Routes to Financing Schemes

Blase Lambert Chief Officer







Confederation of Co-operative Housing

- The representative body for co-operative housing in the United Kingdom since 1992; a federal member of Cooperatives UK; a founder member of Community Led Homes
- Our aims and objectives:
 - ✓ Promote viable forms of co-operative, mutual and community led housing
 - ✓ Assist organisations to enhance governance and deliver excellent services
 - ✓ Provide networking opportunities for our 200 members and partners
- Our Chief Officer is the Treasurer of Co-operative Housing International (ICA's housing sector body)



CCH Centre of Excellence

- Code of Governance
- Governance and Management Guidance
- Policy and procedure database
- Model rules and incorporation
- Financial modelling
- Training and accreditation
- Bespoke advisory service
- Wayshaper



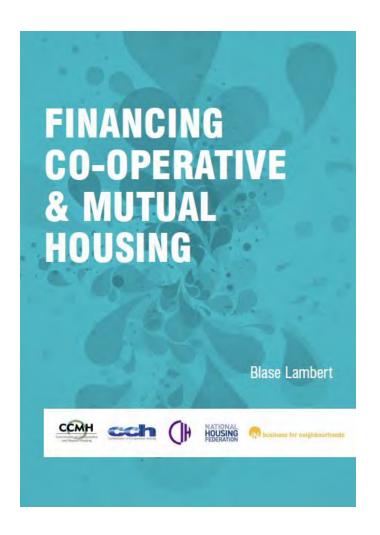


Co-operative Housing – UK History

- 1813 1828 Robert Owen et al
- 1844 The Rochdale Pioneers
- 1898 Sir Ebenezer Howard
- 1900 Bournville Village Trust
- Post war public housing programmes
- 1974 Housing Minister Reg Freeson MP
- 1994 Right to Manage
- 2000 Community Gateway and Mutual Models
- 2010 Commission on Co-operative and Mutual Housing
- 2012 Rochdale Boroughwide Homes, UK and Welsh government programmes
- 2016 Community Housing Fund



Sources of Finance



- Total process stages
- Grants and pro bono advice
- Debt (commercial and soft)
- Self financing and equity
- Sweat equity
- Non-residential income
- Cross subsidy from sales and market rent
- Tenure and price point flexing



Case Studies

- CDS Co-operatives (Kent Housing Partnership) affordable housing grant, bank debt and interest guarantee cover
- GreenSquareAccord (Redditch Co-operative Homes) affordable housing grant and bond market financing
- Coin Street Community Builders (London) discounted land, affordable housing grant and non-residential cross subsidy
- OSCAR (Derby) free land, affordable housing grant and local authority borrowing
- Bunker Housing Co-operative (Brighton) affordable housing grant, local authority and soft loans



Blase Lambert
Chief Officer
Confederation of Co-operative Housing
+44 7940 448014

blase@cch.coop www.cch.coop





