

Radical Routes Directory of Member Co-ops

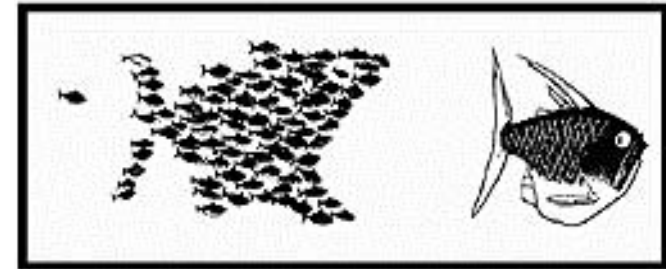
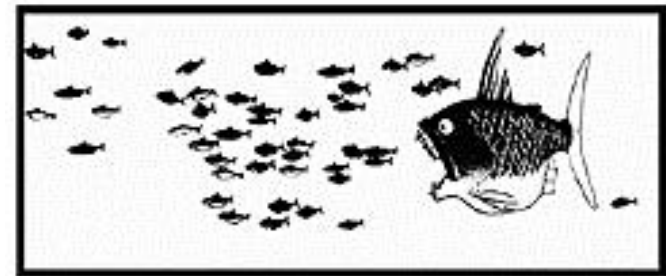
Radical Routes is a mutual aid network of housing co-operatives, worker co-operatives and social centres. Members of the co-operatives are working towards the shared social and political vision of Radical Routes – this vision is not dogmatically defined, but is centred around taking power and responsibility back to grassroots level, participatory democracy, egalitarianism and ethical and environmentally sustainable societies. Member groups have a positive ecological outlook, support grassroots resistance to injustice and oppose capitalist systems of money as power, exploitation and hierarchy.

Co-operatives enable people who are in low paid work or unemployed to collectively take out mortgages and other loans beyond their individual reach. Members of housing co-ops are together, the landlord that own and manages their homes. Without either a private or public landlord dependent on our support our rents don't rise and with the mortgage repaid may fall to cover only management and maintenance costs, or be kept at a level that allows the funding of other projects. Similarly, workers co-operatives control work without the results of their labour being diverted to share holders, directors and managers.

Radical Routes helps to register co-ops, offers training, provides mediators and facilitators in the event of conflict and acts as a forum for exchange of information about and between co-ops. We also raise finance to help members buy housing, land and equipment. Through taking control over such resources we aim to reduce reliance on dominant economic, social and political structures. We are building bases from which these may be challenged and where we can develop practical alternatives – not just in housing and work but also in education, leisure and wider social relations.

We are not restricted by state funding or charitable status, we operate without a controlling bureaucracy of paid administrators, and we do not provide and control what people need but help provide the means by which they can act for themselves.

£1.50



RADICAL ROUTES
DIRECTORY OF MEMBER CO-OPS
2004

QUICK KEY TO CO-OPS:

H	Housing Co-op
W	Workers Co-op
S	Social Centre
U	Urban Based
T	Town Based
R	Rural Based

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Printed by Footprint Workers Co-op
40 Sholebroke Avenue
Leeds. LS7 3HB
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www.footprinters.co.uk

PUBLICATIONS AND CONTACTS

We are an ambitious organisation and don't just talk about our ideals, we are getting on with the practical development of the network and want more co-operatives to join us. If you share our outlook and aims and are prepared to play an active part, or if you are interested in finding out more about **Rootstock**, get in touch.

RADICAL ROUTES LTD

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- How to Set Up a Housing Co-operative - £2.50
- How to Set Up a Workers' Co-operative - £2.50
- The Directory of **Radical Routes** Co-operatives - £1.50
- An introduction to **Radical Routes** - £1.50
- Leaflets - free

ROOTSTOCK LTD

Investing in Radical Routes:

B.M. ROOTSTOCK, London, WC1N 3XX

Tel: 0870 458 1132

E-mail: info@rootstock.org.uk

Website: www.rootstock.org.uk

Rootstock Supporting Co-operatives Working for Social Change – free

THE SEVEN CO-OPERATIVE PRINCIPLES

1. Voluntary & Open Membership

Co-operatives are voluntary organisations, open to all persons able to use their services and willing to accept the responsibilities of membership without gender, social, racial, political or religious discrimination.

