Strong Foundations, Sustainable Futures

CCH ANNUAL CONFERENCE 2026

Welcome to our 31st Annual Conference

Katie Reilly – Vice Chair, Confederation of Co-operative Housing



Join the conversation #coophousing26

Live streaming sponsored by North West Housing Services I Plenary sponsored by MB Housing

Strong Foundations
Sustainable Futures

CCH ANNUAL CONFERENCE 2026



Blase Lambert
Chief Executive Officer
Confederation of Co-operative Housing

Join the conversation #coophousing26

Rules and Governance



Scan Me

- Fully Mutual and MHOS Rules
- Code of Governance and Workbook
- Active Membership Guidance, Toolkit and Survey
- Good Governance Guide
  - Governing Body Roles and Responsibilities
  - Code of Conduct
  - Conflicts of Interest Policy
  - Data Protection Guidance



Join the conversation #coophousing26

Policy Developments

- Prime Minister number 7 and he’s a co-operative one!
- Devolution and local government reform
- More and Better Social Homes
- The return of Rent Convergence
- Awaab's Law, DHS2, MEESS and STAIRs
- VAT reform on land for social housing
- Right to Manage review



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Our Recommendations

- Co-operative tenure
- Financial mechanisms and access to funding
- Land disposals and presumption in favour of co-operatives
- Tax reform and multi-stakeholder co-operatives
- Support for new models of co-operation
- Retrofitting and purposing existing property
- Right to Manage



Co-operative Identity

- ICA last updated the Statement of Co-operative Identity in 1995
- Guidance Notes to the Co-operative Principles were published in 2015
- Definition – no change
- Values
  - ‘openness’ replaced by ‘transparency’
  - ‘stewards for future generations, they practice social, economic and environmental responsibility’
- Principles
  - no new principles
  - first updated regarding discrimination and membership definitions
  - fifth renamed as ‘education, training and public promotion’
  - sixth principle expands co-operation among co-operatives
  - seventh renamed as ‘commitment to sustainable communities’



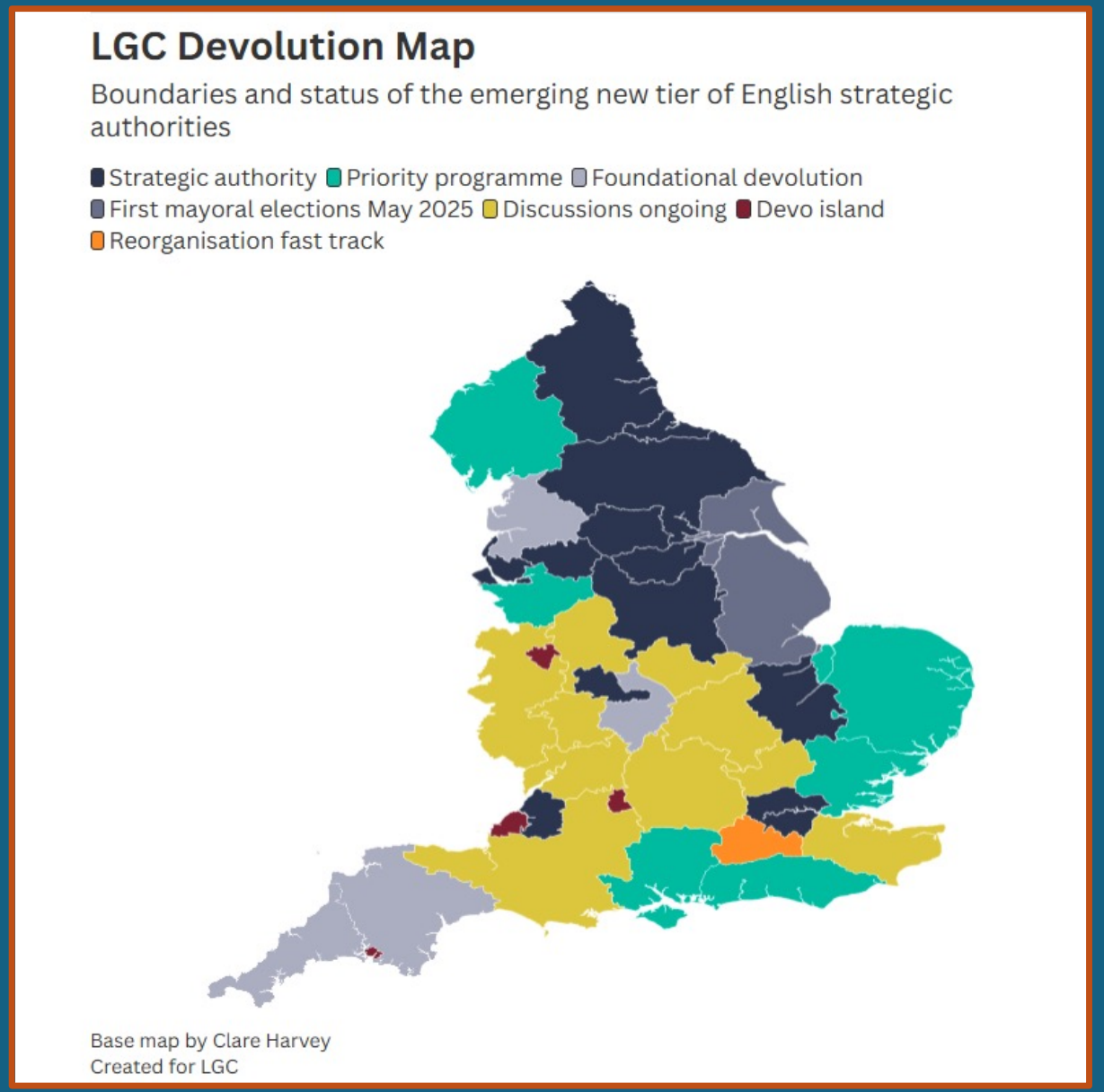



Anna Spencer
CCH Board Member
Liverpool City Region Combined Authority Officer
Cafe
SANS CAFE
FOR MORE THAN 40 YEARS
CHINESE FOOD
FUTUREFLOORING
LAWNRINGS
torus
McBURNEY
THE LIVERPOOL WAREHOUSE

