



Helping London Co-ops work together

**London Federation of Housing Co-ops  
Report for the Annual General Meeting  
Saturday 1<sup>st</sup> June 2019 at 10:30am**

(Including the financial accounts for 2018)



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## **Introduction**

This year the annual LFHC report will not only explain the work that the executive of London of Federation of Housing Co-ops has done, nor the lobbying of other organisations or even the changes we have contributed to (by ourselves or working with others).

This year we will highlight some of the issues and celebrate the various ways that different parts of our movement are taking steps to resolve the problems we face.

This report is intended to showcase just a little of what is possible and to continue encouraging co-ops and community groups to take advantage of any opportunities to hold on to local resources and build homes for the future, with real security and accommodation that will meet our needs both through our whole lifetimes and also those of generations to come. For the common good and not for profit.

# Cooperative Solutions for Europe's Housing Problems

By Wilfried Rimensberger

Housing is an issue across Europe, with many nations having a slightly different approach to resolving various levels of housing needs. But a common feature is the need in affordability and innovation. There is a new EU Citizenship initiative "Housing for All". Within its context the housing model of Vienna is considered to be best practice. Compared to German and English cities such as Berlin and London, in Vienna social housing was never privatised, 45% of the housing market is subsidised and 60% of the population lives in subsidised or social housing. The high proportion of capped rents takes the pressure off the market.

**Housing For All's** headline is "Housing Must Be Social & Affordable For All". It treats housing as a basic human right in the first instance. But current reality completely overshadows this. Commodification driven by global investors such as hedge funds and other property speculators with a focus on high profits are the primary drivers distorting delivery where it is really needed. In consequence, since the economic collapse, way too little is being invested in affordable housing. The investment gap in the EU is about 57 billion euros per year. The current fiscal framework of the EU and the EU's state aid law are adding to the problems caused by the English national framework hindering cities and municipalities in their efforts to create affordable and social housing space. Homes For All aims to change these via the EU as national legislators have established a long history of failing to meet evidenced need and giving preference to property speculation.

The purpose of European Citizens' Initiative HOMES FOR ALL is to bring about better legal and financial framework conditions to facilitate access to housing for everyone in Europe. We urge the EU to take action to facilitate access to housing for everyone in Europe.

This includes:

- easier access for all to affordable, public and social housing,
- not applying the Maastricht criteria to public investment in affordable, public and social housing,
- better access to EU funding for public and non-profit housing developers,
- social, competition-based rules for short-term rentals and
- the compilation of statistics on housing needs in Europe on local level.

Homes For All aims to change these via the EU as national legislators have established a long history of failing to meet evidenced need and giving preference to property speculation.

There are also the **European Responsible Housing Awards (ERHA) 2019**, which give you a pretty good current European housing overview as far as new and pilot solutions are concerned. This year it also had a record-breaking number of 86 submissions from across 16 countries, indicating that there is lots going on. None of the 25 finalists come from the UK. The five judged categories are:

1. **Fair Financing for housing affordability,**
2. **More than a roof - supporting communities of equal opportunities,**
3. **Leaders of Innovation, agents of fair energy transition,**
4. **Building Strategic Alliances, fostering community participation,**
5. **Empowering the Team, addressing employees changing needs.**

On the one hand the list reads like a special needs list of England's housing sector and on the other proves there are solutions out there which can be explored, if not home made just across the Channel or a short flight away. And some don't depend on the often missing political will. It's people joining together and making it happen. Cooperation - it seems - has passed the buzz word stage, people have started to swing into action across Europe. The UK, with its long

tradition of Housing Coops could contribute significantly, add to the dynamics already at work but also benefit from leverage by participation.

So let's look at a selection of this year's ERHA by nomination categories:

### 1. Fair Financing for Housing Affordability

- Ekedal – Skövde, Sweden

Public housing company **AB Skövdebostäder** built 150 energy-efficient apartments, made affordable especially for young people. This project was nationally recognised and is now regarded as best practice.

- Permanently affordable and anti-speculative housing development in the City and the Metropolis of Lille – Lille Cedex, France

Non-profit Association **Organsime de Foncier Solidaire de la Métropole Lilloise** set out to acquire and manage land (built-up or otherwise) in order to neutralise land cost over time, so as to decrease housing construction cost and increase housing affordability.

### 2. More than a roof - supporting communities of equal opportunities

- Nettelbeckplatz – An experimental way of renewing a cooperative housing estate – Berlin, Germany

Housing Cooperative **Berlin Bau- und Wohnungsgenossenschaft von 1892 eG** pursued an experimental and innovative renewal of a 1970s social housing complex, which featured adaptations as well as additions/extensions (of modern apartments, ateliers, co-housing solutions for a variety of households), using innovative construction strategies, energy-saving technologies, improving accessibility, expanding common spaces, and supporting the self-organised community.

### 3. Leaders of Innovation, agents of fair energy transition

- Moerwijkzicht Breda – Roosendaal, Netherlands

Non-profit organisation **Alwel** – wanted to “future-proof” their housing complex and so initiated a major energy renovation of 241 social rental homes. This involved numerous actions, including complete disconnection from gas, improved insulation and ventilation, increased comfort, decreased consumption, upgrades in lighting and window, new overall aesthetic following a design and colour scheme. However, it was the resident involvement and intensive collaboration (diverse mix, ca. 25 different nationalities, and 25 residents designed “floor contact person”), which was the project’s “most significant success factor”.