2. Democratic Member Control

Co-operatives are democratic organisations controlled by their members, who actively participate in setting their policies and making decisions. Men and women 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.

3. 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 or all of the following purposes: developing their co-operative, possibly by setting up reserves, part of which would be indivisible; benefiting members in proportion to their transactions with the co-operative; and supporting other activities approved by the membership.

4. Autonomy & 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.

5. Education, Training & Information

Co-operatives provide education and training for their members, elected representatives, managers and employees so they can contribute effectively to the development of the co-operatives. They inform the general public, particularly young people and opinion leaders, about the nature and benefits of co-operation.

6. 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.

7. Concern for Community

Co-operatives work for the sustainable development of their communities through policies approved by their members.

THE AIMS & PRINCIPLES OF RADICAL ROUTES

Here we are in 21st century Britain, a world not of our making but one that has been moulded over thousands of years of exploitation and injustice. A world shaped by the forces of greed, capitalism and materialism; where maximum production and optimum profits are vigorously pursued, making life a misery for many and putting us and the environment at risk. The rich and powerful, the capitalists and bureaucrats ultimately control the system, through mechanisms including ownership of the economy [making people slaves to a job] and control of the media [creating a passive culture].

Radical Routes is a network of co-ops and individuals seeking to change this. We want a world based on equality and co-operation, where people give according to their ability and receive according to their needs, where work is fulfilling and useful, creativity is encouraged, decision-making is open to everyone with no hierarchies and where the environment is respected in its own right rather than exploited.

We want to take control over all aspects of our lives. However, as we are not all in a position of control we are forced to compromise in order to exist. We are working towards control over our housing, education and work, through setting up housing and worker co-ops, and co-operating as a network. Through gaining collective control over these areas we aim to reduce reliance on exploitative structures and build secure bases from which to challenge the system and encourage others to do so.

Radical Routes has developed from an idea in the mid 80's to a secondary co-op registered in April 1992. In 1986 **New Education Housing Co-operative** was loaned £7,000 by supporters to put down a deposit on a house in Birmingham. From this **Radical Routes** has grown via staging educational events, spreading information, a will to seek like-minded people and investment from supporters into an expanding network of like-minded co-ops and individuals. The formation of the secondary co-op has provided a structure to pursue our collective aims in a more efficient way, by promoting and raising funds for its member co-ops.

Radical Routes has limited resources and recognises that its particular work towards the above aims are only some of many valid activities. The specific means it is pursuing are:

- The setting up of housing co-ops to house people and projects with the above aims.
- The setting up of workers co-ops that operate with the above aims.
- The setting up of social centres with the above aims.
- The promotion and organisation of participatory education through skills and knowledge sharing events, Taking Control events, informative material and work shops.
- The raising of finance to take control over resources [property, technology, land...] through co-operation and economic interlocking of the co-ops.
- The support of like-minded projects.

The **Radical Routes** network is run through quarterly gatherings of the membership. Before each gathering an agenda is sent out to all member co-operatives, the agenda includes proposals on which decisions must be reached. The issues are discussed at each co-operative and a delegate takes the groups decision to the gathering. All co-operatives can put forward proposals for discussion, as can the internal working groups responsible for the day to day running of **Radical Routes**.

Gatherings are weekend events based around the main business meeting, this meeting is the focus of decision making within the network. Consensus decisions are always sought and almost always reached, though it may take more than one gathering to finalise some decisions. In this way gatherings guide **Radical Routes**, making and amending policies, deciding on the admission of new members and making loans to the existing membership. The booklet *An Introduction to **Radical Routes*** gives a more detailed account of this decision making process.

Each gathering includes an introduction to **Radical Routes** session for

share meals, childcare, parties etc. when we feel like it. We are a mix of workers, unemployed and students, but share interests in community activism, sustainability & recycling, arts, gardening, eating and drinking. At the moment we have 7 adults and 4 children living here.

Fireside Housing Co-op
55-61 Melrose Road
Sheffield
S3 9DN
0114 278 1350
0114 220 6322

HIGHLAND WHOLEFOODS

scotland WU

Highland Wholefoods
Unit 6
13 Harbour Road
Inverness
IV1 1SY
Scotland

KEBELE

south HSU

The Kebele Kulture Projekt is based in Easton, Bristol and for six years it has provided a space for the development of radical community politics and international solidarity. Kebele is based on **anarchist** principles of opposing authority and organising collectively. Our opposition to authority means that we are non-hierarchical. We operate through assemblies, in which we discuss and decide on matters relating to the space. Those involved with the Project embrace equality by accepting equal responsibility for the space, and by co-operating to fulfil these responsibilities.

