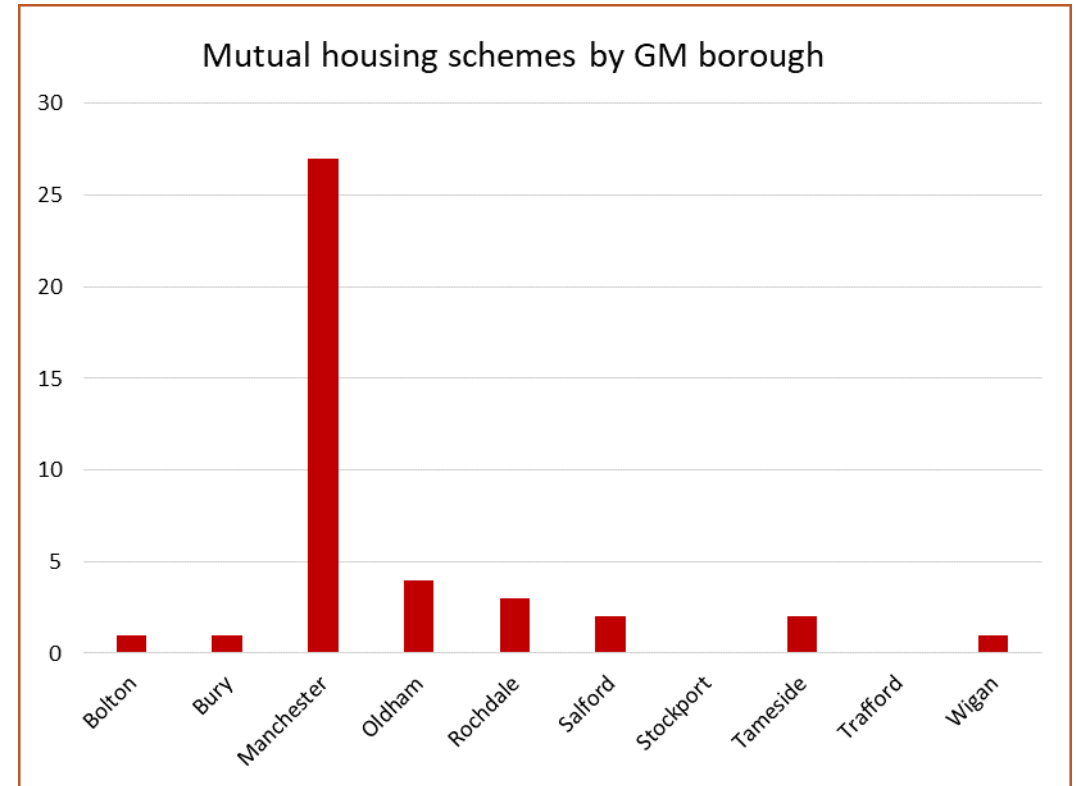
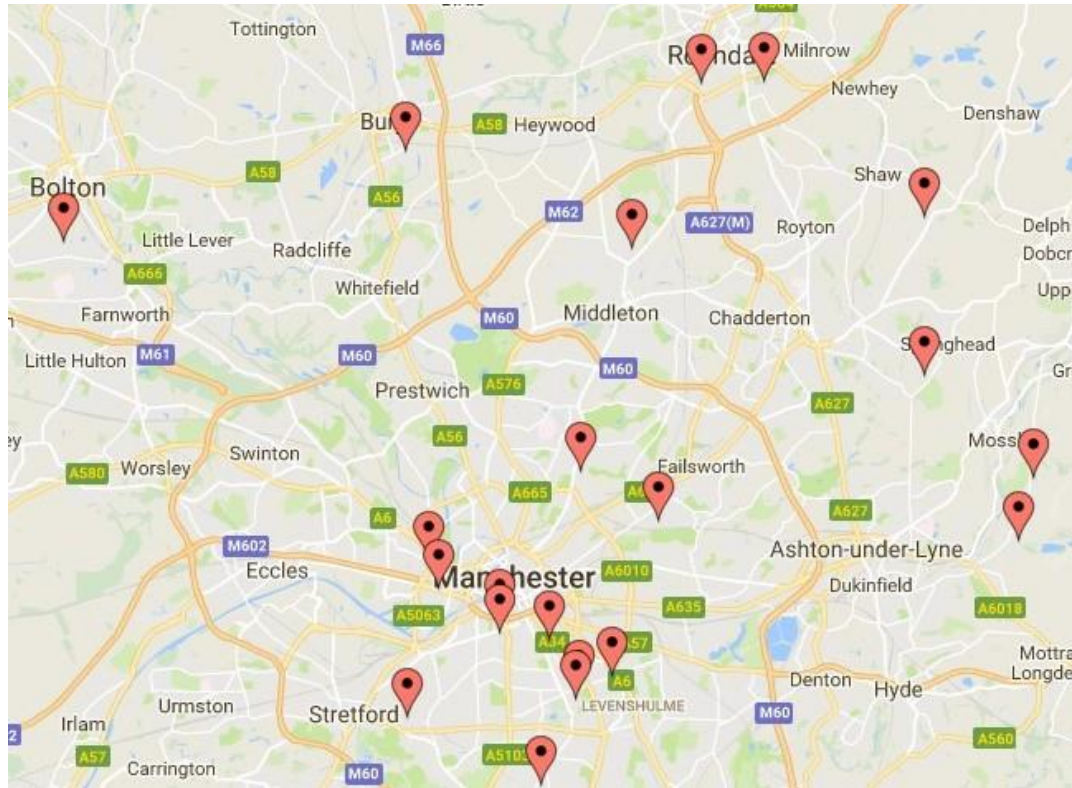