#### **4. Building Strategic Alliances, fostering community participation**

- Let's talk about housing! - Vitoria-Gasteiz, Spain

**Basque Housing Observatory** as part of the Department of Environment, Territorial Planning and Housing, along with 30 other organisation, collaborated on the co-design of public policies, including the guidance plan for housing. In parallel, a new citizen participation and communication platform "Etxebizitza" was formed. These tools have been developed to identify the needs and concerns of people.

- The Kaleidoscope Project – Villeneuve-Saint-Georges, France

Public housing company **Villeneuve-Saint-Georges OPH** acknowledged structural challenges in the area and vulnerable residents in the community. They also recognised the need to evolve their decision-making processes, by involving tenants more fully, in fact, by pursuing a "100% participation" policy. This means prioritisation of projects, exchange of ideas, conversational walks, participatory work-camp, amongst other actions.

#### **5. Empowering the Team, addressing employees changing needs**

- Reinventing Management: from a traditional organisation to a horizontal company releasing creativity – Villeurbanne, France

Public company **Est Métropole Habitat** wished to move towards a new approach to management, which would promote "creativity, autonomy, accountability and co-production". More than 10,000 ideas emerged, culminating in "colour-based management". Five working groups were created: 1. Strengthen the knowledge, 2. Encourage usability, 3. Develop the practice of feedback, 4. Increase the number of initiatives taken by those closest to the field, 5. Reduce frustrations.

- 24 hours of managerial innovation – Rouen Cedex, France

Housing company **Habitat 76** organised a 24 hour "hackathon" (space for innovation, co-creation and learning) in which ten teams had to resolve four specific challenges. The aim was to create innovating managerial methods, making human interactions a priority. The two winning projects answered the questions, "Participatory governance – how to associate employees in the firm's decision-making" and "How can we take advantage of digital development and use it to improve daily life?"

# Leathermarket CBS and Marklake Court

A new, community-led development providing genuinely affordable housing in Central London shows how residents can take the lead on densifying existing housing estates and meeting housing need in their local community.



Marklake Court is new community-led development of twenty-seven **genuinely affordable homes**, just a stone's throw from the Shard. Through a uniquely collaborative development process, local residents initiated, designed, and delivered the project in partnership with the local authority.

**This truly community-led development process demonstrates a grassroots approach to densifying existing social housing estates and empowering residents to address the housing needs in their neighbourhood.**

The story of Marklake Court begins with a **strong local community**, who took on the management of their own council homes in 1996 with the establishment of the Leathermarket Joint Management Board (JMB). The JMB remains a popular and trusted tenant management organisation (TMO). Led by elected estate residents, it manages tenant and leaseholder services for the benefit of around 1500 households in Southwark. The JMB secures a democratic mandate from the local community every 5 years, with 94% of residents supporting it at its most recent continuation ballot.

The lack of affordable housing in the local area became apparent in 2011, when the JMB was speaking to residents about an upcoming continuation ballot.

Many JMB residents loved their neighbourhood and community, but were living in homes that couldn't meet their needs. Families were overcrowded, pensioners were under-occupying homes too large for them, and residents with health issues were struggling in blocks without lifts. Amidst the rising housing costs in a rapidly gentrifying area, however, these residents couldn't afford to move into the private rental market.

Residents asked the JMB to take action, and it began by commissioning a comprehensive Housing Needs survey of its residents. The JMB knocked on every door across its estates and found that:

- **More than 1 in 3 households were in housing need**
- **99% had an annual household income of less than £30,000**
- **77% thought that staying in the JMB area was important**
- **87% supported the JMB building new homes on underused areas of their estates**

JMB residents went on to set up the Leathermarket Community Benefit Society (CBS) in 2014, with the aim of building new, genuinely affordable homes by and for the local community. Tenants and residents on the Kipling Estate brought forward the first infill site, which contained 20 underused garages.



The site identified by residents was ideal for the development - it was small, within the JMB's management area, and bordered the homes of existing residents. These challenges meant that the CBS was best placed to deliver the "hidden homes" on this site with the support of local residents. Southwark Council took a pioneering approach by transferring the land to the CBS on a long lease, enabling the community itself to develop the project and manage the completed homes.

The CBS appointed Bell Phillips Architects and development managers at Igloo Community Builders to inform their approach and assist with the development. Consultations began with a blank sheet of paper, putting the interests of local residents at the heart of the project from its earliest stages. Over the course of an intensive, year-long design process, residents took part in meetings, walking tours of the area, and visits to other affordable housing projects, designed to refine what the community wanted in terms of building height, materials, and design details. The community worked closely with architects at every stage, and were shown how each of their comments directly shaped the building design as it evolved. The homes were also allocated to those in housing need early in the process, enabling the new residents to co-design their own homes. Over a series of workshops, incoming residents customised their flats by selecting open- or closed-plan kitchens, flooring and carpets, and the colour of the worktops and walls.

The CBS's detailed survey data on housing needs across the JMB estates made it possible to optimise

the development's impact on the local community. The design process encouraged downsizers to move into bespoke local homes, thereby freeing up larger council properties for other families on the waiting list – meaning that 27 "right-sized" homes ultimately helped many more than 27 families.

Community Right to Build funding from the GLA was used to carry out neighbourhood planning, consultation, and site identification across the JMB area, and then to take the Marklake Court project to the planning stage. Southwark Council met the construction costs as part of its council home building programme, and the rents for the new development match the council's rents for new builds.

