# Hamwic Housing Co-operative Limited

BEFORE APPLYING it is pre-requisite that you read all the information and links on the website www.hamwichousingcoop.co.uk on all of the 7 pages from top to bottom, watch the video, and read all the following 2 double-sided pages of general information. When you have completed this pre-requisite you are required to make an informed decision whether Hamwic Housing Co-operative is suitable for you and whether you are suitable for Hamwic Housing Co-operative BEFORE APPLYING. If you choose to apply keep these 2 double-sided pages below for your information. Return the 3-page Application Pack and 1-page Equal Opportunities Form. Answer every question.

# Who can join Hamwic?

Any single adult over 18 years old, with no live-in dependents, in housing need and willing to meet the responsibilities of membership is welcome to apply for membership. Hamwic does not provide supported housing.

Established around 30 years ago (Registered Society under the Co-operative & Community Benefit Societies Act 2014) Hamwic is a fully mutual housing co-operative and independent organisation, with around 50 bed-spaces in mostly shared property. Hamwic does have a few self-contained properties. However, these are sought after, and most usually new members start in shared property for a number of years before potentially progressing to self-contained. Please note, Hamwic is under no obligation to accept any application to membership. Applying for membership does not automatically mean that you will be offered housing – either now or in the future. You should continue to explore all other housing options – including contacting your local council.

No person can be a member of Hamwic if they are/or become during their membership, legally prohibited from being a director. If a member loses their membership, they lose their housing. See our website Directors page Bankruptcy, Fraud & Membership section.

# What are members’ contractual obligations?

As a member you will work in the interests of the co-operative, avoiding any conflict of interest or vested interests, and accepting democratic decisions. You will have the ability, and develop your skills to wear a number of different hats at the same time. Members are tenants, the landlord and business owner, directors at general meetings, residents and good neighbours in a small community, volunteers, colleagues, managers, workers and co-operators.

As a member you are contractually obliged to pay your rent in full and on time; democratically participate in monthly General Meetings (about 1 hour/calendar month); and be actively involved in the running and management of the co-operative through Sub-groups (minimum 1 hour/calendar month. Some members do much more).

These three key obligations ensure the co-operative manages its housing stock effectively and that decisions reflect the general will of the membership.

You are also obliged to follow the co-operative values and principles (see pages 3 & 4), Hamwic Rules & Standing Orders, Tenancy Agreement, Equality & Diversity, Professional Ethics & Company Law, and be co-operative.

It is not acceptable to join the co-operative and do nothing. This is a breach of membership and will result in loss of membership.

No person can be a tenant without being a member. Consequently, the tenancy agreement is a contractual tenancy, as opposed to an assured tenancy. Hamwic can only house members. If a member loses their membership, they lose their housing.

# What is a housing co-operative? – Common Ownership

A co-operative is an autonomous association of members united voluntarily to meet their common economic, social, and cultural needs and aspirations through a jointly-owned and democratically-controlled enterprise.

Housing co-operatives provide for differing housing needs and give members a stake in their own housing. At one end of the spectrum they allow members an affordable platform in order to save for a deposit to move on to buy their own property outside of the co-operative. At the other end, they provide long-term housing solutions for members who wish to continue to invest their time and expertise within the housing co-operative model.

 Housing Co-operatives provide a similar service as housing associations, but are fundamentally different. They have an identity and ethos separate from housing associations.

* Co-operatives and members of co-operatives share a set of values and principles that give them a distinctive character. Housing associations and their tenants do not.
* A housing co-operative is run and managed by its members giving members a say in their own housing, common ownership for mutual benefit. All members bear equal responsibility for the successful running of the co-operative. Housing association tenants do not have this voice or responsibility.
* A housing co-operative is run and managed by its members on a voluntary basis. Consequently, housing co-operatives are able to provide affordable rents and are also voluntary organisations. Volunteering gives a member valuable work skills and experience. So improving a member’s curriculum vitae and career opportunities. Housing association tenants are not volunteers.

Whilst housing co-operatives seek to make a profit, this profit can not be removed from the co-operative for personal gain, but is ploughed back in to improve assets (property) and services (housing). Housing co-operatives are also asset-locked, meaning property can not be removed for personal gain.

# What are the co-operative values and principles?

The Values and Principles embraced by today’s worldwide co-operative movement have evolved from the ideals of the early co-operators of the 18th and 19th centuries. They are embodied in the Statement of Co-operative Identity published by the International Co-operative Alliance. Remember that members are the cooperative. When these values and principles refer to a co-operative, they are referring to its members.