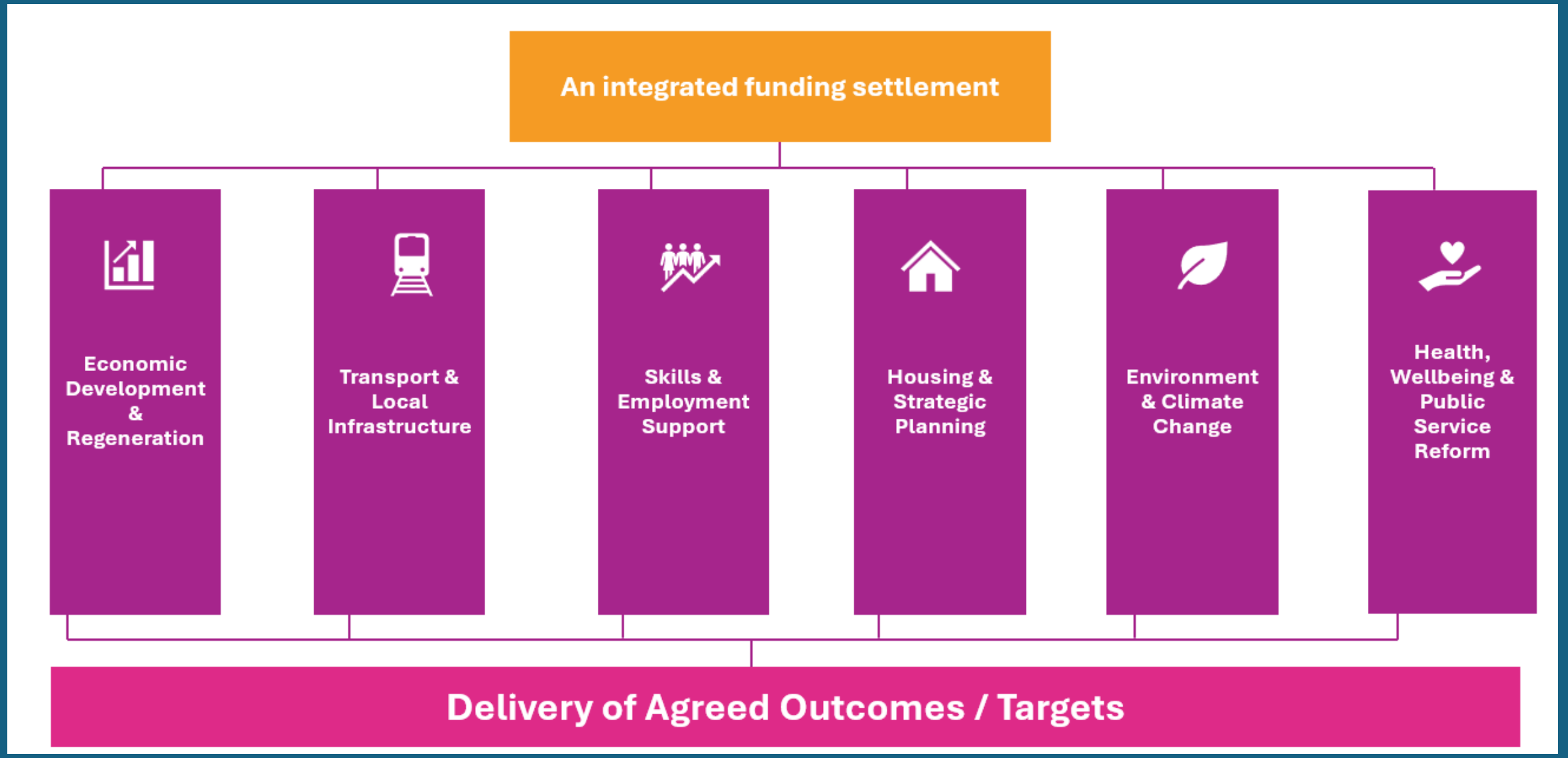
Devolution



(Illustration: Lucie Wimetz/The i Paper)



Strategic Authorities – In practice…



Devolution in terms of Housing…

- Spatial Development& Housing Strategies
- Mayoral Planning Powers
- Housing Delivery Fund for new build
- Homes England
- Retrofit – direct control over funds
- ‘Council Housing’





Available now!

Retrofit

- Local Grants – means tested, delivered by LAs
- Able to Pay – Bulk buying to offer lower cost
- Social Housing – RP bids in & delivers works





New Build

- Support with feasibility (Pre-Development)
- Accelerating public land to market
- Gap funding for house building with high abnormals





Strong Foundations
Sustainable Futures

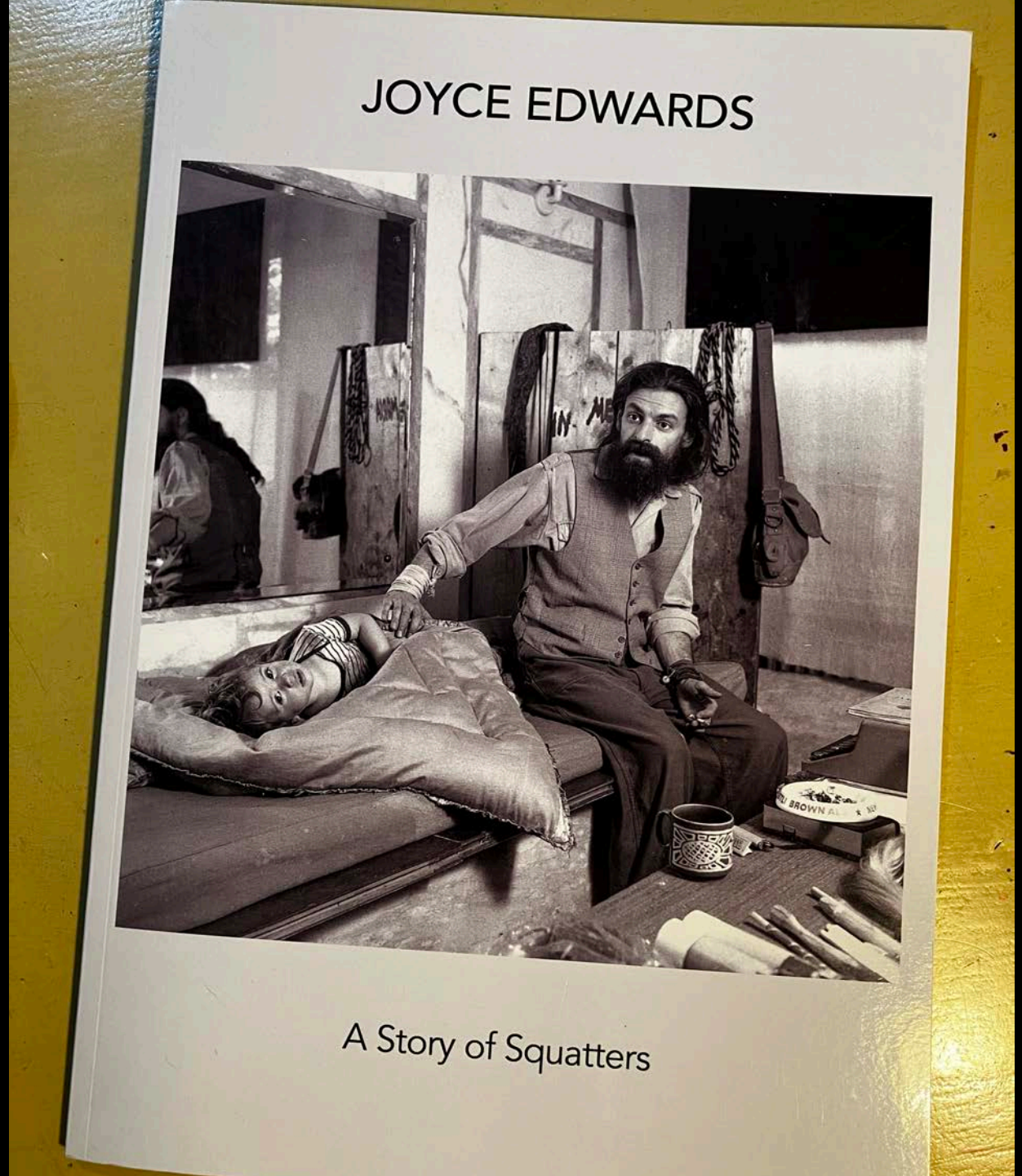
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Co-operative Showcase

Grand Union Housing Co-operative
Belgrave Neighbourhood Co-operative Housing Association
Darent Housing Co-operative



Join the conversation #coophousing26



Grand union housing coop ...Joyce Edwards

pete bishop
derek smith

1977




176
2025

The spark….letter through a neighbours door from Derek Smith about Joyce Edwards and his idea for a film about her rarely ever seen photographs of London squatters….June 2023 …she had visited 8 London squats but spent most time at GUHC

our coop archive was very low res and very thin

And so before too late…to record some of the history by the participants

'Direct action being taken by ordinary people, taking agency over their own circumstances was very important, and that is the story of the beginning of the Co-op. It was very much a spirit of the age.'

