



CCH

The Confederation of
Co-operative
Housing

1,001 co-operative and community-led homes: the housing revolution starts here

Compiled by
Nic Bliss

1,001 co-operative and community-led homes: the housing revolution starts here. There's a revolution happening right under our noses. Across the country, people and communities are making their own housing and neighbourhood solutions, making sustainable and lasting homes, building resilient and confident local communities, developing skills they never knew they had.

1,001 co-operative and community-led homes: the housing revolution starts here is a directory of recent co-operative and community-led housing schemes in England and Wales. It's an impressive and very diverse list. What it shows us is that there's more going on than we thought. We have featured some 1,001 new homes in this directory (it's actually more than 1,001, but who'd stand in the way of a snappy title). There are more than the ones we have featured. And many more have existed since the 1970s and 1980s. It's a rich, long standing and successful part of the UK housing sector.

But it's not enough. We need every possible way to build new homes. That includes making use of the vision and imagination of people to make their own housing solutions. In Berlin, 5,000 homes - 15% of their new housing

provision - is now being built every year by baugruppen - Germany's community housing movement - led by local communities shaping their own homes and destinies with help from supportive local councils.

This scale is possible in the UK.

The diversity of what is being developed shows us the way. The beauty of co-operative and community led housing is that it's about local people working out what they want to do and making it happen in their way. It might be drawing from what others have done before or it might be inventing a whole new approach. What is clear from this directory is that no two developments are the same!

The details of how schemes were developed - where they got their funding, who they worked with, who

lives in them and how they live there are all important. Some are for people to rent, some for lease, some for sale and some in between. Some were initiated by grass roots communities - others by local Councils, housing associations or others. Most involved partnerships - some didn't. Some were developed by people intending to live in the homes; others by communities so that people can be housed in their community. Some are urban - some rural. Some received grant funding - some didn't.

But these details are insignificant alongside the lasting legacy of community that resulted in these homes being built. The provision and management of homes is the backdrop to the formation or further development of local communities.

Communities where people gain support from each other, do things collectively, build community confidence, establishing communities that will treasure and steward through generations. This is the housing revolution. Go to it!





“We have been supporting and developing housing co-ops since the 1990s, and it’s surprising that other housing associations don’t also. For us, it’s a no brainer – we get really well run housing schemes which the communities treasure and our staff really value working with. But – more importantly – it’s so exciting to see the growth of the people in the co-ops and how they provide such high quality of life for their members.”

Dr Chris Handy OBE – Chief Executive, Accord Housing Group

Through its Birmingham Co-operative Housing Services subsidiary, Accord Housing Group has been supporting West Midlands housing co-ops since the 1990s. In the 90s, working with Redditch Borough Council, Accord established Redditch Co-operative Homes to develop housing co-ops in the borough.

Case studies supported through Accord include:

- Beaconview Housing Co-op
- Birmingham Student Housing Co-op
- Innovation Way TMO
- The Marlfield development – part of Riverside Housing Co-op

“The Merseyside Co-ops have shown over 40 years that co-ops are amongst the best forms of housing provision. It’s been a privilege working with them, and it’s really special that we are providing support for them to develop new homes as well as helping new community ones get themselves rooted. It’s exciting to see the new generation of co-op housing getting started. It shows us that so much is possible.”

Syed Maqsood – Chief Executive, North West Housing Services

North West Housing Services are a mutual organisation set up by 38 independent housing co-ops in 2006. They were set up to provide support to client housing co-ops initially across Merseyside, but more recently they provide a range of services to co-ops, small landlords, social enterprises and leaseholders across a much wider area, across North England.

Case studies supported through NWHS include:

- Granby 4 Streets CLT
- Langrove Community Housing Co-operative
- Princes Park Housing Co-operative

“Co-operative housing is prospering in Wales. Thanks to political and financial support from the Welsh Government, co-op housing has gone from virtually nothing to a burgeoning movement putting down foundations across all parts of Wales. I am pleased the Wales Co-operative Centre, working with the CCH, has been able to lead delivery of this programme. I’m even more delighted to see local people, councils and housing associations responding so positively and making things happen in their communities. It’s an exciting programme to be part of - long may it continue.”

Derek Walker – Chief Executive, Wales Co-operative Centre

The Welsh Government made a specific commitment to developing co-operative housing in Wales. The CCH has worked with the Welsh Government and the Wales Co-operative Centre to develop this commitment, with some 25 co-operative housing schemes at varying stages of completion.

Case studies supported by the Welsh Government include:

- Home Farm Village Housing Co-op
- Loftus Village Association
- Old Oak Housing Co-op
- Taf Fechan Housing Co-op
- West Rhyl Co-operative



“I have been a member of my co-op since the 1990s. You don’t just get a home when you live here – you get a community. We support each other. But more than that – it’s a strong community business. It’s great to see all these examples where people are making things happen for themselves. It’s obvious that this is how housing should be. Everyone should have the opportunities we have had.”

Paula Farrow – Chair Minster Housing Co-op (Kent) and CCH Chair

Organisation	New homes	Partners	Housing type
Ashley Vale	26		Self-build owner occupied
Beaconview Housing Co-operative	38	Accord Housing Group	Shared ownership & affordable rented
Belgrave Neighbourhood Co-operative Housing Association	21	ASRA Housing Group	Affordable rented
Birmingham Student Housing Co-operative	8	Accord Housing Group	Affordable rented
The Bushbury Arms	38	Bushbury Hill Estate Management Board; Wrekin Housing Trust	Affordable rented
Cornwall Community Land Trust	c.200	Cornwall Council	Homes for sale and affordable rented
Granby 4 Streets Community Land Trust	10	North West Housing Services; Steve Biko Housing Association	Homes for sale
Home Farm Village Housing Co-operative	41	Cadwyn Housing Association	Affordable rented
Innovation Way Tenant Management Organisation	40	Walsall Council; Caldmore Housing	Affordable rented
Kipling Garages and Leathermarket Community Benefit Society	27	London Borough of Southwark; Leathermarket JMB	Affordable rented
KI – Cambridge Cohousing	42	Instinctively Green; Townhus; Mole Architects	Leasehold homes
Lancaster Cohousing	35	Eco Arc; Whittles Construction	Leasehold homes
Langrove Community Housing Co-operative	5	North West Housing Services; Riverside Housing Group	Affordable rented
Lilac	20		Mutual home ownership
Loftus Village Association	19	Seren Group (Pobl)	Shared ownership
Mace Housing Co-operative	18	Self-Help Housing	Affordable rented
The Marlfield development (Riverside Housing Co-operative)	79	Redditch Co-operative Homes; Redditch Borough Council; Accord Housing Group	Shared ownership and affordable rented
Old Oak Housing Co-operative	27	Gwalia Housing Group (Pobl)	Intermediate rented
Overton Road Group	6	Community Gateway Association	Affordable rented
Princes Park Housing Co-operative	15	North West Housing Services	Affordable rented
SCATA	7	Northumberland County Council; Isos Housing	Affordable rented
Somerleyton Road Trust	304	London Borough of Lambeth	Council to market rented; extra care scheme
Taf Fechan Housing Co-operative	12	Merthyr Valley County Borough Council; Merthyr Valleys Homes	Intermediate rented
Toller Porcorum Community Land Trust	6	Wessex CLT Project	Affordable rented
Trelay Cohousing Community	12		Mutual home ownership
West Rhyl Co-operative	11	North Wales Housing	Affordable rented