# Co-operative Values

* Self-help - In co-operatives, members help each other whilst helping themselves by working together for mutual benefit.
* Self-responsibility - Members within co-operatives act responsibly and play a full part in the organisation.
* Democracy - A Co-operative will be structured so that members have control over the organisation – one member, one vote.
* Equality - Each member will have equal rights and benefits (according to their contribution).
* Equity (fairness) - Members will be treated justly and fairly.
* Solidarity - Members will support each other and other co-operatives.

In the tradition of their founders, co-operative members also believe in the ethical values of honesty, openness, social responsibility and caring for others.

# Co-operative Principles

The co-operative principles are guidelines by which co-operatives put their values into practice.

* Voluntary and Open Membership - Co-operatives are voluntary organisations, open to all persons able to use their services and willing to accept responsibilities of membership, without gender, social, racial, political or religious discrimination.
* Democratic Member Control - Co-operatives are democratic organisations controlled by their members, who actively participate in setting their policies and making decisions. Members serving as elected representatives are accountable to the membership. In primary co-operatives members have equal voting rights (one member, one vote), and co-operatives at other levels are also organised in a democratic manner.
* Member Economic Participation - Members contribute equitably to, and democratically control, the capital of their co-operative. At least part of that capital is usually the common property of the co-operative. Members usually receive limited compensation, if any, on capital subscribed as a condition of membership. Members allocate surpluses for any of the following purposes: developing their co-operative, possibly by setting up reserves, part of which at least would be indivisible; benefiting members in proportion to their transactions with the co-operative; and supporting other activities approved by the membership.
* Autonomy and Independence - Co-operatives are autonomous, self-help organisations controlled by their members. If they enter into agreements with other organisations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy.
* Education, Training and Information - Co-operatives provide education and training for their members, elected representatives, managers and employees so they can contribute effectively to the development of their co-operatives. They inform the general public – particularly young people and opinion leaders – about the nature and benefits of co-operation.
* Co-operation Among Co-operatives - Co-operatives serve their members most effectively and strengthen the Co-operative Movement by working together through local, national, regional and international structures.
* Concern for Community - Co-operatives work for the sustainable development of their communities through policies approved by their members.

# What happens after you return your application?

Your completed application will be reviewed at the monthly housing group. It will either be unsuccessful or considered further. If your application has been unsuccessful you will hear in writing. If it will be considered further you may be asked for further information or invited to an interview with the Housing Group. At interview, you will be asked questions related to the information given above and on our website. Your answers will inform whether to take your application further or not. Consequently, a reasonable understanding & knowledge of housing cooperatives and the co-operative values & principles would be beneficial.

If you are successful at interview, you will be recommended to the wider membership at the monthly general meeting. You are required to attend this meeting where the membership will take the decision whether to accept you to membership. If you are accepted you will need to make contact with Hamwic Office within 28 days to activate your membership. You can then apply for housing.

# If you are invited to attend an interview you are required to bring:

2 forms of identification, where at least one is Photo ID, (originals not photocopies) to prove your Right to Reside in the UK, your full name, date of birth and National Insurance number. If required, you will also bring EEA national Right to Rent paperwork.

References: IN BLOCK CAPITALS, printed on a sheet or sent by email. Provide full name, job title/capacity, company name, full postal address including postcode, phone number & email of two referees (previous landlord, current employer, previous employer within last 2 years, parent, other professional, NOT friends or therapists)

Your application will not be processed further until all requested documentation and information has been provided.

# Application Form

Please complete this form and submit electronically to housing@hamwichousingcoop.co.uk or info@hamwichousingcoop.co.uk

|  |  |
| --- | --- |
| Full Name | Click or tap here to enter text. |
| Contact AddressPostcode | Click or tap here to enter text. |
| Contact Telephone | Click or tap here to enter text. |
| Email | Click or tap here to enter text. |
| Date of Birth | Click or tap here to enter text. |
| National Insurance No | Click or tap here to enter text. |

What kind of housing do you currently occupy?
[ ]  Hostel [ ]  Privately [ ]  Rented [ ]  Parents [ ]  Friends [ ]  Other Click or tap here to enter text.

If renting, what type of tenancy do you have?
[ ]  Assured [ ]  Short Hold [ ]  Leasehold [ ]  Licence [ ]  Not in tenancy
[ ]  Other Click or tap here to enter text.

Why are you in housing need?
Click or tap here to enter text.

How is your current housing unsatisfactory? (E.g. disrepair, lack of facilities, end of tenancy, etc.)
Click or tap here to enter text.

