



Wales Co-operative Centre
Canolfan Cydweithredol Cymru

www.wales.coop / www.cymru.coop

Let's do Wales

Creating a better, fairer, more
co-operative Wales

Cymru yw ein busnes

Creu Cymru well, decach a
mwy cydweithredol



CCH

Cydffferasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



‘How community-led and community-based Co-operative housing schemes in Wales can be supported in the current climate, and the opportunities available’

24th November 2016

Dave Palmer - Co-operative Housing Project Manager

029 2080 7132

Twitter @DaveCoHoP

david.palmer@wales.coop

CCH

Cydffferasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



Welsh Context



Llywodraeth Cymru
Welsh Government

www.cymru.gov.uk

- “a new bold and ambitious Welsh co-operative housing movement”
- WG co-operative housing stakeholder group
- very little co-op housing in Wales
- revenue funding to develop groups through Wales Co-operative Centre (extended to 2017, +further years?)
- developing a set of pioneer projects
- now about 25 projects at various stages of development
- ongoing All Party support?

CCH

Cyffferasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



What and Why?



- Co-operative housing - a broad spectrum – housing where a democratic community membership has control over some aspect of homes
- Bringing Democracy Home 2009 -“The UK needs to bring co-operative housing options into our national housing policies”
- strong local community businesses
- developing local community support networks and resilience
- high satisfaction rates – as good as if not better on service provision
- opportunities for individuals – building skills they didn’t know they had

CCH

Cydffferasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



Models of Co-operative Housing

- Ownership co-operatives
- Custom (self) build
- Management co-operatives
- Co-housing
- Community land trusts
- Mutual home ownership



CCH

Cydfferasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



Where we are with Pioneer Projects

- Loftus Village
19 homes - 80 people
- Home Farm Village
41 homes -141 people
- Carmarthen Co-op
27 homes—122 people

Total - 340 people

All general needs and ages.

1300+ Beneficiaries



CCH

Cyddfederasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



Welsh Pilot schemes





Co-operative Housing and Councils

- Loftus Village – 4 Shared Ownership homes funded by S106 monies – Newport City Council
- Home Farm – majority of tenants selected from Cardiff City waiting list – pre-allocated from Bronze band and acceptance noted
- Old Oak – Carmarthenshire County Council initiated scheme and selected HA/Pobl to deliver
- Other schemes are evolving – eg Learning Difficulty Housing Co-op in Cardiff and in Mold, Flintshire.
- Prudential Borrowing – Public Works Loan Boards Funding

CCH

Cydffererasiwn Tai Cydweithredol
Confederation of Co-operative Housing



Llywodraeth Cymru
Welsh Government

The
Nationwide
Foundation



So what have we learnt?



- its not a one size fits all solution – bespoke arrangements for different requirements
- local people have responded enthusiastically when given opportunity
- strong partnerships between communities, local authorities and housing associations – housing staff are learning new skills – but are becoming as enthusiastic as the communities
- new ways to deliver housing – local community support may make innovative schemes possible where traditional approaches could not.