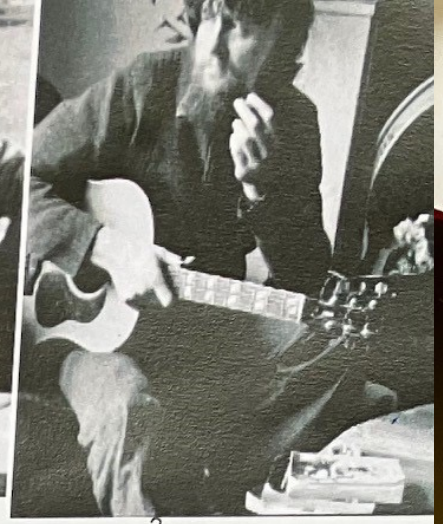
Mick Coakley.founder member interview 2025



1



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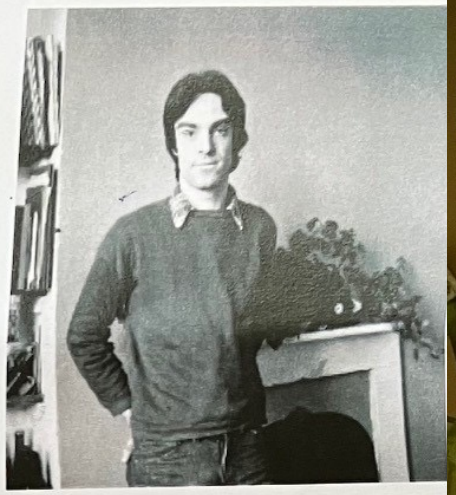


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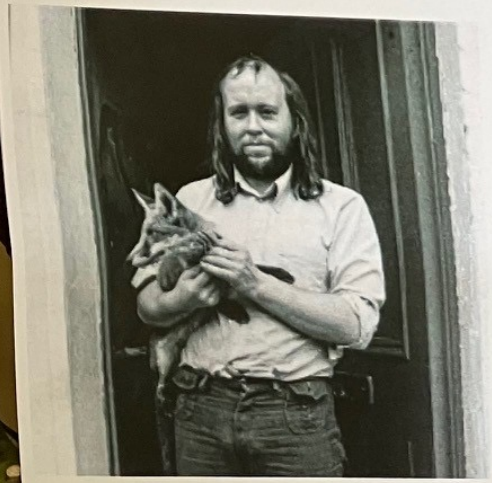




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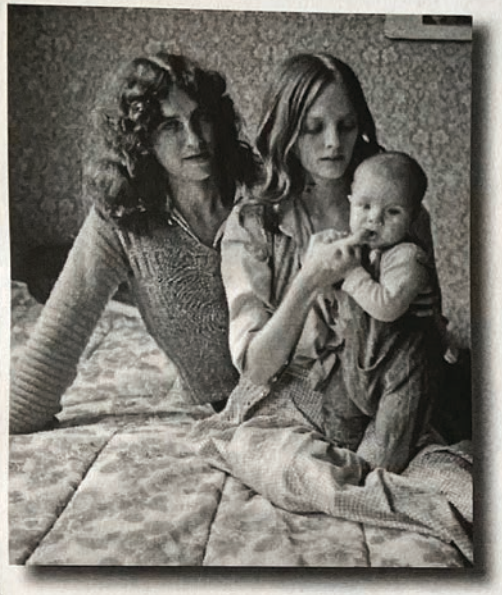




THE BEGINNING

THE FIRST FLIER NOV 2023

GATHERING OF MEMBERS AND LOCAL PEOPLE

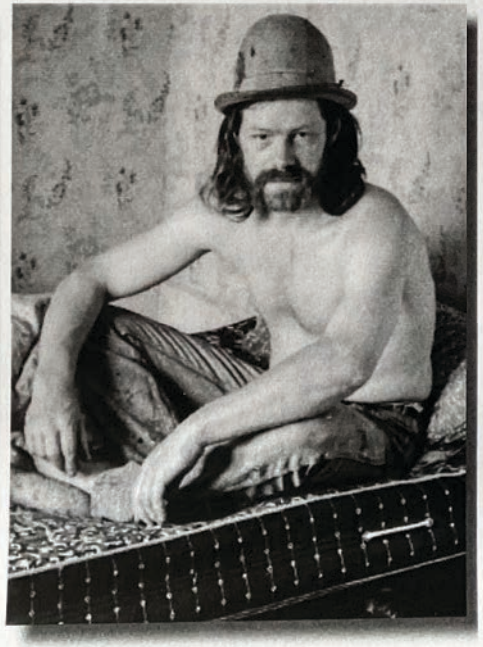




Joyce Edwards

Photographs of **GUHC** 1979-1981
11th November 2023, 1 pm **FACTORY**
With an Introduction by **Derek Smith**







Joyce Edwards was a photographer. She died recently at the grand age of 100 after a life time of recording the events that took place around her city. Her interest was also focussed, during the 1970s and 80s, on the various people and groups who were designated 'Squatters'.

That period in London, along with many other capitals in Europe, saw mainly young, often unemployed, people take over houses that had been vacated or abandoned by earlier generations and bring them back to a second life. Grand Union Housing Co-operative, being one of these 'Squats', thrived by taking itself seriously, forming an organised body 'The GUHC', paying rents to finance repairs, paying the utility bills and having a Management Committee to oversee the maintenance and allocation of the properties. The GUHC has survived and progressed where other coops have 'disappeared'.

Many of the individuals you see in the pictures are either still here, have moved on or have passed away.