Co-operative Housing in Greater Manchester




What is co-operative /mutual housing?

No two schemes are the same.

Some are for people to rent, some for lease, some for sale. Some are initiated by grass roots communities – others by local councils, housing associations or others.

Most often governed through direct control by members, or leadership by elected committee.

Fully mutual housing co-ops  all members are tenants, and vice versa. All assets are in common ownership.

Two kinds of housing co-op:

A - sponsored by the state (often they are 'Registered', with a duty to provide some or all social housing).

B – set up with private funds (including with loans from networks like Radical Routes).

Which are you most interested in?

- Type A:

“In theory they give the tenant/members control of the co-op. In practice they tend to become more centrally run with lower member participation. Once tenant/members have their housing need met, they tend to want to focus on other aspects of their lives. In a lot of cases people are housed without any requirement for them to be involved in the co-op”

- Type B:

“Members live together co-operatively on a day to day basis in non-self-contained accommodation with pooled resources. Collective decision-making applies to the running of the co-op and the running of the household”

Co-operative Principles

Mutual housing organisations follow the 7 principles set by the International Co-operative Alliance (ICA):

1. Voluntary and open membership.
2. Democratic member control.
3. Member economic participation.
4. Autonomy and independence.
5. Education, training and information.
6. Co-operation between co-operatives.
7. Concern for community.

Local examples:

Windsor Albion, Salford (177 properties)



Equinox, Manchester (1 property)



Local examples:

Homes for Change, Manchester (75 properties)



