This presented significant challenges for the organisation, including financial. It saddens and affects me deeply.

I count among significant achievements during my tenure the completion of the sector restructure, securing the Lotterywest Grant and launching the Kyloring Housing Co-operative development.

The completion of the sector restructure enables the sector to build a better relationship with the Department of Communities. This is key when aspiring to grow the sector in WA, but, importantly, ensures the benefits of Co-operation Housing being a registered CHP flow to the full members, for example providing housing to Band B tenants and the ability to vary which income sources are included in rent calculations.

The Lotterywest Grant provides significant and important capacity for Co-operation Housing to invest in the development model for new housing co-operatives. The grant enabled Co-operation Housing to support the development of Kyloring Housing Co-operative, and provide important templates which other future developments will benefit from. As we know, the Department granted \$2.9M for 8 social housing dwellings in the Kyloring project in Witchcliffe Ecovillage, a true demonstration of support for the co-operative housing sector in WA.

I feel fortunate that the Board offered me the role of Development Manager, enabling me to continue to be involved in the successful completion of the Kyloring project and also provide time for a thorough handover of CEO duties.

It may not always be easy, but I truly believe the co-operative housing model provides significant benefits, a better way to live, and I will continue to have a warm heart for this organisation and its mission.

***Eugenie Stockmann***



# Operation Manager's Report

With Eugenie Stockmann stepping down as CEO, I was asked to report on the operations of Co-operation Housing over the last financial year.

Since the sector restructure came into effect in April 2022, Co-operation Housing has assumed compliance reporting for our members. This includes preparing a variety of reports that are due monthly, quarterly and annually. Co-operation Housing are currently working on streamlining this compliance reporting process.

Earlier this year the Department of Communities undertook a compliance review of Co-operation Housing and its members. Based on feedback received from the Department, Co-operation Housing is implementing a number of initiatives including a resident satisfaction survey and extranet.

In August 2022, Co-operation Housing began using a new Enterprise Management System (EMS) called Bitrix24. Bitrix24 is an online platform that includes an email client, document storage, Customer Relationship Manager (CRM), project and task management, social media and website publishing, email marketing and intranet functionality. This system will allow Co-operation Housing to provide its members with a joint waiting list, their own websites, information portal and task management. We look forward to rolling out these services over the coming months.

For the last few years Co-operation Housing has been posting on Facebook and LinkedIn on a daily basis, which has increased our followers to 1,164 and 1,058 respectively. Increasing our followers is key to raising awareness about the co-operative housing model.

To address the reduction in staff hours, the residents of Tapper Street Mews have begun moving towards self management. They are now meeting monthly and have formed a maintenance circle (committee) to assist with the management of maintenance.

I look forward to working with members to further improve and streamline support services in 2024.

**Melinda Marshall**



# Meet our Members



## ALTERNATIVE RESOURCE COMMUNITY HOUSING (ARCH)

**Location:** Bunbury

**Number of homes:** 8

**About:** ARCH began in 1992, when a group of people began meeting to discuss their common need for affordable housing with security of tenure and a sense of community. The group successfully applied for Commonwealth funding for land and building, and in 1997 the founding residents moved into their new homes.



## FIRST FREMANTLE HOUSING COLLECTIVE

**Location:** Fremantle

**Number of homes:** 14

**About:** First Fremantle Housing Collective began in 1985, when the founding committee lodged an application for funding under the Local Government Community Housing Program (LGCHP). Land owned by the State was purchased and the State also guaranteed the loan.



## SUBIACO LEEDERVILLE HOUSING COLLECTIVE (SLHC)

**Location:** West Leederville, North Perth, Yokine and Dianella

**Number of homes:** 6

**About:** Subiaco Leederville Housing Collective (SLHC) began in the early 1980s, when two existing housing co-operatives were amalgamated.



## TAPPER STREET MEWS

**Location:** White Gum Valley

**Number of homes:** 11

**About:** Tapper Street Mews is an 11-unit retirement village located in White Gum Valley, which was constructed in 1982. Co-operation Housing has been providing property management services to Tapper Street Mews since July 2015. In October 2018, Co-operation Housing purchased the village from the City of Fremantle.

## HIGHLIGHTS

# Co-op Round Up

## ■ ALTERNATIVE RESOURCE COMMUNITY HOUSING (ARCH)

ARCH has been tinkering along as a housing cooperative. We have been working through maintenance and establishing working relationships with local handy people



## ■ FIRST FREMANTLE HOUSING COLLECTIVE

2023 was particularly challenging as FFHC had a lot of movements in the co-op. Long-term, members, Betty and Tom, as well as Peter & Sarah left the co-op to move into their own houses. Within the co-op, Morgan and Emily transferred to units that suited their households. FFHC also welcomed two new families into our community.