14 Robertson Road
Eastville
Bristol
BS5 6JY
kebele@marsbard.com
www.kebele.org

radical resource. Currently we're at fledgling stage but we're serious about going all the way.

c/o BM Active
London
WC1N 3XX
Tel. 020 8533 4200
info@emmas.org.uk
www.emmaz.org.uk

FASLANIA HOUSING CO-OPERATIVE

scotland RH

Faslania Housing Co-operative are currently based at Faslane Peace Camp on the Clyde, which has been campaigning against nuclear weapons since 1982. This site has been under threat of eviction since 1997 and we hope to eventually buy the land so the camp will be assured of a future in some form. We are passionate about non-violent direct action and active in many other environmental and human / animal rights campaigns. We are a non-hierarchical collective and make decisions by consensus / compromise. We currently live an environmentally low impact lifestyle in caravans and bend-ers. We share a vegan evening meal, but non-vegans live here too! Visitors intending to stay more than two weeks are subject to a residency procedure. We are currently looking for new members.

Visitors and hardworking, sincere new members are welcome:

c/o Faslane Peace Camp
Shandon
Helensburgh
Glasgow
G84 8NT
Scotland

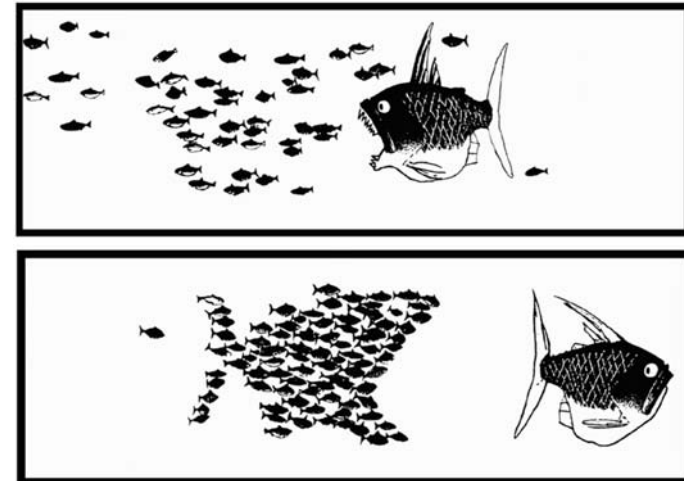
FIRESIDE HOUSING CO-OPERATIVE

north UH

Fireside has a row of 4 Victorian terraced houses with shared gardens. We're set in a friendly street, in a multicultural area just a mile from the city centre. The houses back onto a lovely Victorian cemetery so it's quite quiet and there's lots of wildlife about. We tend to live mainly as independent households, but

newcomers and meetings of the various working groups. Issues arising from the business meeting are also discussed in the separate meetings and other groupings within the network sometimes meet to discuss their particular concerns. All meetings are open to everyone.

In warmer weather the gatherings are held in barns and outbuildings at rural co-operatives. At other times halls and social centres are hired. Gatherings can be at any one of a dozen venues and sometimes the host organisation is not a member of **Radical Routes**. Gatherings usually involve around 80 people and are not only administrative events but also social occasions for keeping in touch with friends, meeting new people and having a weekend away in what are often pleasant surroundings.



www.radicalroutes.org.uk

DIRECTORY OF RADICAL ROUTES FULL MEMBERS

BRAMBLES HOUSING CO-OPERATIVE

north HU

Brambles is a home for an eclectic mix of people and urban wildlife and a stop-over point for many more. We come from a mix of genders and social backgrounds with a wide range of skills to share between us. The co-op itself has been running for over 10 years and has housed over 60 people during this time; with members staying from months to many years. We share two neighbouring houses, vegetable patches, fruit trees, wildlife garden and frog pond in a vibrant, multicultural but economically poor area of Sheffield. Brambles provides its members with a secure, supportive environment from which we both work together and do our own stuff too. The co-op acts as a focal point for resources and information and as a free meeting space for local groups. Brambles is ecological and anarchic in focus with no rotas and very few boundaries and a lot of learning under our collective belts. Communal meals generally happen and the recycling and compost systems are pretty funky and efficient.

brambles@hushmail.com
Tel: 0114 2797164

CATALYST COLLECTIVE

W

We are a workers' co-operative, who offer free help and advice for and about housing and worker co-ops, plus a cheap registration service for new co-ops. We have over 10 years experience, and more than 100 satisfied customers. See our website for more information.