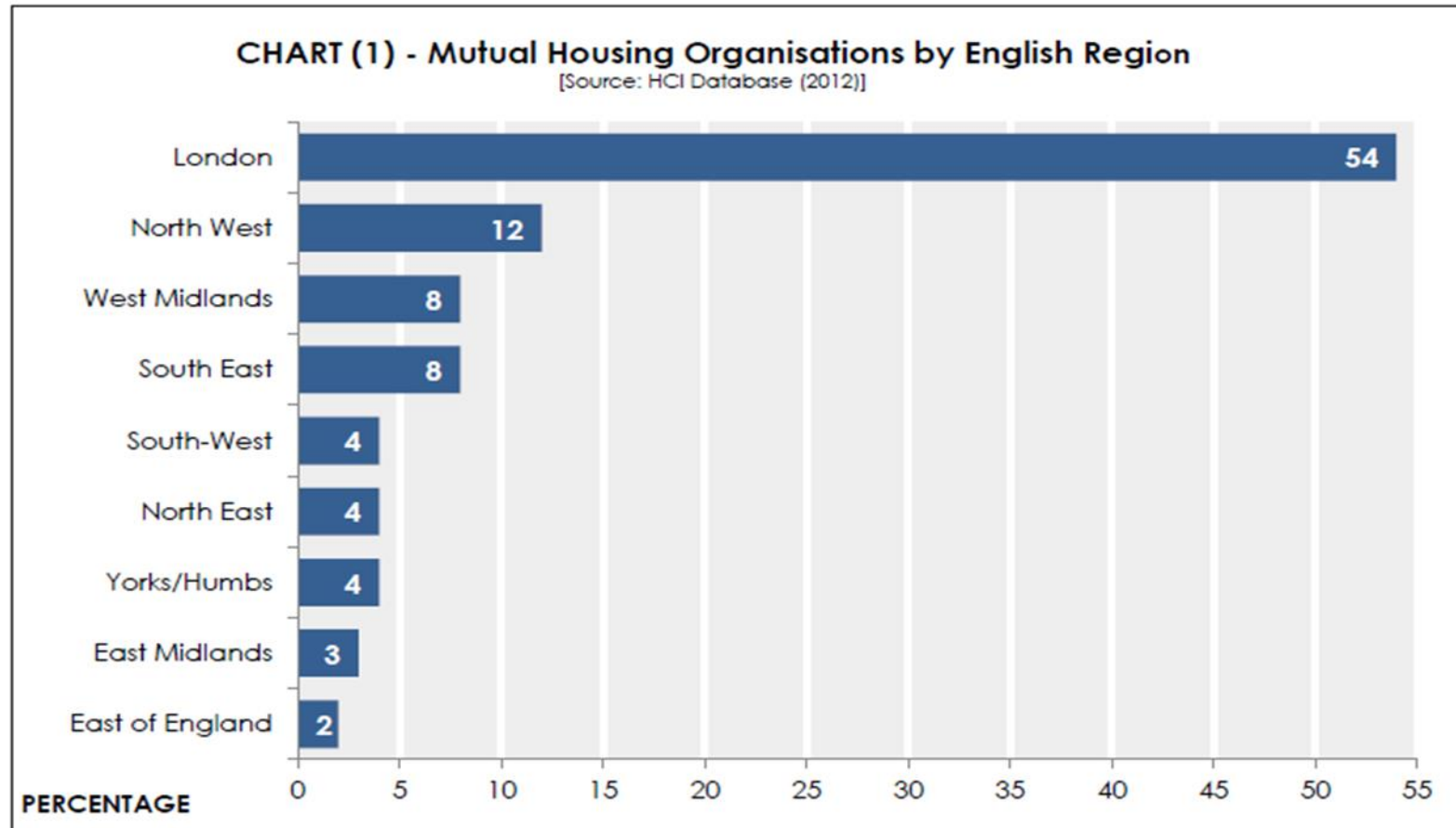
Rochdale Boroughwide Housing (13,500 properties)



Types of co-op housing

- **Co-partnership Housing** - 19th/early 20th century
- **Co-ownership Societies** - 1960s
- **Housing Ownership Co-operatives** - 1970s onwards
- **Tenant Management Organisations (TMO)**
- **Tenant Management Co-operatives (TMC)** - 1980s onwards
- **Estate Management Boards (EMB)**
- **Community Gateways & Community Mutuals** - 2000s onwards
- **Student Housing Co-ops** - last few years

The NW has the highest % of mutual housing after London



SOURCE:

'More than Markets: Mutual and Co-operative Housing in the UK'