**Highlights:** The highlight of the year was planting a native tree, a *Corymbia* “Beeliar Orange” in our central area.

**Gratitude:** FFHC would like to thank Co-operation Housing, and all our wonderful, hardworking volunteers for their dedication and commitment in making our co-op a great place to live.

**Appreciations:** FFHC would like to thank Australia’s first nation’s people on whose land we meet (Wadjuk of the Noongar Nation) and offer our utmost respect to their elder’s past, present and future. We thank Peter and Sarah for their volunteer work within the coop and the co-operative housing sector.

### **Support given to Co-op:**

FFHC would like to thank Olwyn (CH Board member) for coming and answering questions and giving support to our members, and for Co-op Conference and its emphasis on mutual support between co-ops.





# Co-op Round Up

## ■ SUBIACO LEEDERVILLE HOUSING COLLECTIVE (SLHC)

SLHC includes tenants who are solo parents, living with a disability, Aboriginal or TSI and over 65's. We are proud to be a diverse community. The total number of current tenants is 14 with seven tenants aged 18 years of age or over, and seven tenants who are aged under 18.

Of the seven adults who are renting a property at SLHC currently, one has been a tenant for three years, one for two years, and four for approximately one year each. One current resident grew up in a property with a parent who has since left the co-op, and has taken over that lease with another tenant.

In fact, in 2022, five long term members from four properties all left SLHC. This meant there was a lot of work to do in property management and selecting new eligible tenants. The collective co-op wisdom and knowledge disappeared.

It left three members living in separate suburbs, who were all new to co-op living and all from various backgrounds, to work out what to do and how to work together. How to start working in collaboration with Co-operation Housing and how to figure out tenancy management issues in an environment of housing crisis, while managing all the general challenges that crop up in our own lives from time to time.

SLHC had to find suitable new tenants and received multiple applications, but not everyone was eligible, not everyone accepted and we took some tenant selection chances. Some applicants were experiencing homelessness, instability, disability and social hardship.

SLHC needed people who were able to share the workload, be responsible and commit to travelling between properties for meetings and property maintenance busy bees. However, we were also in a position to provide a unique opportunity - a safe home, access to a new community environment and the chance to experience the co-operative living model.

It's been a huge learning curve and we are still very much evolving and creating a new foundation. Four of those new tenants from 2022 moved on, and another two in 2023. This always involves extra costs and losses with property changeovers, loss of revenue and extra maintenance.

We have recently been going through the process of developing our waitlist and interviewing applicants. Our tenancy process is evolving. Firm requirements will now need to be met before we approve a probationary lease.

We are members of Co-operation Housing who are there to help and guide us to learn and function as a not-for-profit organisation providing community housing and contributing to the growth of housing co-operatives in Western Australia.



## ■ TAPPER STREET MEWS



In 2023, Tapper Street Mews (TSM) moved toward a more cooperative way of operating with support from Co-operation Housing. This has meant there has been a lot to learn, and our monthly meetings have been robust yet rewarding.

We have nominated circle members who have gained much needed support from each other and helped us achieve our goals. The TSM residents wrote up a sustainability plan which we hope will reduce our long-term expenditure. We have also appreciated the guidance we've received from the Operations Manager and Co-operation Housing board members in this process.

2023 has also seen the Tapper Street units receive some much-needed building maintenance including repairs to a roof and window shutters, new door handles, new blinds and stove fans, we repaired fly screens and window sashes and mended cupboards. We've also been fortunate to remove an invasive pepper tree from the northern side of the property and plan to re-purpose this area as a community garden.

## HIGHLIGHTS

# Kyloring Housing Co-operative

Co-operation Housing has initiated the development of a new housing co-operative in Witchcliffe Ecovillage. This year the project notes the following highlights, or key milestones.

## ■ GRANT FUNDING FOR SOCIAL HOUSING

**November 2022** - Co-operation Housing was granted \$2.9 Million by the Department of Communities. The funding is for Co-operation Housing to purchase 8 dwellings in the Kyloring Housing Co-operative development for social housing. The grant funding is part of the WA Government's Social Housing Economic Recovery Package (SHERP).



## ■ DEVELOPMENT APPROVAL

**March 2023** - Co-operation Housing obtained planning approval from the developers of Witchcliffe Ecovillage and the Shire of Augusta-Margaret River for 25 dwellings plus a common house.



## HIGHLIGHTS

# Kyloring Housing Co-operative

## ■ WEEKEND GATHERING

**March 2023** - Future residents gathered in Witchcliffe. These weekend gatherings are an opportunity for members and interested people (explorers) to get to know one another and discuss the project. Previous weekend gatherings included the kick-off workshop and design workshops. The co-operative aims to meet in Witchcliffe at least twice a year during the development phase. In true cohousing style, the weekends include a shared meal on the Saturday evening.