The Marklake Court story illustrates how a community-led approach to development can add value in the process of densifying existing housing estates. Community-led housing builds local support, pride, and ownership, including the contribution of hundreds of hours of volunteer work. It also makes it possible to leverage valuable local knowledge, unlock otherwise contentious infill sites for development, and maximise the benefits for the local community. In addition, incentivising downsizers to move – thereby freeing up larger properties – creates a chain of benefit that maximises the value added by a new development. The community-led approach can bring additional funding and expertise into the borough and the local area, and delivering new homes in partnership with a TMO ensures long-term local stewardship.

## Where Next for Leathermarket ?

Leathermarket has been a pioneering tenant management organisation in the London Borough of Southwark for many years. In 2014 Leathermarket set up a community benefit society to take advantage of the council's commitment to work with community groups in developing new homes. As part of this it did two things, it became the first TMO in the country to be fully self-financing, with the council no longer for major repairs. It then also set out its thirty year business plan for itself and the CBS. Together, these allowed Leathermarket to be fully in control of its own finances and plan meaningfully for the future.

Working with the TMO allowed the council to use funding it had not been able to use itself and now Leathermarket is part of ongoing plans to build 926 council homes by 2022. There were other advantages for Southwark Council though. The CBS has also benefitted from 'sweat equity', as hundreds of hours have been volunteered by resident directors and local community members to see the project through.

Working with local people also unlocks otherwise contentious infill sites, or "hidden homes", for development; in the case of Marklake Court, the site was small, awkwardly-shaped, and closely bordered by existing homes, but strong community support made the development possible (with no objections to the planning application).

Leathermarket was able to bring extra funding and expertise into the borough; to date, the CBS has brought in £855,000 in funding for community-led housing from the GLA and DCLG

Ensuring that the community remained in control effectively leveraged valuable local knowledge and maximized benefits for residents, such as new or improved communal spaces/green spaces, rationalised estate parking, and solutions to anti-social-behaviour problems.

There were further benefits too, working closely with the community through a co-design process encourages downsizers to move into bespoke local homes, thereby freeing up larger council properties for other families on the waiting list, and maximising the impact of the new homes. Long-term stewardship was ensured through integration with the TMO's housing management and local major works programmes and disruption to local residents was minimized.

Success leads to success and the next development is beginning with the Joseph Lancaster scheme, building forty new homes on the site of a disused nursery.

Following that consultation has begun about three sites on the Elim estate which could mean up to fifty three more homes and further collaboration with the authority seems possible.



## **Phoenix Housing Co-op**

There will be a verbal report at the meeting.

Phoenix had been expanding into basements to develop new living space, but has now found other cost-effective ways to purchase new flats that better meet the needs of their members.

A more complete report would be provided for the final printed version of the annual report.





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**ANNUAL GENERAL MEETING 10:30am Sat. 1<sup>st</sup> June 2019**  
**London and Eastern Regional Office, Unite the Union**  
**Boardroom 2, 33-37 Moreland Street, London. EC1V 8BB**

Possible transport links – not an exhaustive list. Please check your own journey.

TUBE – Old Street, Angel. BUSES – 4, 19, 43, 341, 394. OVERGROUND – Highbury & Islington.

**Agenda**

- 1 Apologies for absence
- 2 Minutes of the last AGM
- 3 Matters arising from the minutes
- 4 **Annual Officers' Reports on the Federation's activities over the last year**  
These will be available at the meeting and on the website.
- 5 **Recommendations from the Executive**
  - a Subscription levels
- 6 **Election of the Executive Committee** - 15 places available. There will be a very short get together of elected members at the end of the AGM to check a date when the new Executive will meet to elect officers and plan dates for future events.
- 7 **Annual Accounts – 2018** - Copies will be available to members in advance through e-mail application to [londonfed@gmail.com](mailto:londonfed@gmail.com) or at the meeting and on the website.
- 8 **Appointment of Auditors for the coming year**  
Including a decision not to require a full audit and to have an independent examination.

If you would like to be considered for **election to the Executive Committee** please send your name, contact details and personal statement to Hilary Ellwood at the Federation office, 8 Waldegrave Road, Teddington, Middlesex TW11 8GT by 12 noon on Tuesday 28<sup>th</sup> May 2019 ([londonfed@gmail.com](mailto:londonfed@gmail.com) or 020 3166 2621)

**FOLLOWED BY A DISCUSSION SESSION 11:00 – 1:00**

**Welcome from Suz Munna, Unite Housing Section.**

**Progress on how Co-ops are developing new properties.**

**How the London Federation of Housing Co-operatives is contributing to the debate on resolving the housing crisis with the Mayor's Office and the Greater London Authority.**

**Levent Kerimol from the Community Self Build Hub will be at the meeting. Check their details here <https://www.communityledhousing.london>**

**ANNUAL GENERAL MEETING 10:30am Sat. 14<sup>th</sup> July 2018**  
**Council Chamber 2, Unite HQ, 128 Theobalds Road, London, WC1X 8SP**