Are you being evicted? If yes, please give details
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you live independently?
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you have any special housing needs? (this could be a disability or any health problems, physical or psychological)
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you have any dependents that live with you?
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you have any pets?
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you, at present, have any rent debt?
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

How do you plan to pay for your rent
[ ]  Standing Order [ ]  Housing Benefit – direct to landlord [ ]  Universal Credit – via tenant

How do you plan to pay for your household bills?
[ ]  Standing Order/ Direct Debit [ ]  Cash [ ]  Cheque

Are you currently claiming any benefits? If yes, please give details
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you have a criminal record, spent or unspent?
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Do you have any history of alcohol or substance abuse? If yes, please give details
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Have you previously been a director of any companies? If yes, please give company names and numbers.
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

Are you disqualified from being a Director under the Company Director Disqualification Act 1986? E.g. Have you been made bankrupt? Are you subject to a Debt Relief Order? Have you been convicted of fraud? Have you breached the Act’s requirements? Have you been convicted of an offence involving any company? Have you been involved in unfit behaviour concerning the insolvency of any company?
[ ]  Yes [ ]  No Please detail: Click or tap here to enter text.

What do you do for a living?
Click or tap here to enter text.

What qualifications do you hold?
Click or tap here to enter text.

What professional mandatory training do you hold? (Equalities Act, Safeguarding, Data Protection Act, Money Laundering, Other.)
Click or tap here to enter text.

What are your hobbies and past-times?
Click or tap here to enter text.

In your lifetime, have you been a member / volunteer / organiser with any social organisations, networks. clubs, groups, charities or other co-operatives?
Click or tap here to enter text.

As a Hamwic member you are obliged & required to have an active role in the running of the co-operative. Hamwic looks for people with some of the following inter-personal / workplace skills. Please tick boxes and give full & concise examples. Continue on a separate sheet if required.

|  |  |
| --- | --- |
|[ ]  Team-working | Click or tap here to enter text. |
|[ ]  Working on own initiative | Click or tap here to enter text. |
|[ ]  Communicating/influencing | Click or tap here to enter text. |
|[ ]  Problem-solving skills | Click or tap here to enter text. |
|[ ]  Supporting others | Click or tap here to enter text. |
|[ ]  Mentoring and training | Click or tap here to enter text. |
|[ ]  Follow rules and procedures | Click or tap here to enter text. |
|[ ]  Decision-making | Click or tap here to enter text. |
|[ ]  Free-thinking | Click or tap here to enter text. |
|[ ]  Involvement and participation | Click or tap here to enter text. |
|[ ]  Advocacy and mediation | Click or tap here to enter text. |
|[ ]  Housing experience | Click or tap here to enter text. |
|[ ]  Organising events | Click or tap here to enter text. |
|[ ]  Marketing experience | Click or tap here to enter text. |
|[ ]  Customer service | Click or tap here to enter text. |
|[ ]  Operations experience | Click or tap here to enter text. |
|[ ]  Directorial experience | Click or tap here to enter text. |
|[ ]  Administration | Click or tap here to enter text. |
|[ ]  IT experience | Click or tap here to enter text. |
|[ ]  Financial management | Click or tap here to enter text. |
|[ ]  Rent management | Click or tap here to enter text. |
|[ ]  Project management | Click or tap here to enter text. |
|[ ]  Property management | Click or tap here to enter text. |

As a Hamwic member you are obliged & required to have an active role in the running of the co-operative. How would you contribute?
Click or tap here to enter text.

Please state the reasons why you want to become a member of Hamwic.
Click or tap here to enter text.

Please add anything else you want to say to support your application.
Click or tap here to enter text.

How did you hear about Hamwic?
Click or tap here to enter text.

Please add the names of any Hamwic members you know:
Click or tap here to enter text.

Signed\*: Click or tap here to enter text. Date: Click or tap here to enter text.

\*I am over 18 years of age, in housing need, single, with no live-in dependents.

If information given on this application is later shown to be untrue, this would affect the validity of any membership and/or application process.
If you’re application is unsuccessful you will be informed in writing.
Applicants who are accepted to membership are expected to complete an induction process.

# Equal Opportunities Classification Form

Hamwic Housing Co-operative endeavour to operate policies designed to ensure that all applicants receive equal treatment regardless of race, ethnic or national origin, gender, sexual orientation, age, religious beliefs, HIV status, disability or appearance. To assist us in keeping accurate records and to ensure that these policies are implemented, and for no other reason please provide the following details

What is your Ethnic Group?
Click or tap here to enter text.

To which gender do you most identify?
Click or tap here to enter text.

Do you have a disability?
*A physical, sensory, or mental impairment which has a substantial and long-term adverse effect on a person’s ability to carry out normal day-to-day activities (defined by Equality Act 2010, formerly Disability Discrimination Act 1995)*

[ ]  Yes [ ]  No

Age range
[ ]  18-24 [ ]  25-34 [ ]  35-44 [ ]  45-54 [ ]  55-64 [ ]  65 or over