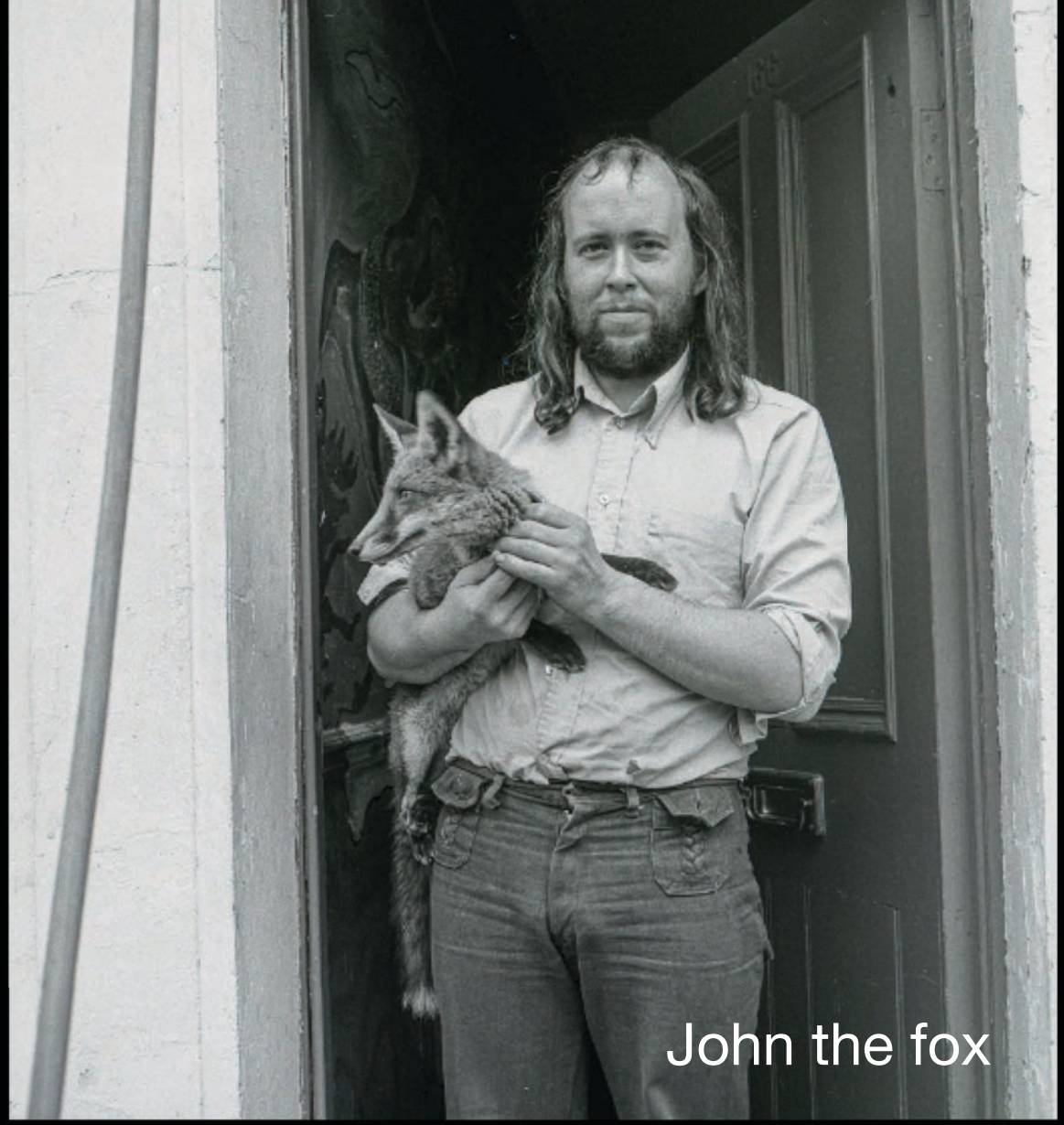
Derek Smith, also a local photographer and film maker, will give a short talk about Joyce and her work. (***dereksmithproductions.com***)
He is putting together a retrospective of her work which will hopefully be exhibited at Four Corners Gallery on Roman Road next year.

Derek is also making a film about Joyce's life which will include interviews with many of the subjects in her portraits.

Join us in a view of yesteryear.