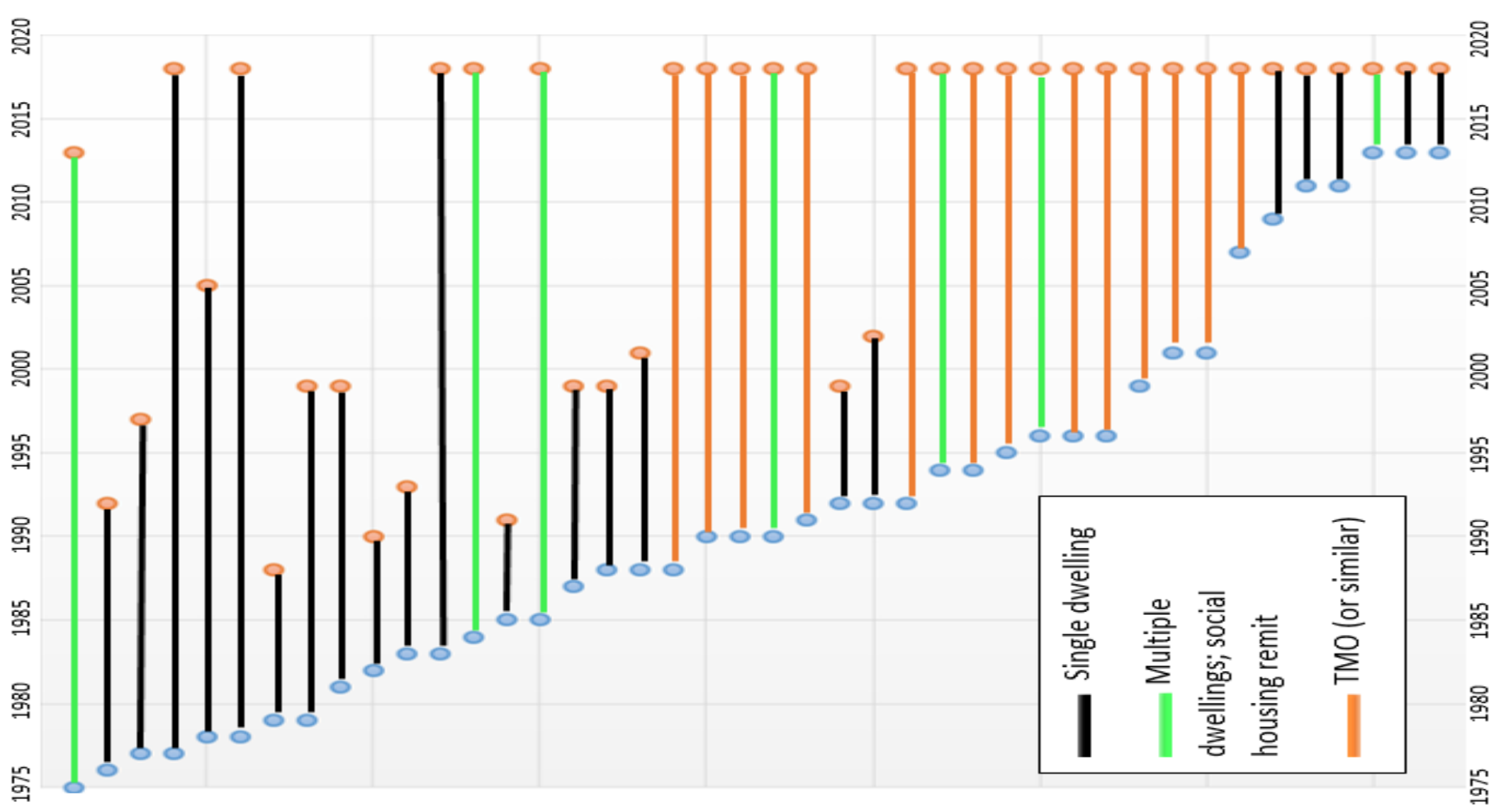
The HUMAN CITY Institute

Statistics

- 1000 mutual housing structures in operation - 200,000 homes - 1% of total UK tenure (compared to 5 to 18% across rest of Europe).
- 54% are fully mutual (owned by the tenants).
- Size ranges from 1 to 15,000 homes. Average is 223 homes (skewed by large scale former council stock transfer into employee- and tenant-managed co-operatives e.g. Rochdale Boroughwide Housing, which account for 40% of all co-op homes).
- Demographically compares with small housing associations (HA):
 - 20.7% of residents are rehoused homeless people (20.2% of small HA).
 - 28.3% of residents were economically inactive (29.9% in small HA).
 - Average incomes in co-ops is £196.20 per wk. 45% have no savings.
 - Better ethnic diversity than small HAs; fewer disabled people.