## ■ LAND PURCHASE

**May 2023** - Co-operation Housing exercised the option agreement and purchased Lot 16 Kyloring Drive in Witchcliffe, securing the land for Kyloring Housing Co-operative.



## HIGHLIGHTS

# Grant Funding

### ■ THE BUNYA FUND

The co-operative movement has established The Bunya Fund, a co-operative development fund, to grow the next generation of co-operatives and mutuals (and support bold new initiatives from more established co-operatives and mutuals).



Co-operation Housing received \$17,021 from Round 1 last September 2022. This funding is being used to create a structure for crowdfunding that can be used to raise capital for the construction of Kyloring Housing Co-operative.

An amount of \$14,389 was granted in Round 2 last April 2023. This is being applied to the establishment of a co-op community land trust (CLT).

### ■ WESTERN AUSTRALIA SHERP GRANT

The Social Housing Economic Recovery Package represents a significant government investment in a pipeline of works targeted at social housing. The funding is designed to support the WA construction industry through to 2023 while improving the lifespan and quality of homes available for social housing.

Co-operation Housing has received funding of \$2,907,486 for 8 social housing dwellings in the Kyloring Housing Co-operative Development in Witchcliffe.



# Grant Funding

## ■ WESTPAC FOUNDATION BOARD OBSERVER PROGRAM

The Westpac Board Observer Program is a practical and immersive governance program designed to offer not-for-profit organisations the opportunity to invite senior corporate professionals to attend their board meetings as an observer for 12 months. The Program is run in partnership with the Future Directors Institute and MinterEllison. It offers participants and Board members sessions on a range of board governance topics and the opportunity to connect with other Board members and participants in the Program.



In 2023, Teagan Collins from Westpac was assigned to the Co-operative Housing Board. Teagan has shared some insights on her experience.

### ***A few words from Teagan***

I am immensely grateful to the CH Board for allowing me to attend and observe the regular CH Board meetings throughout the year, often with full agendas.



I have been able to observe the Board in its operations at many levels, with an underlying commitment to CH's purpose of supporting and growing social and community housing in Western Australia.

cont...

# Grant Funding

In addition to learning about the sector and CH operations, I have seen in action the many aspects of the responsibilities of the directors, and the skill and experience needed to succeed as a cohesive Board.

It has enriched my understanding of Board risk governance in such a short period. I thank Peter as chair, and Olwyn, Heidi, Kara and Angela for their generosity of time, engagement and positivity on both the responsibility and the reward of board directorship, particularly in the not-for-profit sector. I look forward to staying in contact with the CH Board including the updates on the Kyloring development. Thank you for the once in a lifetime experience.

**Tegan Collins**

## ■ LOTTERYWEST

Hundreds of not-for-profit groups and local government authorities receive a grant each year from Lotterywest to help community initiatives all across Western Australia.

Co-operation Housing was granted \$230,200 by Lotterywest in June 2022 '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'.

The funding is towards a CRM to build organisational capacity and member connection, and the development of a support program for new housing solutions. The funding provides for a 3-year project timeframe.



# Events

## ■ JULY 2023 - INTERNATIONAL CO-OP DAY

An International Co-op Day event was held on 1st July 2023 at FFHC. It was a casual celebration of community and connection.

The creative duo, Jack and Janita, played live music and gave everyone good vibes throughout the night. It was an informal opportunity to catch up with co-ops around a warm fire and a glass of mulled wine.



### International Co-op Day

**A casual celebration of community and connection**

Saturday 1 July 2023 from 4-7pm  
First Fremantle Housing Co-op  
124 Swanbourne St, Fremantle

Live music and good vibes from creative duo Jack and Janita  
A warm, comforting fire  
Nibbles and drinks provided

RSVP by 6pm Wed 28 June to [admin@co-operationhousing.org.au](mailto:admin@co-operationhousing.org.au)



# Events

## ■ NOVEMBER 2022 - BCCM LEADER'S SUMMIT

The Business Council of Co-operatives and Mutuals (BCCM) is a powerful network of leading co-operative and mutual businesses operating across the Australian economy. The BCCM Leaders' Summit is Australia's only cross-sector business summit for co-operative and mutual leaders. Held over two days on the 17th and 18th of November 2022 in Melbourne – it featured highly regarded international and national speakers in plenary sessions and interactive roundtable discussions.

The BCCM Summit included four facilitated discussions to design landmark ideas for nation-building and managing risk through co-operation.