John the fox

Joyce Edwards photos 1979-81 taken at GUHC

Toby Salaman 1979
Bishop’s way

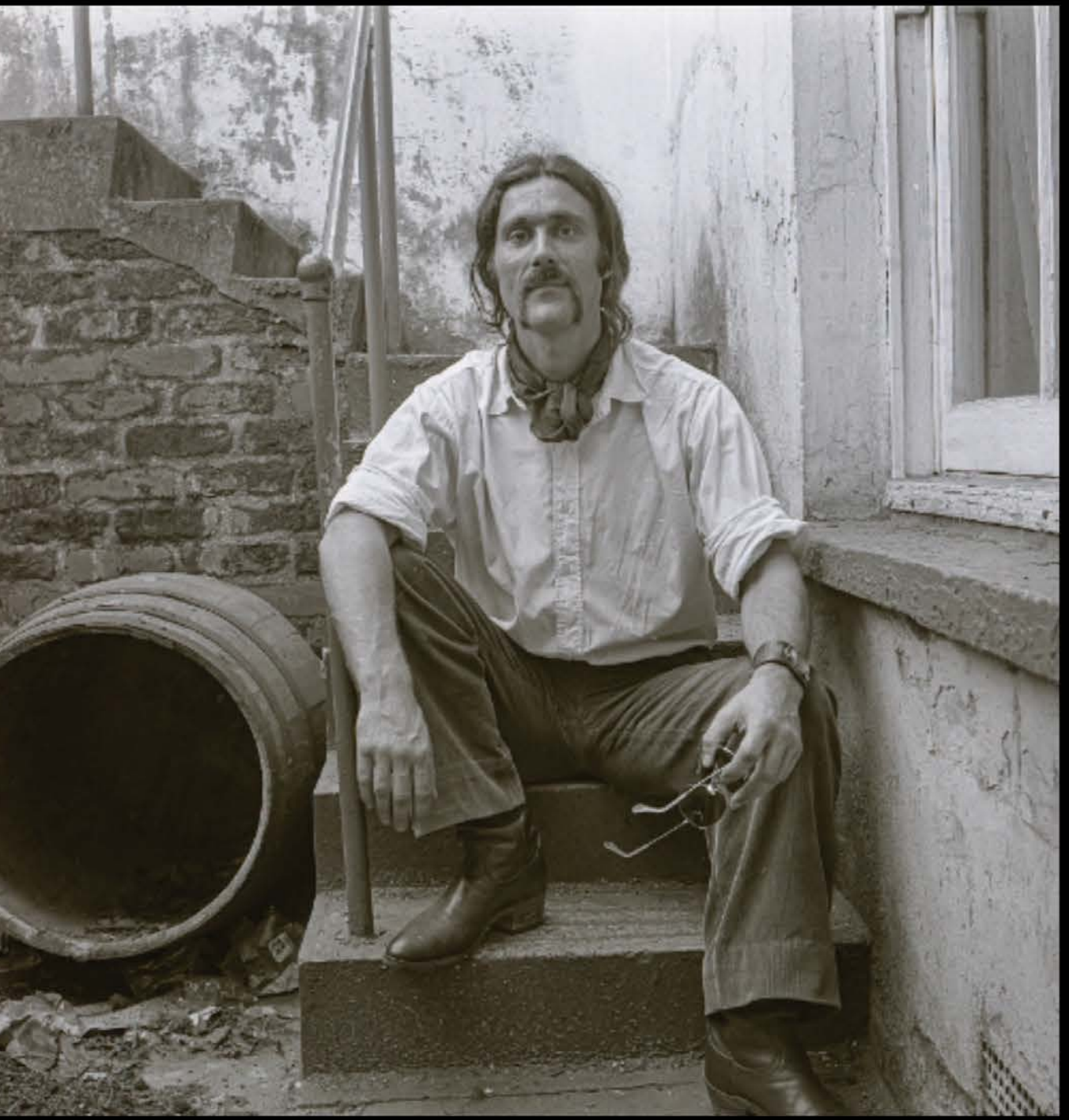




Harold the Kangaroo, painter, with his dog Captain Beefheart, 1978



Bulldog Cafe Amsterdam painted by Harold the Kangaroo





Julian Adams

1979… 2025 Bishops way

Gathering members and ex members …snaps and ephemera




YOU KEEP
YOURS
CO-OPS IN
EAST LONDON
ADELINA
GRAND UNION
ARGYLL SYLHET
SPITALFIELDS
LONDON FIELDS
BIRCHFIELD



25

1981 Charles and Di wedding street party…by Dan Hopewell, photo came from NZ

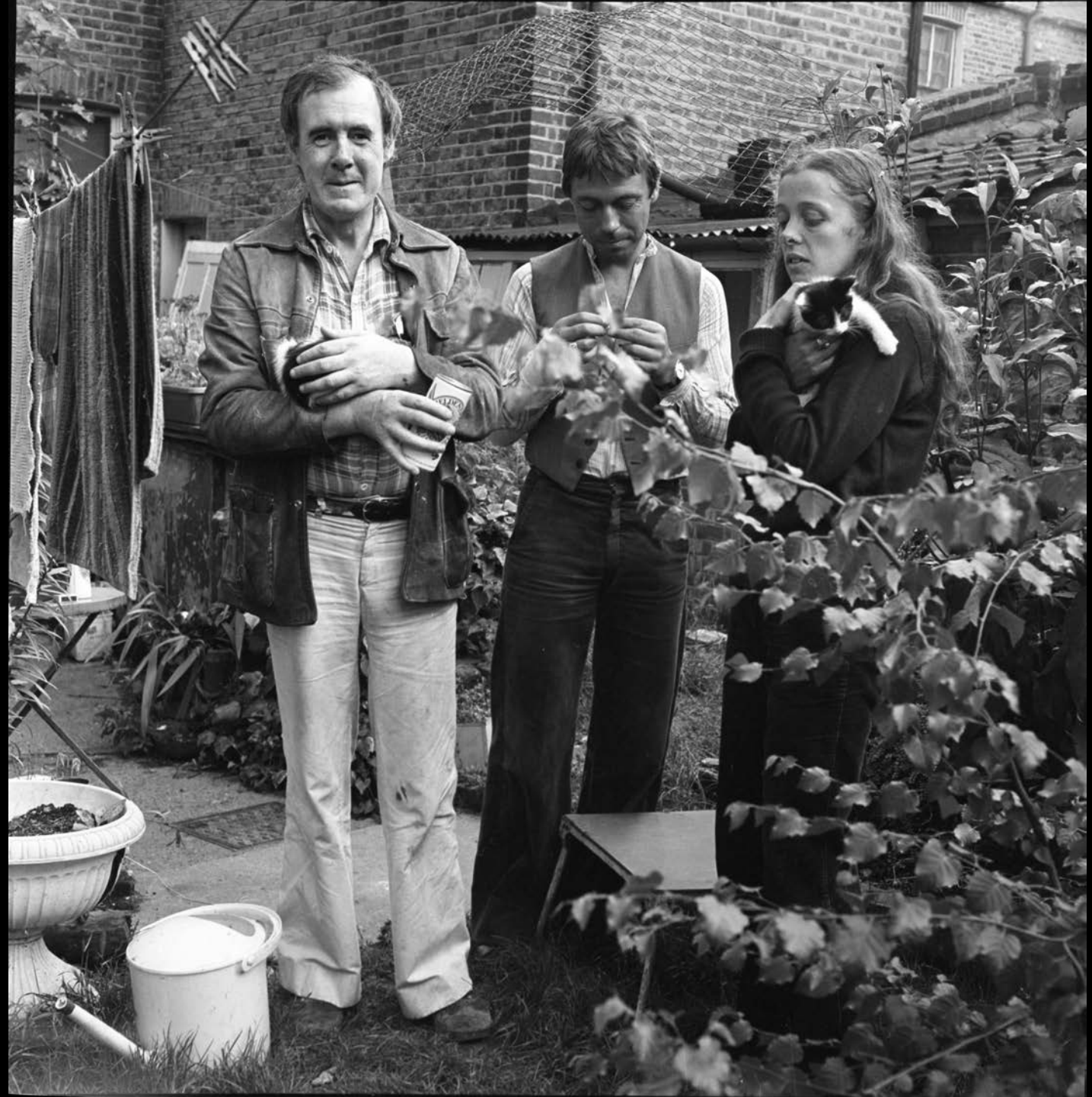


Mr Ali and sons …by Martin Carolan 1987



Super 8 film transferred
Aston and Wally Baderou in his garage 1985

Derek searches Joyce's archive…finds[27] more photos taken at GU



Snaps

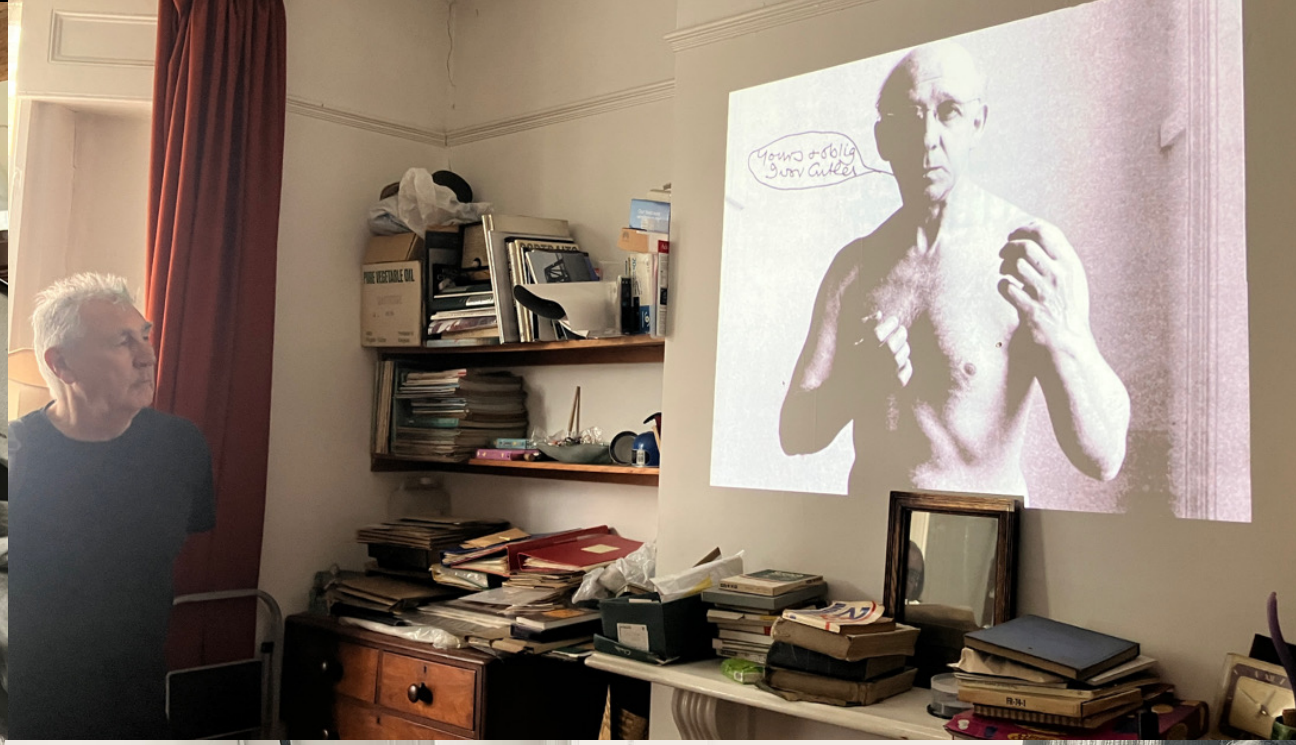




ASHLEY. JLY 82, he loved to sit on the scooter, after his morning bath.