**Minutes**

- 9 Attendance:** The meeting was quorate.
- a **Individuals:** Colin Penn, Greg Robbins, Hilary Ellwood, Michel Prigent, Wilfried Rimensberger, Martin Dumont, Mick O'Sullivan
  - b **Member Organisations represented:** ABC, Balfour Street, Richmond Co-operative, Unit 11, Seymour, Dennis Central, Leytonstone.
  - c **Apologies:** Ron Bartholomew, Pete Dodkins, Glynn Thomas, Niall Mulholland, Kate Brown, Richard Pearl, Celia Cronin
- 10 Minutes of the last AGM:** Agreed – with the following amendments
- a Kate Brown was in attendance in 2017
  - b The accounts were for 2016.not 2015
- 11 Matters arising from the minutes:** None
- 12 Annual Officers' Reports on the Federation's activities over the last year**  
Reports were available at the meeting. The Chair and Secretary highlighted some of the year's events They reminded members of the lack of ability to move nationally on policies due to the many changes of Housing Minister. The Secretary reported working jointly with other organisations on a media strategy particularly developing an agreed line through a media trained joint contact.  
The issue of unrepresentative Boards of Housing Associations and the need to expand the inclusion of tenants was raised by members. Boards are not diverse and lack knowledge and skills in the social housing area.
- 13 Recommendations from the Executive**  
It was agreed to keep subscriptions at the current level for the coming year
- 14 Election of the Executive Committee –**
- a The existing committee members were all correctly proposed, seconded and re-elected. Joyce Nkonde's application to join the Executive was accepted and she was elected.
  - b It was agreed that the Executive would meet on Tuesday 17<sup>th</sup> July in the Leathermarket building at 7:00. Greg would check availability and confirm the arrangements with the Executive.
- 15 Annual Accounts 2017**  
The accounts were received by the meeting.
- 16 Appointment of Auditors for the coming year:**  
It was proposed by Greg Robbins and seconded by John Elgey that Keith Johnson continue to audit the financial information. It was agreed that this should be an independent examination not a full audit.
- 17** The Chair paid tribute to Chris Murrell who had died during the year. He acknowledged the energy and forward thinking that Chris had brought to issues, particularly his success in encouraging young people in need of housing to work together to create shared tenancies.
- 18** The meeting suggested future discussions on self-build.

## **Chair's Report**

### **Forums**

We had a number of successful forums this year.

Especially memorable was the one where Clare McCarty the secretary of the Co-operative Party spoke at one spoke. And there was a vigorous dialogue afterwards and a number of representatives said they would suggest their co-ops affiliate to the Co-operative Party.

Thanks should go to Wilfred and Colin Penn for organising this session.

### **Study Visit to Berlin**

I visited Berlin in Sept 18 to study the German Housing Cooperative movement. The first thing that struck me was how big the housing Cooperative movement is over there, providing over 12% of the homes in Berlin. Berlin Cooperatives are huge, some with more than 220,000 homes in over 100 Co-operatives and still growing. They are also well established and resilient. Many were founded in the early 20<sup>th</sup> Century and survived the Nazi era intact, no small achievement!

I saw some quirky innovations at some of the Berlin Coops. Paint that lasted over 20 years, refuse bins that rise out of the ground, etc. Berlin Co-operatives also charge rent by the square metre rather than by room a much fairer system in my opinion.

The quality of Co-operative housing in Berlin can only be dreamed of by most social housing in Britain. The flats are bigger, better maintained, and more sustainable than British social Housing. We can learn a lot from Berlin and other continental social housing systems.

### **The Mayor's Housing Strategy**

I attended a session of the examination in public of the Mayors Housing Plan relating to small sites. I spoke in favour of the role of Housing Co-operatives having a role in the development and management of small sites. This was part of a joint effort led by 'Just Space' and the London Tenants Federation to promote the voice of ordinary Londoners.

### **CCH Conference**

I facilitated a workshop on Treasury Management of Co-op funds at the CCH Conference this year. As many Coops accumulate significant funds over the years. Some coops have over a Million Pounds in Bank deposits, all earning the bare minimum in interest (less than 1% after tax in real terms and much lower than inflation) which means that Co-op's are losing money on these deposits in real terms. I investigated on how best to employ these funds in the interests of Cooperatives rather than Banks and financial institutions.

There were interesting talks on shelters report into Social Housing and Civil Servant Nigel Kersey gave an intriguing take on the government's attitude to social Housing.

### **The London Community Housing Initiative**

I attended a meeting between interested Co-operatives and Lev Kerimol of the Mayors community led Housing department to promote the London Mayors initiative on developing more Housing Co-operative homes in London promoted by the Confederation of Co-operative Housing. Roughly seven organisations were present. And hopefully two or three projects will come from this. There is roughly £60 million available for Community Organisations to develop social housing from this.

## **Co-op's United Proposal**

Along with London Fed executive member Martin Dumont and Richard Pearl I attended a number of meetings which were held to explore the possibility of pooling resources establishing a secondary maintenance co-operative along the lines of one set up by Liverpool's North West Housing services.

It is becoming more and more difficult to procure decent builders in London as people retire and foreign builders find better opportunities in other countries.

We will be having more meeting on the subject in the future if you wish to be involved let me know. My email address is below.

## **Finally**

Thanks to all the Executive members who contributed to the work of the London Federation of Housing co-operatives this year.

Thanks to Unite the Union for hosting our Forum (and Niall Mulholland for organising this). Also thanks to Leathermarket JMB for hosting our Executive meetings.

A very special thanks to Hilary Ellwood, our administrator, for her hard work and dedication to the Housing Cooperative Movement. Hilary is the bedrock that keeps our organisation going.

During the year a member of our executive committee, Michel Prigent, passed away unexpectedly. He had been a radical supporter of the work of housing co-operatives and of communities taking control of their own futures throughout his whole life. A member of Seymour Co-op since before they had any properties, a musician and a poet, he will be greatly missed.

Lastly thanks to everybody who contributed to the London Federation's work this year.

**Mick O'Sullivan**

**Chair 25/05/19**

email: [sully98@gmail.com](mailto:sully98@gmail.com)

## **LTF Media Group Update**

Several Media group training sessions haven taken place to provide tenants with media skills, around writing press releases, understanding and using social media.