1. Co-operating for sustainable food and agriculture
2. Addressing a just energy transition and climate change through co-operation
3. **Securing affordable housing for all Australians**
4. Care Together – A sustainable care workforce

Delegates were challenged to come up with innovative ideas for working with government, business, the community and members to tackle systemic risks to the Australian economy and people's well-being.

Co-operation Housing CEO Eugenie Stockmann was one of the speakers at the discussion on 'Securing Affordable Housing for all Australians'.



HIGHLIGHTS

# Events

## ■ **CBH DINNER FOR INTERNATIONAL DELEGATES FROM THE INTERNATIONAL COOPERATIVE ALLIANCE 5TH DECEMBER 2022**

Co-operation Housing CEO, Eugenie Stockmann and Board Member, Olwyn Maddock were invited to attend a dinner for Delegates from the International Co-operative Alliance

It was an excellent opportunity to network with local and international cooperatives.

BCCM and CBH hosted the event.



# Vision & Mission

Co-operation Housing is a not for profit company limited by guarantee. We were established in 2010 to support and grow Western Australia's housing co-operative sector. We are the only registered community housing provider in the State 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.



# Strategic Priorities

Our three pillars of strategic priorities are: membership, advocacy and growth.

## MEMBERSHIP

- Provide valued member services.
- Build capacity and renewal within our member housing co-operatives.
- Engage members and celebrate co-operative living.

## ADVOCACY

- 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.

## GROWTH

- 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

Co-operatives are voluntary organisations, open to all persons able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, political or religious discrimination.

### 2. Democratic Member Control

Co-operatives are democratic organisations controlled by their members, who actively participate in setting their policies and making decisions. Men and women serving as elected representatives are accountable to the membership. In primary co-operatives members have equal voting rights (one member, one vote) and co-operatives at other levels are also organised in a democratic manner.

### 3. Member Economic Participation

Members contribute equitably to, and democratically control, the capital of their co-operative. At least part of that capital is usually the common property of the co-operative. Members usually receive limited compensation, if any, on capital subscribed as a condition of membership. Members allocate surpluses for any or all of the following purposes: developing their co-operative, possibly by setting up reserves, part of which at least would be indivisible; benefiting members in proportion to their transactions with the co-operative; and supporting other activities approved by the membership.

# Co-operative Identity

## 4. Autonomy and Independence

Co-operatives are autonomous, self-help organisations controlled by their members. If they enter into agreements with other organisations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy.

## 5. Education, Training, and Information

Co-operatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their co-operatives. They inform the general public - particularly young people and opinion leaders - about the nature and benefits of co-operation.

## 6. Co-operation among Co-operatives

Co-operatives serve their members most effectively and strengthen the co-operative movement by working together through local, national, regional and international structures.

## 7. Concern for Community

Co-operatives work for the sustainable development of their communities through policies approved by their members.

## The Co-operative Values

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

ABOUT US

# Meet our Staff



## **EUGENIE STOCKMANN**

### BUSINESS DEVELOPMENT MANAGER

Eugenie's work has a strong focus on community living. Her work with Co-operation Housing builds on her knowledge and experience as a sustainability educator, developer and consultant. She successfully completed two small, and now multi-award-winning developments, in the Town of Victoria Park. She worked closely with Co-operation Housing on the development of new housing co-operatives prior to being appointed in the CEO role. Eugenie moved into the role of Business Development Manager in 2023 to focus on the Kyloring development.



## **MELINDA MARSHALL**

### OPERATIONS MANAGER

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.



## **ANTHONY RIZZACASA**

### PROJECT MANAGER

Anthony joined the team as Project Manager in October 2020. Anthony aims to deliver genuine affordable housing. His approach to affordable housing is innovative and he explores shared equity potentials as well as utilising community land trusts for example. Prior to this he was the Director of Property Development with Access Housing Australia Ltd. He is Director of North Point Property Group. He predominantly operates in the apartment market and has experience with delivering multi-story buildings.

ABOUT US

# Meet our Directors

Our Board of Directors, as of 30th June 2023.



**PETER SHOOTER**



**HEIDY TIEBOSCH**



**ANGELA HOWIE**



**OLWYN MADDOCK**



**KARA TRIPP**



## HIGHLIGHTS

# Farewell Lorica Storey



**LORICA STOREY**

In the last twelve months we have seen Lorica Storey conclude her time as a technical director (finance) on the board of Co-operation Housing. Lorica joined the Co-operation Housing board in 2021 and played a vital role in setting up sound governance practices and applying for grants.

Her wisdom and financial knowledge was deeply appreciated and we express our gratitude for her time and engagement, especially as she was not a co-op member or benefiting from co-op life!



# Contact Us



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