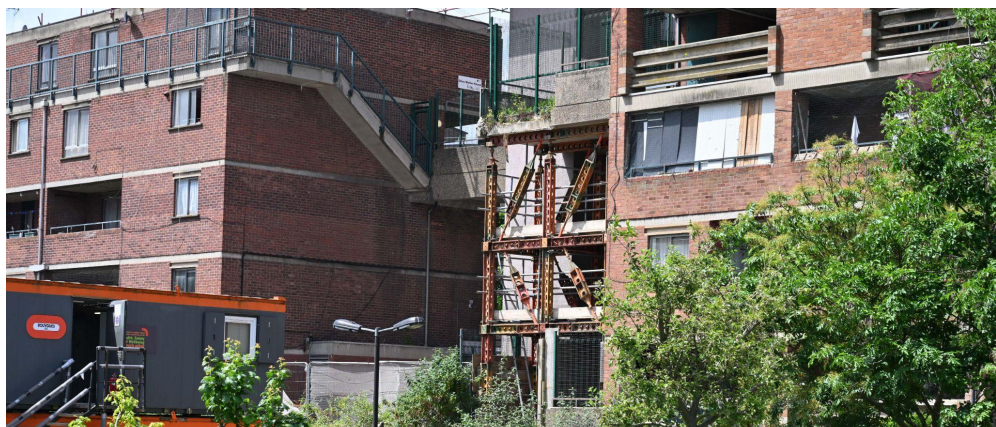


# Wornington Green

Case study  
2010 - Present



CONSORTIUM OF LONDON  
**SHORT LIFE HOUSING**  
CO-OPERATIVES



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**Income**  
**£6 million**

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**Savings** (council tax,  
hard security & insurance)  
**£7.5 million**

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## Regeneration scheme

Our co-ops have managed short life housing within this 20 year regeneration scheme since its inception. Supporting the housing association in managing empty properties as tenants are decanted, the final phase is now due for completion in 2030

Since 2010 we have occupied otherwise empty homes on the estate protecting them from theft, vandalism and squatters. The presence of our Members also provides reassurance to the remaining residents, deterring anti-social behaviour that can occur around vacant properties.



Estimated cost of temporary accommodation or rehousing as a result of councils duty to prevent homelessness (single person)

## Our impact

Income that can be reinvested into services. Time and money saved protecting empty properties. Affordable housing for those otherwise at risk of homelessness or poverty

Short life occupation ensures assets remain in meaningful use, generating income while providing much needed affordable accommodation. The process of regeneration inevitably creates empty homes, which are a waste of resources when left to dereliction. Engaging a short life housing co-op to manage your voids is mutually beneficial, and delivers on the shared objective of both parties.

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## The process

Turnaround is 7-10 days, allowing for exchange of paperwork and viewings. Each co-op takes responsibility for the property and tenant management, ensuring rent, council tax is paid and all installations are maintained during the license period. Our Members are ready and waiting to move in, prepared to make each flat habitable, by painting, decorating, providing their own furnishings and white goods where necessary.

## The handback

Throughout the regeneration scheme our Members have delivered vacant possession on properties earmarked for demolition with 1 months notice. As phasing progresses, each co-op continues to manage properties as an when they become available, offering maximum flexibility to the housing association by transferring our Members quickly and efficiently.

**Our success rate is 100%.**

## The outcome

Short life co-ops have continued to provide a cost effective & flexible solution for the housing association throughout the decant process. Members have occupied empty properties at **zero cost** to the housing association which is paid a weekly fee. Remaining tenants have felt safer as occupied buildings deter anti-social behaviour benefiting the local community. For the co-ops, the ability to provide affordable housing has benefited hundreds of Members.



" We value our short life tenants, and the flexibility they offer. Dependable, organised and proactive, I can highly recommend working with a short life housing co-op. "

G15 Regeneration Officer