New Website development and construction (due to launch in June)

A series of in depth case studies showcasing Tenants & Residents Associations, Tenant Management Organisations and Co-ops designed to highlight success stories and change the perception of social housing tenants.

Four of these are "in the can" and the video footage and interviews are due to be made available via the new website and other social media outlets.

**Martin Dumont**

**Executive Member, May 2019**

# Secretary's Report, London Federation of Housing Co-ops

## 1) Overview

This year we have seen a number of exciting developments in terms of new housing being developed, but need to see if this can be ramped up and continued, rather than being a flash in the pan. We're optimistic it will continue. Politically speaking, community led housing and specifically co-operatives have been quite high in the news and have appeared in various policy documents. The housing white paper contained a number of commitments to supporting co-ops and the principles in housing we have argued for: lifelong homes, sustainable communities, affordable rents, more open membership of housing associations. It is a long time since a government has been so positive, if only it was not so committed to private ownership at the same time.

One very recent development has been that the Mayor has set up a London Housing Panel to seek feedback on the impact of policies and inform on the real needs of Londoners. LFHC has been appointed a member of this panel, which will (hopefully) give community led housing a voice in City Hall.

## 2) Work of LFHC During the Year

During the year we have had our usual events: a forum after the AGM last July (as we will after the AGM this year), a conference and a forum in the autumn and a forum in April this year.

### a) Joint Annual Conference

Last October we held our autumn conference. It was a joint event with LTF and NFTMO and was very well attended, with about 130 participants. This is becoming established as a regular event. There were progress reports on the work of the three groups from last year, plus updates on topical matters – Grenfell and the lessons (not being) learned and the extent to which housing targets are being met across London. There were workshops on Reclaiming Social Rents, Safe and Decent Homes, A Representative Tenant Voice in London, Expanding Social Housing Supply and Empowering Residents

### b) Consultations

The LFHC replied with information to the government's housing white paper in the autumn and has been part of the ongoing discussions with the Mayor's Office about the London Plan, including attending to give evidence at the examinations in public (EIP) at City Hall. In order to take part in these, organisations must have submitted responses to earlier consultations, on the basis of which the examiner invites them to speak on particular areas of the plan.

We have just applied to be a member of a new London Housing Panel that will (hopefully) provide a voice for Londoners on housing matters in the capital.

It would be possible to be producing documents on a weekly basis to respond to every request for evidence, consultation or invitation to speak, so we partner with other groups, such as London Tenants Federation and Just Space in holding events to scrutinise documents and prepare responses. Even so, it is the main consultations that get our attention.

### c) Online

We maintain an online presence through our website and a Facebook group, using these to

share documents available at our meetings, invitations to events, information about events and news related to housing and encouraging others to share their views in consultation documents. We aim to begin producing videos on a Youtube channel about local co-ops, issues and videos from our events.

### **3) Work With Partners**

Within the co-operative and community voluntary sector, we many of us wear different hats, so the lines between tasks and projects can blur. As LFHC is a member of some of our partners, we run the danger of claiming credit for things that we participate in, when others contribute or lead too. Nevertheless, it is an important part of what we do to support housing co-ops in London.

#### **a) London Tenants Federation and National Federation of TMOs**

Since the joint conference in September 2017 we have had an ongoing series of working group meetings, developing a joint approach. Last year grant funding was received for ongoing work to develop a shared tenant voice for tenants across London, taking control of elements within their communities. Key issues will be:

- i) A common web site with a shared message about the need for social housing and for tenants and residents' voices to be heard. This would also be a home to a library of resources and possibly an online discussion forum or blog to disseminate ideas.
- ii) Training individuals to be ready to respond to the media effectively while staying on-message.
- iii) A Youtube channel with training videos, stories of current (or historic) interest and items of general use, updated regularly.
- iv) A training programme to support the Youtube channel and make it sustainable.
- v) A higher profile media presence which continues to share relevant information. This would focus on one channel – currently Facebook.
- vi) Linking together the activity of different groups, partly so there is more to share, but also so that it counts as 'matched funding'.
- vii) The emphasis of all these approaches must remain on the individuals and groups taking part – any funded activity must support this and not become an end in itself, otherwise it will not be sustainable.

#### **b) Co-ops London**

LFHC is a member of Co-ops London, which is a networking group for all types of co-op (workers, energy, retail, old people's care, craft etc) to meet and to promote cooperation. It has been a quiet year for this group, which is currently signposting enquiries through an online presence. What this has meant for us is that we occasionally receive questions about setting up housing co-ops, governance matters or how to approach a particular problem. Unfortunately, what we can seldom do is provide individuals with contacts to get housing as individuals.

### **4) Other Developments**

A key element this year has been seeing groups take every available opportunity to develop in some way. People are looking at under-used spaces, whether green areas, under-used garages, basements or empty buildings to make new homes.