4 tours of Joyce’s house



Oral History society workshops

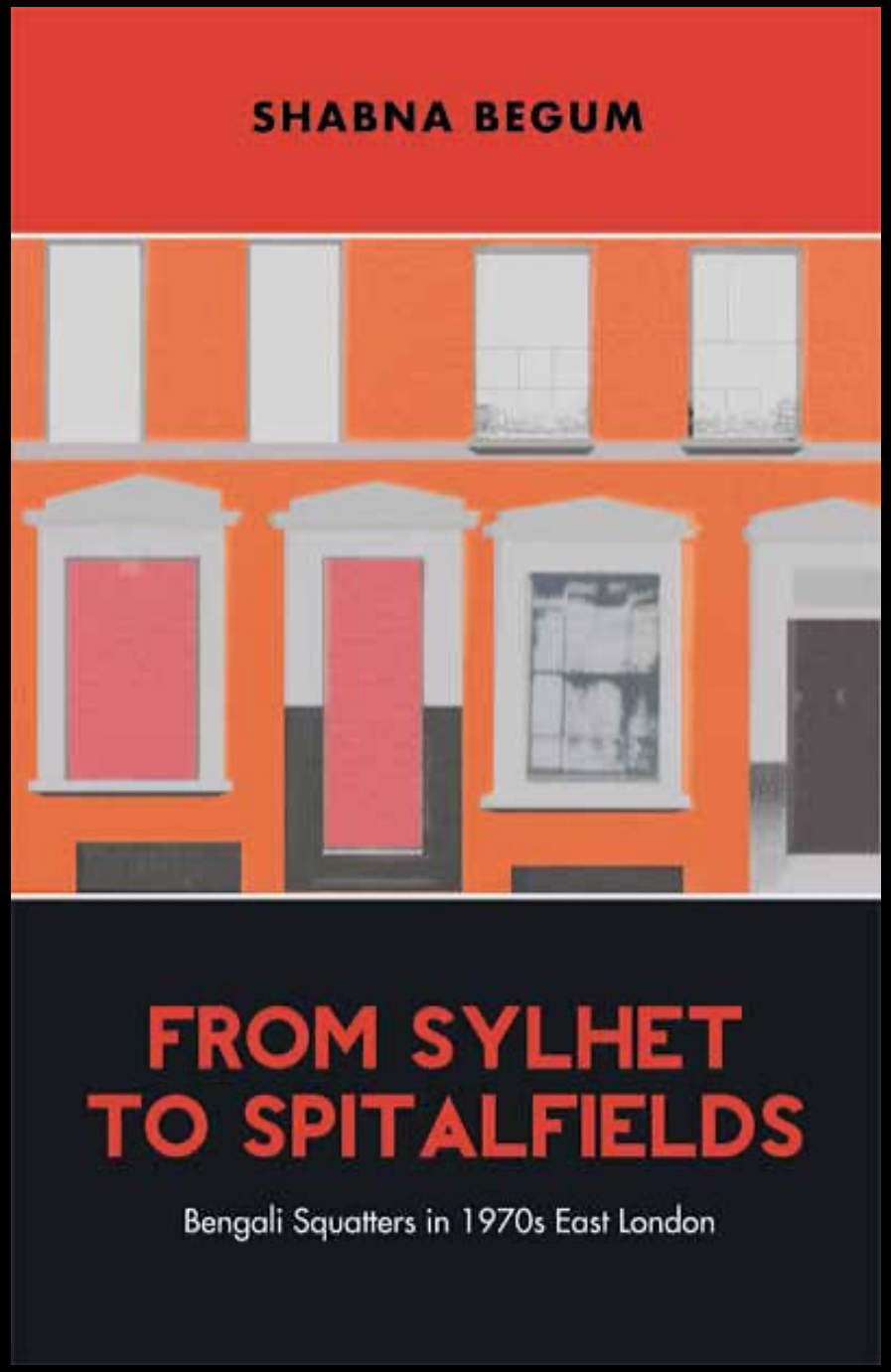


Guided Heritage walks



Pinhole camera workshops







Talks at FC …Shabna Begum, Tom Hunter



Plus Centre Pages Pull Out Poster

In this issue

Blasts from the past.

Reflections on the context in which the Co-op evolved,

The Exhibition, Info., Updates and Announcements.

GRAND UNION

Registered pursuant to the Industrial and Provident Societies Act, 1965.
Issued in compliance with and subject to the provisions of the Society's registered rules.

SHARE CERTIFICATE

This is to Certify that Rosie Marshall
of 89 Sewardstone Road, E.2.
is the registered holder of One Fully Paid Share of One Pound (£1)
numbered 94 in the above Society subject to the Rules of the
Society.

Given under the Common Seal of the said Society
this 12th day of June 1978

Shan C. Rudman
Gary Chamboliri
Members of Committee of Management
Nancy Mc Dermott
Secretary.

GRAND UNION HOUSING COOPERATIVE LTD.

MEMBER

Rosie Marshall

entered on 22.11.77 to No. 136

at 89 Sewardstone Rd. E2.

Holding £1 share having deposited the sum of £ .....