Name	Registration	Deregistration	Name	Registration date	Name	Registration date
Birch	1975	2013	Commonplace	1977	Windsor Albion TMO	1996
Crumpsall	1976	1992	Zah	1983	S.H.O.U.T.	1999
Withington Road	1977	1997	Sensible	1984	Brushes EMO	2001
Free Range	1978	2005	New Longsight	1985	Willow House TMO	2001
Open House	1979	1988	Chuckery TMO	1988	Avro Hollows TMO	2007
Marshall Road	1979	1999	Holts Village EMB	1990	Plan B	2009
Victoria Park	1981	1999	Homes for Change	1990	The Burrow	2011
Rivendell	1982	1990	New Barracks TMC	1990	Rochdale Boroughwide Housing	2013
Trafford	1983	1993	Carrbrook	1991	Rockdove Rising	2013
Fluorescent Clock	1985	1991	Hollin EMB	1992	Castle Rockdove	2011
Platt Fields	1987	1999	Equinox	1994	Cordata	2013
Looking Glass	1988	1999	Sholver TMO	1994	Six Fingers and a Tail	1996
Watsa	1988	2001	Turf Hill EMB	1995	Tac	1978
Greenspace	1992	1999	Springs TMO	1996		
Captain Vegan	1992	2002				

Date of registration and deregistration



The 1970s in Manchester

“Our idea was to attempt to create an Alternative Community in Chorlton by using protest, direct action, and by building alternative projects. We would form housing co-operatives, a free school, food co-ops, nurseries, bookshop and cafés. We needed a physical infrastructure to demonstrate that, without opting out of society there were more satisfying and fulfilling ways of living and working... Longsight, East Manchester also provided opportunities for this kind of politics. Activists occupied houses around Hamilton Road that were threatened with demolition and worked with local residents to prevent the area being redeveloped in the way that Moss Side and Hulme were. As a result, parts of Longsight were declared a Housing Action Zone by the council and Birch Housing Association was created by activists”

– David Graham, former activist with CRAG (Chorlton Research & Action Group)

The 1970s in Liverpool – and now

“Liverpool’s traditions of anarcho-syndicalism, brought here through maritime contact with Spain’s anarchist movement and Industrial Workers of the World in the US, influenced the local trade union culture, and in turn the nature of community organising and housing activism (Belchem, 2011; O’Brien, 2011). This quite possibly accounts for the infusion of local working class culture with a radical edge, versed in spontaneous direct action and anti-authoritarian insurgency, which would help animate co-op campaigns”

- Matt Thompson, PhD thesis 2015

Benefits of co-operatives

- Satisfaction levels markedly higher than among social tenants generally.
- Run in the interests of members, not shareholder profit.
- Having control gives a 'psychological lift' that replicates the stated benefits of home ownership.
- Outperform other social landlord types on dealing with anti-social behaviour, looking after local neighbourhoods, providing community facilities, and helping residents gain skills and obtain employment.
- Can enable high standards of environmental sustainability.
- More efficient use of inner city spaces, hubs for community-based grass-roots organising, reduction in social isolation

"They really create a community in a way that you just don't get with other forms of housing."

– David Handy, Commission on co-operative and mutual housing

What drives the development of co-ops?

- Economic climate
- Political champions at local / national level
- Legislation
- Grants, loans, training and availability of infrastructure support
- Poor access to good alternatives
- Political and social history of local residents
- Availability of land or empty housing stock

"If we want a strong co-op and mutual housing sector, the political and social will needs to be there. Now may be the right time, as the other housing alternatives are cracking at the seams."

- Nic Bliss, chair of the Confederation of Co-operative Housing (CCH)

And why do they sometimes fail?