## 5) Progress Towards Targets Set Last Year

- a) Arrange a conference that promotes the development of new co-op housing, including genuine options, and involving a high profile speaker.  
*This year we planned to hold two conferences, one jointly with NFTMO and LTF and one focusing in development. In the event we incorporated an element of co-op development in the joint forum and then held a forum which reviewed all the ongoing co-op we were aware of. We then held a forum at which Claire McCarthy, General Secretary of the Co-op Party spoke.*
- b) Encourage the community hub to work with genuine community groups to bring forward real developments.  
*We hope to have a representative of the London Community Hub attending the AGM and forum.*
- c) Continue to promote ways in which co-ops can use their assets, including cash reserves, effectively and to support other co-ops.  
*We have continued to try to assist developing co-ops to network to share resources and finance. During the year developing co-ops did draw on pledges of loan stock from co-ops, but as this was linked to stages in development, it has been a slow process. The pledge LFHC made has not been taken up yet. In the past twelve months we have not shared any new requests, though more may be in the pipeline.*
- d) Continue to work with LTF and NFTMO on a media strategy and see the launch of a YouTube channel which shares skills and expertise and promotes tenant control.  
*The media group has continued to develop videos and resources and is working towards a launch date for the website and video channel. LFHC has set up a video channel, but so far has little video material available. The Facebook group now has 445 members.*

## 6) Targets for Next Year

- a) Keep the additional support groups, like the NE London staff networking meeting going.
- b) Whether by reviving the Blue Sky group or otherwise, ensure that there is a network of people with the skills and resources to support (or signpost to sources of support if appropriate) co-ops wishing to develop property, whether new or established.
- c) In collaboration with LTF and NFTMO, develop our media strategy, including the Youtube channel.
- d) Participate in the London Housing Panel and any other London-wide arrangements for speaking on housing issues.

*Greg Robbins* LFHC Secretary, May 2019

## Finance Report

Membership income has risen again slightly this year, which we hope indicates some satisfaction with what we have been doing. The surplus for the previous year is slightly misleading as we have some commitments – the contribution for the joint conference and the £500 loan stock – which we have not yet been billed for. We are grateful to both Unite and Leathermarket for the use of their rooms as this has helped keep meeting costs down. Also officers rarely claim expenses.

### BUDGET PROPOSED FOR 2019

	Budget 2019	Budget 2018	Actual 2018
<b>INCOME</b>			
Subscriptions	8900	8400	8900
Bank Interest	0	5	0
<b>EXPENDITURE</b>			
<b>PAID SUPPORT</b>			
Wages and Salaries	3,400	3400	3271
<b>MEETING EXPENSES</b>			
Exec			
travel	150	0	0
room hire	0	0	0
refreshments	175	0	0
Forum			
room hire	0	500	0
refreshments	50	0	0
speakers		0	0
joint event contribution	500	500	0
Conference			
fee	800	450	557
travel	200	200	
Social Media and Video	500		
<b>ADMINISTRATION EXPENSES</b>			
insurance	700	600	711
telephone/fax	0	0	
postage	835	829	60
stationery and printing	65	65	727
Affiliation fees	50	150	50
Bank charges	0	74	0
Equipment expenses	100	356	0
Miscellaneous	100	14	78
<b>LEGAL AND PROFESSIONAL FEES</b>			
Audit and accountancy	700	690	695
	<b>8,325.00</b>	<b>7,828.00</b>	<b>6,149.00</b>
Surplus (deficit)	575.00	577.00	2,751.00

The London Federation of Housing Co-operatives Limited  
Report and Unaudited Financial Statements  
Year ended 31 December 2018

**The London Federation of Housing Co-operatives Limited**  
**Financial Statements**  
**for the year ended 31 December 2018**

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## **The London Federation of Housing Co-operatives Limited Social Housing Provider Information**

### **Committee of Management**

M Denyer  
M Dumont  
M O'Sullivan  
N Mulholland  
C Penn  
M Prigent  
W Rimensberger  
G Robbins  
G Thomas

### **Secretary**

G Robbins

### **Accountants**

K A Johnson  
Chartered Accountants  
Equity House  
23 The Paddock  
Chalfont St Peter  
Buckinghamshire  
SL9 0JJ

### **Bankers**

Co-operative Bank plc  
Ealing  
14 New Broadway  
London  
W5 2XA

### **Management Services Provided by**

Co-op Homes (South) Ltd

### **Registered office**

8 Waldegrave Road  
Teddington  
Middlesex  
TW11 8GT

### **Registered number**

The society is registered with the Financial Conduct Authority  
Registered number  
IP27801R

**The London Federation of Housing Co-operatives Limited**  
**Board Report**  
**Year ended 31 December 2018**

The Board of The London Federation of Housing Co-operatives Limited presents their report and the unaudited financial statements for the year ended 31 December 2018.

**Principal activities**

The London Federation of Housing Co-operatives Limited is a Housing Co-operative representing and promoting Co-operatives in London and the South East.

**Review of the year**

The Co-operative had a surplus for the year of £ 2754

**Committee of Management**

The following persons served as members of the committee of management during the year:

- M Denyer
- M Dumont
- M O'Sullivan
- N Mulholland
- C Penn
- M Prigent
- W Rimensberger
- G Robbins
- G Thomas

**Value for Money**

The board is committed to operating efficiently to give good value for money to its members. One means by which this is achieved is a robust approach to the use of resources and the regular tendering of services.

In accordance with the Value for Money Standard the relevant metrics to the Co-operative are as follows:

Operating margin	31% (2017 : -1%)
Return on capital employed	10% (2017 : 0%)

**Internal Control**

The board has carried out its annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

This report has been prepared in accordance with the Co-operative and Community Benefit Societies Act 2014.

This report was approved by the board on 16 April 2019 and signed on its behalf.

.....  
M O'Sullivan  
Member of the Board

## **The London Federation of Housing Co-operatives Limited Board's Responsibilities Statement**

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

## **The London Federation of Housing Co-operatives Limited**

### **Independent Reporting Accountants' Report to the members on the unaudited financial statements of The London Federation of Housing Co-operatives Limited**

We report on the financial statements for the year ended 31 December 2018 set out on pages 5-13.