We can visit you if appropriate, to help you develop your co-operative ideas. Contact us for more details. Our office is based at Stepping Stones Housing Co-operative, in the Wye Valley, and you can also catch us at many events throughout the year.

We offer a cheap/free service because we believe in what we do, and are always open to donations to further our work. We are developing the skills sharing we can offer, including conflict resolution, consensus decision making, roles in a housing co-op (secretary, treasurer, etc), and others on demand.

basket willow growing. We have also planted many trees.

We still have a lot of work to do reclaiming neglected land but eventually we hope to get an income from our gardens. Meanwhile, some of us work outside Wheatstone and we all pay rent and contribute to "house" finances. Communal meals and communal areas are vegan and the kitchen is a 'no smoking' zone. Household decisions are made by consensus through regular meetings and on a day to day basis. We try to minimise our use of products which involve animal, human and environmental exploitation and as much waste as possible is recycled, we use composting toilets and in future we intend to use appropriate technology and alternative energy sources. We welcome children and support home education.

A large field and campers kitchen are available at cheap rates for camps, courses, workshops and small gatherings. We regularly host and organise events such as permaculture courses and green gatherings. If you would like to use the facilities or want a programme of events please contact us.

Earthworm promotes and liases with Radical Routes. We run our own loan stock scheme and welcome enquiries from potential investors. We are open to new members with a sincere interest in the activities described above and have set times for visitors interested in membership. Joining is subject to availability of space and a trial period living with us. We are a WWOOF [willing workers on organic farms] host. Please enclose a s.a.e. when writing.

Wheatstone
Leintwardine
Nr. Craven Arms
Shropshire
SY7 OLH
01547 540 461

EMMAZ CLUB

london SU

Emmaz Club and Social Centre is a dream many of us in the London anarchist scene have had and now we want to turn the dream into a reality. We're also fed up of seeing all the money we spend on beer and ticket prices at social events going to the petty bourgeoisie and multi-nationals alike. If we can create a social centre where folk can hang out, get cheap healthy vegan food and be entertained whilst keeping the money within our own community it'd be a great

CORANI HOUSING CO-OPERATIVE**midlands UH**

Corani Housing & Land Co-operative is a small fully mutual housing co-operative with two houses in inner city Leicester and a third in Stafford. We aim to provide comfortable but low cost housing and to be flexible to different living arrangements. At present all live-in members income share. Capital is not required from members, though those with capital are expected to lend a proportion of it to the co-operative. We try not to rely on state benefits.

Corani also have an allotment which we cultivate using organic principles and we hope to have more land in future.

We are also part of a wider co-operative network, SPIL [see the ASC entry] the Rusty Car Pool, shared child care and an income sharing group called Snowball [which includes people living in the Corani houses].

Visitors are welcomed but visits should be pre-arranged. We are open to new members, including those with children.

12 Bartholomew Street
Highfields
Leicester
LE2 1FA
0116 2545436 Fax: 0116 255 5727
ascltd@gn.apc.org

EARTHWORM HOUSING CO-OPERATIVE**midlands RH**

Earthworm Housing Co-operative have lived and worked at Wheatstone since late 1989. We bought the property, a large old house and outbuildings with 7 acres of land, in 1995. Before we arrived Wheatstone had been a community with a turbulent history. The buildings were neglected and vandalised so we have had to do a lot of repair work and restoration. Accommodation is still very basic, the house is quite scruffy and conditions are harsh in winter. We want to make a more comfortable and energy efficient home and work on the buildings is undertaken whenever finances allow.

