

Communities Creating Homes

Co-operative and community-led housing



Wales Co-operative Centre
Canolfan Cydweithredol Cymru



Llywodraeth Cymru
Welsh Government



Nationwide
Foundation



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What is co-operative & community-led housing?

Co-operative and community-led housing means bringing people together to decide what kind of homes and communities they want to live in. People with a shared vision can come together and have an influential voice. They play an essential role alongside councils, developers and investors to create affordable homes which meet local community needs.

Co-operative and community-led housing comes in many shapes and sizes. Small groups of friends buying a house to share,

leaseholders setting up a tenant management committee, community members buying local land on which to develop new housing, and people who want to develop sustainable homes – these are all examples.

People have more control of where they live, and work with others to achieve a shared goal. Communities create homes.



Ownership & control

Co-operative and community-led housing involves local people in housing decisions – so the outcomes are often more successful.

- Having a voice in the development and management of homes gives residents a sense of empowerment, pride and ownership
- Communities become more resilient and develop the capacity to tackle a range of issues that affect them
- Anti-social behaviour is reduced
- Residents feel happier being part of a supportive community

Homes are built in areas where they are needed – often this is in places which commercial developers wouldn't consider for housing.

- This improves housing supply and the provision of affordable housing
- Areas which have fallen into decline can be regenerated and empty homes are returned to use
- Small, tricky sites can be put to good use
- The pressure on green space is reduced through shared communal spaces
- More people can enjoy the benefits of home ownership, with a supportive safety net

The team

Dave, Jocelle, Casey, Allan, Claire and Paul are our co-operative and community-led housing experts, with many years experience in the sector. They are enthusiastic about community-led housing and enjoy working with people across Wales to find inventive solutions to local housing needs.

“Traditionally in Wales, we have been a nation of homeowners, but this is now a luxury that many people struggle to afford, especially those of us from ‘generation rent’. But with such strain on the social and private rented sector, I feel now is a perfect opportunity to be exploring different approaches, including the co-operative and community-led housing models.”

- Casey Edwards, Communities Creating Homes project officer

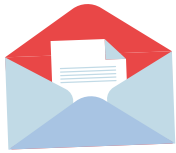
Our support

Communities Creating Homes is here to help people develop their own co-operative and community-led housing schemes. As well as improving housing provision, we want to create a resilient Wales, a healthier Wales, a more equal Wales and a Wales of cohesive communities . It is funded by the Nationwide Foundation and Welsh Government and is delivered by the Wales Co-operative Centre.

We know that every project is different – so our support is tailored to the needs of each community. Whether you’re new to co-operative and community-led housing, have already formed a group or want to join an existing group, we want to help.

Our support is in five stages...





Engage

Never heard of co-operative and community-led housing? We're here to introduce the idea and see if it could be the answer to your housing problems.



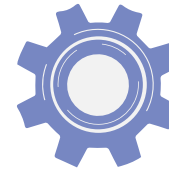
Explore

Once you know a little about co-operative and community-led housing, you can find out more through our events, workshops and publications. We'll answer all your questions and put you in touch with likeminded people to explore the potential of developing a scheme. You may be able to apply for a small grant of up to £2500. Delivered by DTA Wales.



Enable

If you're ready to establish a housing project, we'll support your group to develop the cohesion, capability and capacity you'll need to make it a reality. With our essential enterprise training, technical support and advice, you'll be ready to take the next steps. You can also use our online toolkit which has a wealth of useful resources.



Expand

As your plans progress, we offer operational support, peer support networks and sustainable strategies to maximise success in the long term.



Educate & Influence

You've achieved your vision, but we want to tell the world about your success! We commission research and promote your story so that others can learn from your experience.



Get inspired

Taf Fechan

Taf Fechan Housing Co-operative is a fully mutual housing co-operative in Gellideg that was developed in partnership with Merthyr Valleys Homes. It consists of 12, two bedroom flats. All tenants are members of the co-op. This means that they are in control of running the co-operative and are in charge of everything from rent collection and tenant selection, to procuring cleaning and maintenance services.



Brithdir Mawr

Brithdir Mawr Housing Co-operative Limited has been acting as the steward for an 80 acre farm in Pembrokeshire since 1994, based on the principles of sustainability, collective living and education. The residents try to meet as many of their needs as possible from the land, including growing their own food, coppicing their firewood and generating all of the electricity they use from the river, sun and wind. The community share resources and meals regularly, host visits and activity days and are able to accommodate small workshops.





Loftus Village Association

Part of the regeneration of the former Pirelli Factory site in East Newport, Loftus Village Association is a shared ownership housing co-operative developed in partnership with the Pobl Group, based on the principles of 'greener, cleaner, leaner' living. Tenants manage the scheme democratically and have a management agreement with Pobl to provide housing services, including maintenance of the communal open areas across the garden village as well as a community garden. The community host regular events, share resources and procure services as a collective.



OWCH

The Older Women's Cohousing project (OWCH!) in High Barnet is the first senior cohousing project in Britain. Its 26 members (aged between early fifties and eighties) live in a mix of privately owned and rented housing association homes. They created and now run the project themselves, each member taking part in the communal decision making process.



Contact

If you're excited to find out more about co-operative and community-led housing, we want to hear from you. We're also keen to talk to organisations, businesses, community groups or public bodies that would like to support co-operative and community-led housing projects.

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The Wales Co-operative Development and Training Centre Limited (trading as the Wales Co-operative Centre) is a registered society under the Co-operative and Community Benefit Societies Act 2014, number 24287 R.

This publication is available in Welsh. Other formats, such as large print or braille, are available on request.

We welcome correspondence in English or Welsh and aim to provide an equal standard of service in both languages.



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