#### **Respective responsibilities of the committee of management and the independent reporting accountant**

The society's Committee of Management is responsible for the preparation of the financial statements, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

#### **Basis of opinion**

Our procedures consisted of comparing the financial statements with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the statement of comprehensive income and statement of financial position for the year ended 31 December 2018 are in agreement with the books of account kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014;
- having regard to, and on the basis of the information contained in the books of account, the statement of comprehensive income and statement of financial position for the year ended 31 December 2018 comply with the requirement of the Co-operative and Community Benefit Societies Act 2014; and
- the society met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014.

K A Johnson  
Chartered Accountants

Reporting Accountants  
Statutory Auditor

Equity House  
23 The Paddock  
Chalfont St Peter  
Buckinghamshire  
SL9 0JJ

16 April 2019

**The London Federation of Housing Co-operatives Limited**  
**Statement of Comprehensive Income**  
**for the year ended 31 December 2018**

	Notes	2018 £	2017 £
<b>Turnover</b>	2	8,900	8,000
Administrative expenses		(6,149)	(8,064)
<b>Operating surplus/(deficit)</b>		2,751	(64)
Interest receivable and similar income	5	3	9
<b>Surplus/(deficit) on ordinary activities before taxation</b>		2,754	(55)
Tax on surplus/(deficit) on ordinary activities		-	-
<b>Surplus/(deficit) for the financial year</b>		2,754	(55)

The financial statements were authorised and approved by the board on 16 April 2019

.....  
M O'Sullivan  
Chair

.....  
Name .....  
Member of the Board

.....  
G Robbins  
Secretary

The only recognised gain is the surplus for the year of £ 2754

There is no difference between the reported surplus for the year and historical cost surpluses or deficits.

The results relate wholly to continuing activities.

The annexed notes form part of these financial statements.

**The London Federation of Housing Co-operatives Limited**  
**Statement of Comprehensive Income**  
**for the year ended 31 December 2018**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Surplus/(deficit) for the financial year</b>	2,754	(55)
<b>Other comprehensive income</b>	-	-
<b>Total comprehensive income for the year</b>	<u>2,754</u>	<u>(55)</u>

**The London Federation of Housing Co-operatives Limited**  
**Registered number:** IP27801R  
**Statement of Financial Position**  
**as at 31 December 2018**

	Notes	2018 £	2017 £
<b>Current assets</b>			
Debtors	7	780	780
Cash at bank and in hand		30,662	28,123
		<u>31,442</u>	<u>28,903</u>
<b>Creditors: amounts falling due within one year</b>			
	8	(2,063)	(2,278)
<b>Net current assets</b>		<u>29,379</u>	<u>26,625</u>
<b>Net assets</b>		<u>29,379</u>	<u>26,625</u>
<b>Capital and reserves</b>			
Called up share capital	9	1,430	1,430
Revenue reserves		27,949	25,195
<b>Shareholders' funds</b>		<u>29,379</u>	<u>26,625</u>

The committee are satisfied that the company is entitled to exemption from the requirement to obtain an audit in accordance with its rules.

Members have not required the Co-operative to obtain an audit.

The committee acknowledge their responsibilities for complying with the requirements of the Co-operative and Community Benefit Societies Act 2014 with respect to accounting records and the preparation of accounts.

The financial statements were authorised and approved by the board on 16 April 2019

.....  
M O'Sullivan  
Chair

.....  
Name .....  
Member of the Board

.....  
G Robbins  
Secretary

The annexed notes form part of these financial statements.

**The London Federation of Housing Co-operatives Limited**  
**Statement of Changes in Reserves**  
**for the year ended 31 December 2018**

	Share capital	Re- valuation reserve	Revenue reserves	Total
	£	£	£	£
<b>At 1 January 2017</b>	1,420	-	25,250	26,670
Deficit for the financial year			(55)	(55)
Shares issued	10			10
<b>At 31 December 2017</b>	<u>1,430</u>	<u>-</u>	<u>25,195</u>	<u>26,625</u>
<b>At 1 January 2018</b>	1,430	-	25,195	26,625
Surplus for the financial year			2,754	2,754
<b>At 31 December 2018</b>	<u>1,430</u>	<u>-</u>	<u>27,949</u>	<u>29,379</u>

**The London Federation of Housing Co-operatives Limited**  
**Statement of Cash Flows**  
**for the year ended 31 December 2018**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Surplus/(deficit) for the year</b>	2,754	(55)
Interest receivable	(3)	(9)
(Increase)/decrease in trade and other debtors	-	290
Increase/(decrease) in trade and other creditors	(216)	320
<b>Cash flow from operating activities</b>	<u>2,535</u>	<u>546</u>
<b>Cash flow from operating activities</b>	2,535	561
Interest paid	-	-
<b>Net cash flow from operating activities</b>	<u>2,535</u>	<u>561</u>
<b>Cash flow from investing activities</b>		
Interest received	3	9
<b>Net cash flow from investing activities</b>	<u>3</u>	<u>9</u>
<b>Cash flow from financing activities</b>		
Proceeds from issue of shares	-	10
Interest paid	-	-
<b>Net cash flow from financial activities</b>	<u>-</u>	<u>10</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	2,538	580
<b>Cash and cash equivalents at 1 January 2018</b>	28,123	27,543
<b>Cash and cash equivalents at 31 December 2018</b>	<u><u>30,661</u></u>	<u><u>28,123</u></u>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	30,661	28,123
Short term deposits	-	-
<b>Cash and cash equivalents at 31 December 2018</b>	<u><u>30,661</u></u>	<u><u>28,123</u></u>

**The London Federation of Housing Co-operatives Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 December 2018**

**1 Accounting policies**

The London Federation of Housing Co-operatives Limited is incorporated under the Co-operative and Community Benefit Societies Act 2014 in England. The address of the registered office is given in the information on page 1 of these financial statements.