Our primary focus is on Wheatstone as an environmental project. We are exploring and promoting an ecologically sustainable lifestyle. The land is farmed using permaculture and forest garden methods, and veganically - without the use of animal products, animal labour or singles. We have permaculture people, a geodesic dome designer, a county parks and woodlands officer, a web-site designer, an chemicals. There is a large vegetable garden with herbs and soft fruit, an orchard, a green house, two poly-tunnels, ponds, a 'wet system' and

Highbury Farm, Redbrook, Glos, NP25 4LX

Tel: 01600 775414

catalyst@co-op.org

www.eco-action.org/catalyst

COMMUNITY COLLECTIVE**east HT**

Music has been the catalyst for bringing us a group of twelve brothers and sisters together and made us realise that as a united group we will make a difference. Stemming from running a non-profit free party sound system, we are forever expanding our horizons and connections. The sound system has become part of a wider spectrum of positive anarchy that we are involved in as a community ie. community gatherings for the people of our area, direct action such as anti war critical mass, hunt sabbing, saving animals from exploitation, organic farming and generally spreading good vibes.

We are looking to set up a permanent base for our activities which will include community music, studios even to the extent of cutting our own music onto vinyl – a service we want to offer everyone, this will make a difference to everyone but especially for the youth of our area and beyond.

Lets nice up the dance !

CORNERSTONE HOUSING CO-OPERATIVE**north HU**

Cornerstone has two large shambolic Victorian houses in Chapeltown, an ethnically diverse and run-down part of Leeds. Both houses need a lot of maintenance, but have large gardens front and back, where the odd co-op member does their best to create beautiful and productive landscapes. Each house has space for seven members and there are often short and long-term visitors swelling our numbers. Both houses have office space and computer facilities, enabling us to run campaigns, produce news-letters, zines, catalogues, create & maintain web-sites. We also run a worker co-op (footprint) from the cellar of one of the houses.

16 Sholebroke Avenue
Chapeltown Leeds
West Yorkshire LS7 3HB
Tel: 0113 262 9365
cornerstone@gn.apc.org
www.cornerstonehousing.org.uk

COVENTRY PEACE HOUSE

midlands HU

Coventry Peace House is a housing co-op consisting of a row of 6 small houses which we are converting into 2 buildings so that there is a co-op living space and a large room for arts/conferences/local community use etc. There is also a large room which we have set up as a bike workshop where we fix up and recycle second hand bikes to sell at cost price to people with low incomes. As part of this we offer bike maintenance and cycle craft training as well as use of the facility to people in the local community. We run lots of projects here, some of which enable us to employ people to work with asylum seekers and refugees and disengaged young people. There is a large back garden and we are walking distance from the City Centre in a vibrant multi cultural area. We welcome visitors and usually have space for more members. The main criteria for membership is a commitment to a simple green lifestyle and working actively for peace in some way. We welcome diversity of all kinds. New members welcome.

Tel. 02476 663031

Email covpeace@gn.apc.org
311 Stoney Stanton Road,
Coventry, CV6 5DS

THE COWLEY CLUB

south ST



The Cowley Club is a social centre in one of Brighton's main shopping streets. It's a co-operative of people involved in activities based on the premises. All the work which keeps the place up and running is voluntary, no-one gets paid, no-one makes any money. Members decide what goes on in the building and how the place is run. The club exists to give us control over our social space and its resources and to provide a base from which to support other initiatives. Members are involved in environmental and ecological campaigns, social change activities and opposition to various

forms of injustice.

A cafe and bookshop are open Tuesday to Friday in the afternoons until 4.00pm. On Thursday evening the bookshop is open until 7pm with tea and coffee available from the cafe. On Monday afternoons the Migrant English Group run a drop in centre with English lessons and conversation for migrants, free refreshments, advice and information (www.migrantenglishproject.org). On Fridays an advice centre is open after the cafe

BRIDGE STREET WORKERS CO-OPERATIVE

midlands TW

5 Bridge Street
Buxton
Derbyshire
SK17 6BS
01298 22843

julian@bridgestreetworkersco-op.fsnet.co.uk

BUDDHAFIELD

PO Box 27822
London
SE24 9YZ
0777 569 4610/ pager: 07654 663669

CALON YN TYFU CYF [GROWING HEART]

wales RW

Calon yn Tyfu Cyf [Growing Heart Workers' Co-operative] is involved in Earth restoration. We are closely connected with Pangaia [see the entry in Part One] and Henparcau Farm where we rent the land.