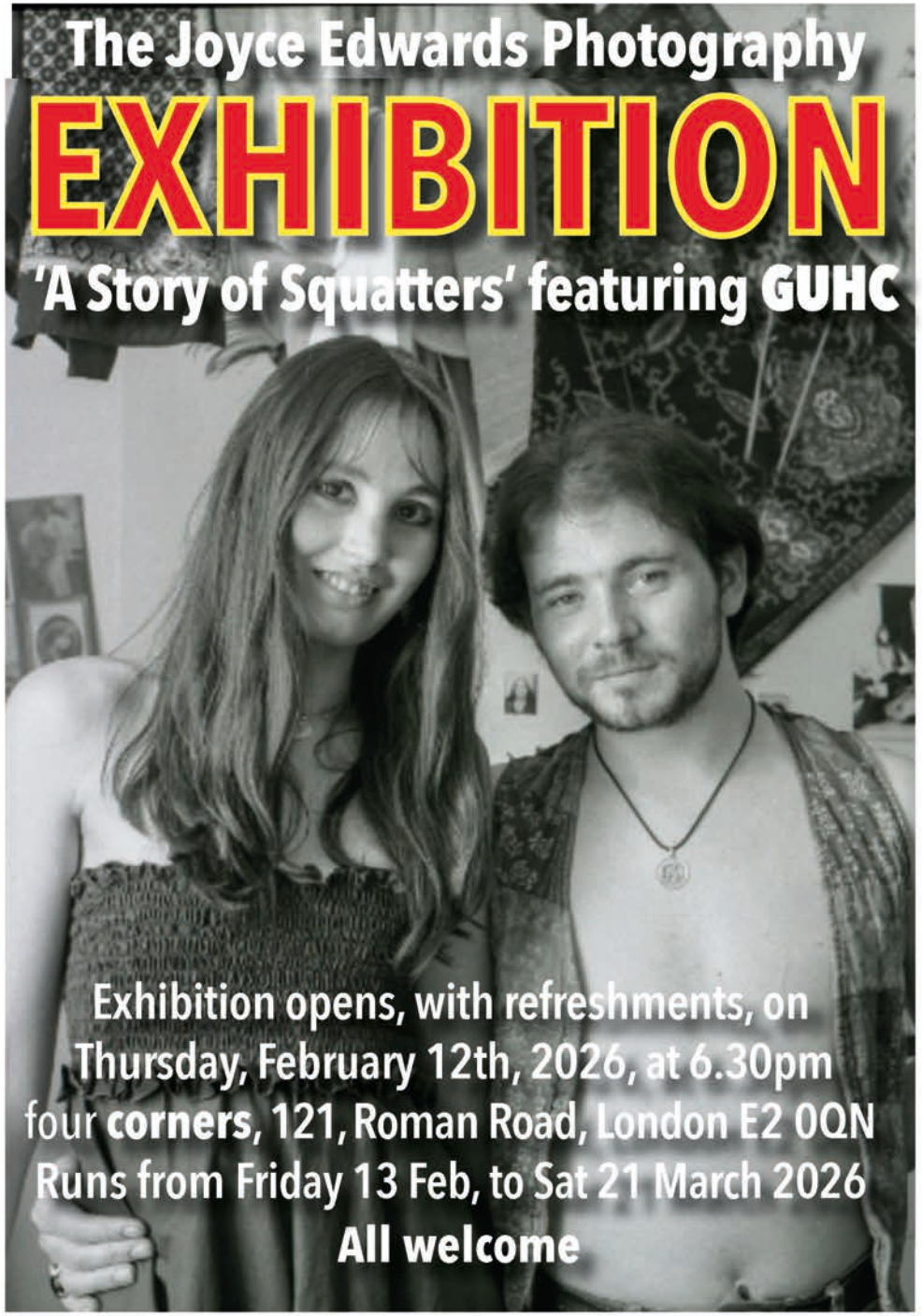
The Secretary .....

Ephemera and newsletters

The Joyce Edwards Photography

EXHIBITION

'A Story of Squatters' featuring GUHC



Exhibition opens, with refreshments, on
Thursday, February 12th, 2026, at 6.30pm
four **corners**, 121, Roman Road, London E2 0QN
Runs from Friday 13 Feb, to Sat 21 March 2026
All welcome







Last Call

for your photos and ephemera.

Last chance to contribute your photos, slides and ephemera to the GUHC Archives/Exhibition. **Do** drop them into the **Co-op Office by Wed. 28th January**. The exhibition is anchored on the photos taken at GUHC by Joyce Edwards, 1978 to 1981, and on the founding of the Co-op and its first 10 years up to 1987.

fourcorners

Grand Union Housing Co-operative

TOWER HAMLETS
Library & Archives

Heritage Fund

EVENTBRITE
link to Exhibition opening.



Opening night at Four Corners gallery march 2026




GRAND UNION
OUSING CO-OP
TO GLC
BROKEN
PROMISES
CO-OPS
FOR THE
GLC
DON'T SELL
US OUT
BROKEN
PROMISES
DON'T SELL
US OUT







Polaroids 1981-84…rescued


TRIANGLE TRANSPORT
Wall of snaps


Keith Moon
VNE 882





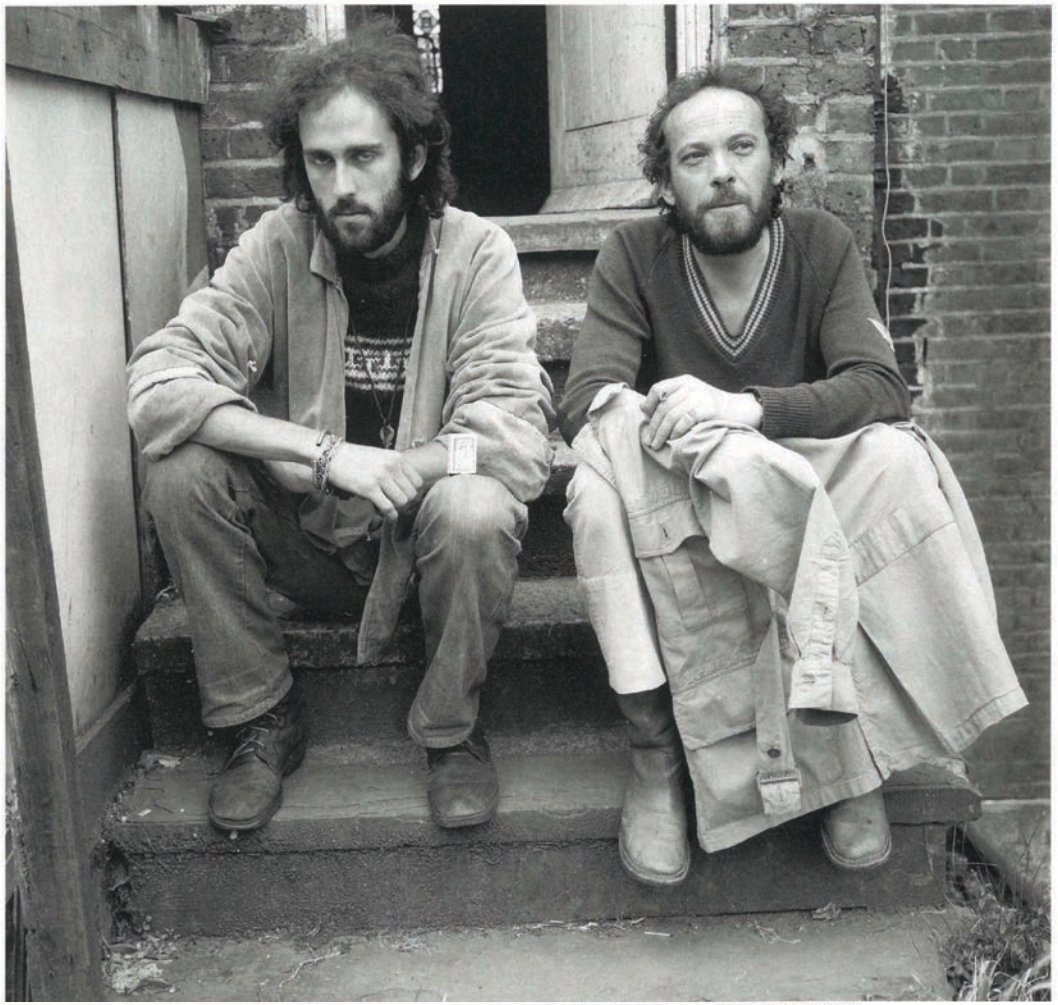




Julian Harrap our first architect

Ex member Shirley Allen 1979…2025

FT feb 2026



PAUL PEARCE (AKA TALL PAUL), LEFT, WITH FRIEND AND NEIGHBOUR CHARLIE 'BANANAS' WADE, OUTSIDE 103 BISHOPS WAY, 1977



JULIA CLEMENT, 66 SEWARDSTONE ROAD, BETHNAL GREEN, 1977

GALLERY

JOYCE EDWARDS

by JOSH LUSTIG

In 1950 Joyce Edwards' father bought her a house. The home, in London's leafy and affluent Hampstead, cost £2,000 (approximately £60,000 in today's money) and marked the beginning of Edwards' life not just as a landlady, but as a documentarian. Over the course of nearly 50 years, from the 1970s onwards, she made photographs of the eclectic and eccentric tenants who passed through her Hampstead home.