The nature of the Co-operative's operations and principal activities are representing and promoting Co-operatives in London and the South East.

The Co-operative constitutes a public benefit entity as defined by FRS102.

***Basis of preparation***

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS102). The financial statements are also prepared under the requirements of the Co-operative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable. Turnover represents subscriptions receivable in the year.

***Tangible fixed assets and depreciation***

Tangible fixed assets are stated at cost, less accumulated depreciation.

Depreciation is charged on a reducing balance basis at the following annual rates:

Office equipment	25%
------------------	-----

***Taxation***

The Committee members are of the opinion that, as a co-operative, the society is not liable to corporation tax on its trading surpluses. Corporation tax is however due on its investment income received.

***Current taxation***

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Current tax is measured at the amounts expected to be paid (or recovered) and is only payable on interest received.

**The London Federation of Housing Co-operatives Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 December 2018**

***Deferred taxation***

Deferred tax represents the future tax consequences of transactions and events recognised in the financial statements of current and previous periods. It is recognised in respect of all timing differences, with certain exceptions. Timing differences are differences between taxable profits and total comprehensive income as stated in the financial statements that arise from the inclusion of income and expense in tax assessments in periods different from those in which they are recognised in the financial statements. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of timing differences. Deferred tax on revalued non-depreciable tangible fixed assets and investment properties is measured using the rates and allowances that apply to the sale of the asset.

**Judgements and key sources of estimation uncertainty**

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Categorisation of fixed assets

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have had a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

Recoverable amount of debtors

**The London Federation of Housing Co-operatives Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 December 2018**

<b>2 Turnover</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Subscriptions	8,900	8,000
	<u>8,900</u>	<u>8,000</u>

**3 Directors emoluments**

The Board of Management neither received nor waived any remunerations in the year.

<b>4 Employees</b>	<b>2018</b>	<b>2017</b>
	<b>Number</b>	<b>Number</b>
The average number of persons employed during the year expressed as full time equivalents was:		
Office staff	<u>1</u>	<u>1</u>
	<b>£</b>	<b>£</b>
Wages and salaries	<u>3,271</u>	<u>3,207</u>

<b>5 Interest receivable and similar income</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Shares cancelled	-	-
Interest receivable	<u>3</u>	<u>9</u>
	<u>3</u>	<u>9</u>

**6 Tangible fixed assets**

	<b>Office equipment</b>
	<b>£</b>
<b>Cost</b>	
At 1 January 2018	<u>4,934</u>
At 31 December 2018	<u>4,934</u>
<b>Depreciation</b>	
At 1 January 2018	<u>4,934</u>
At 31 December 2018	<u>4,934</u>
<b>Net book value</b>	
At 31 December 2018	<u>-</u>

**The London Federation of Housing Co-operatives Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 December 2018**

<b>7 Debtors</b>		<b>2018</b>	<b>2017</b>
All receivable within one year		£	£
Other debtors		780	780
		<u>780</u>	<u>780</u>

<b>8 Creditors: amounts falling due within one year</b>		<b>2018</b>	<b>2017</b>
		£	£
Trade creditors		780	780
Other creditors		1,283	1,498
		<u>2,063</u>	<u>2,278</u>

<b>9 Share capital</b>		<b>2018</b>	<b>2018</b>	<b>2017</b>
		<b>Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:				
Ordinary shares	£10 each	143	1,430	1,430
		<b>Nominal value</b>	<b>Number</b>	<b>Amount</b>
				<b>£</b>
At 1 January 2018				
Ordinary shares	£10 each	143	1,430	
Shares issued during the period				
Ordinary shares	£10 each	-	-	
Shares cancelled during the period				
Ordinary shares	£10 each	-	-	
At 31 December 2018				
Ordinary shares	£10 each	<u>143</u>	<u>1,430</u>	

The shares do not have rights to any dividends, nor to a distribution in a winding-up, and they are not redeemable. Each share carries one vote in a general meeting of the Association.

**The London Federation of Housing Co-operatives Limited**  
**Detailed income and expenditure account**  
**for the year ended 31 December 2018**

*This schedule does not form part of the statutory accounts*

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	8,900	8,000
Administrative expenses	(6,149)	(8,064)
<b>Operating surplus/(deficit)</b>	<u>2,751</u>	<u>(64)</u>
Interest receivable	3	9
<b>Surplus/(deficit) before tax</b>	<u>2,754</u>	<u>(55)</u>

**The London Federation of Housing Co-operatives Limited**  
**Detailed income and expenditure account**  
**for the year ended 31 December 2018**

*This schedule does not form part of the statutory accounts*

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>		
Subscriptions	8,900	8,000
	<u>8,900</u>	<u>8,000</u>
<b>Administrative expenses</b>		
Employee costs:		
Wages and salaries	3,271	3,207
	<u>3,271</u>	<u>3,207</u>
General administrative expenses:		
Postage	60	638
Stationery and printing	727	95
Conference and subscriptions	607	2,439
Bank charges	-	5
Insurance	711	590
Depreciation	-	15
Sundry expenses	78	-
	<u>2,183</u>	<u>3,782</u>
Legal and professional costs:		
Accountancy fees	600	475
Other legal and professional	95	600
	<u>695</u>	<u>1,075</u>
	<u>6,149</u>	<u>8,064</u>