It also led her further afield, to the less salubrious area of Bethnal Green in London's East End. Victoria Park was where Edwards spent most of her time. The three streets that make up The Triangle were set to be demolished in order to make way for the London Ringways motorway scheme. The residents were evicted, but the plan was eventually scrapped. The empty houses then became occupied by a group of young squatters in search of an alternative way of living.

After her death in 2023, just before her 100th birthday, Edwards' archive of photographic portraits was rediscovered by her friend, filmmaker Derek Smith. Together with local arts charity Four Corners, he secured National Lottery Heritage Fund support for an oral history project, film and exhibition. "Joyce was unconventional in many ways," Smith tells me. "In spite of having a refined English accent, [she was] fascinated by the London counterculture that was thriving at the time."

Smith was amazed to discover that many of the squatters who Edwards photographed in the 1970s and 1980s were still living in The Triangle today. Having established the Grand Union Housing Co-operative, the artists, musicians, students and radicals who lived there were able to persuade the Greater London Council to allow them to restore their homes and to sell them the freeholds of 63 properties. The co-op still thrives today.

Julia Clement, who was 20 when Edwards photographed her in the squat she was living in, still lives in The Triangle. She told Smith, "I'd come to London at 15. I was a runaway. I'd run away from home in South Wales. It was safer to come to London than be in South Wales, because in South Wales I was on the streets." For Paul Pearce AKA Tall Paul, who is shown here with neighbour Charlie "Bananas" Wade, "There was this feeling that people could do anything they wanted to in the squats, certainly that was one of the great things about The Triangle, that we were free to liv the way we wanted." FT

'Joyce Edwards: A Story of Squatters' is at Four Corners, London, until March 21, fourcornersfilm.co.uk

Outcome …exhibition at Four Corners,nearly 2000 visitors, 3 sold out film and talk evenings

Some of Joyce Edwards photos included in new Earthly paradise, Radical Living exhibition at William Morris gallery, Walthamstow.opens oct 3 2026 for four months

Grand Union Housing Coop archives to be placed at London Borough Of Tower Hamlets Archives

1 hour film Joyce Edwards,Story of Squattersby Derek Smith in 2027

Over 60 filmed interviews of members and ex members…and our first architect

Ceremony and exhibition at LBTH Archives summer 2027 celebrating 50 years of GUHC





Earthly Paradise
Radical Living in the UK

Saturday 3 October 2026 - Sunday 28 March 2027

Exploring the people, places and stories that have shaped our relationship to home.

This autumn, William Morris Gallery presents Earthly Paradise: Radical Living in the UK, a major touring exhibition that explores the people and places that have helped shape art and activism across Britain over the last 200 years.

Includes Joyce Edward's photos of various squats 1979-81 from our show





Not the end…collecting and archiving continues

TIPS….organise a gathering to start the archive…tea and biscuits…ask for and collect physical photos and any ephemera…scan and copy, return originals if they want them …search your office…locate old newsletters…any video …or old super 8…locate old members and talk to them …do back up digital copies of everything…film interviews on iPhone…get consent forms signed…usually 20 mins is enough…book an Oral History Society workshop…locate a local archive that may take your collected stuff…create a simple website to hold the archive…use SSHDrives…scan as tiff format if possible

Grand Union housing

Founded 1977 in East End of London
in Bethnal Green

Whole area compulsory purchased for Eastway ring road through Victoria park in the 60s…scheme finally abandoned mid 70s,many houses severely wrecked by GLC , rooves, floors removed etc

Fully mutual Housing coop

No Right to Buy in 1980 constitution

Main Street purchased from GLC 1981
HAG funded helped by SOLON

Other houses bought in 1993, total 79 units

Currently 129 members





The original proposed project, an exhibition …anchored on Joyce Edwards unknown photos of squatting in London especially those photos taken at Grand Union and to also create an archive of Grand union’s early days up to 1986 approx

National Heritage Lottery funding applied for December 2024 and achieved via Four Corners films, supported by LBTH Archives and Library


50
1981 Grand Union Housing Cooperative Ltd

Rebel History Calendar



Bethnal rouge 1975

Antiques Roadshow



Through objects, painting, drawing, photography, sound and archival material, Earthly Paradise highlights individuals and communities that defied contemporary conventions and the homes they created to realise their new visions of society. The exhibition considers the role that money and class have played in providing access to these spaces and the freedom to challenge social norms. It traces the roles activist groups and those excluded from and overlooked by mainstream society have played in imagining new ways of living and seeing the world.

Spanning two centuries, the exhibition spotlights the homes of many important British artists and thinkers, including William Morris's Red House; Vanessa Bell and Duncan Grant's modernist home, Charleston; Cedric Morris's Benton End; Derek Jarman's Prospect Cottage; and Dial House, the self-sustaining anarcho-pacifist open house founded in 1967 by Penny Rimbaud and Gee Vaucher, members of the influential anarchist punk band Crass.

Belgrave Neighbourhood Housing Association – 50 years



Darent Housing Co-operative, Dartford

CCH ANNUAL CONFERENCE 2026

Darent Housing Co-operative

Darent Housing Co-operative was established in 1982 and manages 47 homes in the village of Sutton at Hone near Dartford.

We are:

- a welcoming, neighbourly community
- we know co-operative living is all about participation and shared responsibility
- we are dedicated to developing a sustainable and inclusive living environment for all

We pride ourselves on being an independent community, successfully and democratically run by our members.



Member participation at Darent

- Axtane News – regular newsletter
- Website with regular updates
- WhatsApp group for all residents – 75% participation





Darent Flower Day











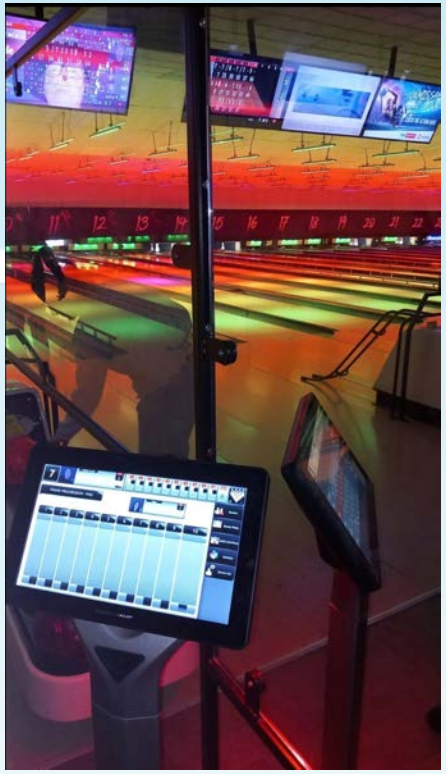




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Bowling evening for residents











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Join the conversation #coophousing26

Kids Easter Hunt









Charity days – Breast Cancer Awareness







Trip to Margate for tenant-members









Upcoming events

CCH ANNUAL CONFERENCE 2026

- Christmas party – disco!!
- Mulled wine and Christmas carols
- CPR training with the St John's Ambulance
- Christmas card and chocolates for all tenant-members



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Katie Reilly – Vice Chair, Confederation of Co-operative Housing



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