So far we have planted a half acre orchard, established a fruit tree nursery producing 1500 fruit trees each year and 3000 nut trees as well as at least 10,000 local provenance broadleaf trees.

We are also market gardening about 7 acres of vegetables as well as having established a couple of acres of nut trees and willow beds for basketry and craft and for firewood. We make cider traditionally, using equipment from the 1850's and have been producing 6000 bottles a year. From this summer [2001] we hope to increase this to 10,000 bottles.

Outside Henparcau we manage 164 acres of woodland and have planted 750,000 broadleaf trees in West Wales. Each autumn we collect tonnes of tree seeds. We normally have work available and are currently looking for new members as well as casual workers.

Hen Parcau Farm
Bwlchgroes
Boncath
SA37 0JY
Pembrokeshire
Wales
01239 841675

DIRECTORY OF RADICAL ROUTES ASSOCIATE MEMBERS

THE ACCOUNTANCY CO-OPERATIVE

south TW

The Accountancy Worker's Co-operative
56 Dorchester Rd
Lychett Minster
Poole
BH16 6JE
Dorset
01202 621622
simay@globalnet.co.uk

AFFINITY WOODLAND WORKERS CO-OPERATIVE south RW

Steward Community Woodland is an exciting permaculture project being set up to demonstrate the value of integrating conservation woodland management with traditional skills and low-impact sustainable living.

Planning permission permitting, the project will provide new public access and woodland walks, demonstration permaculture gardens, low impact dwellings, craft workshops and courses, a visitors centre, a tree nursery, compost toilets, a picnic and play area, a community composting scheme, a forest garden and orchard, a low intervention wildlife zone and examples of renewable energy.

For more information:
www.stewardwood.org
affinity@stewardwood.org
07050 674464

Steward Community Woodland,
Moretinhamstead,
Newton Abbot,
Devon.
TQ13 8SD.

closes offering welfare rights advice and help with problems at work. A Womens Health Open Group also uses the premises one Saturday each month. Fund raising jumble sales are also becoming regular events.

We have an additional building in need of renovation or replacement which, when ready, will house a children's space on the ground floor which will be used as a creche and by an after school club and home educators groups. The upstairs will be divided into an office and a library and all rooms will double as function rooms where local groups can meet.

Members of the club live in the flat above the club as Elm Tree Housing Co-operative.

To join the Cowley Club you must have been involved in the running of the social centre for three months. Members of political parties are not invited to join because the values of the co-operative are based (in the spirit of local activist Harry Cowley) on self-responsibility, self-help, equity, solidarity and grass-roots control outside the influence of political parties and similar coercive hierarchical groupings. This restriction does not apply to members of trade unions.

A separate organisation, the 12 London Road Social Club, runs a bar inside the Cowley Club premises in the evenings. It too is a co-operative owned and controlled by its members and it depends upon volunteers from the membership to run its bar and organise entertainments. There is live music - including open mike nights, videos, talks, dj's, and the occasional pub quiz. If we think there is enough interest the bar is opened on Sunday afternoons and sometimes members cook fund-raising Sunday dinners for causes in which they are involved.

12 London Road
Brighton
BN1 4JA
East Sussex
Tel: 01273 696104



DRAGONFLY HOUSING CO-OPERATIVE

midlands HU

178 Campbell Road
Oxford
OX4 33NR
Tel: 01865 770833

ELM TREE HOUSING CO-OPERATIVE

south HU

c/o the Cowley Club
12 London Road
Brighton
BN1 4JA

EQUINOX HOUSING CO-OPERATIVE

north HU

Equinox Housing Cooperative was born in 1994 from a small group of people involved in campaigning on the environment and young people's rights. We were putting a lot of energy and time into trying to stop various abuses of people and planet and felt we were having a real effect. It's not enough to simply say 'stop!' We need to build positive visions and structures as the forces of capitalism will always portray us as mad, impossible dreamers. Dreamers we are, mad we are not. Creating a different society based on cooperation not competition, support not exploitation is not impossible, it's the only answer for a future worth living in and we have to start creating it now.

So in June 1995, to provide a stable home for campaigners, workshops and a resource centre for like minded people; to try out 'green' building practices and living co-operatively, we bought a house. We are 7 members and a dog, who when not fixing the roof (still) or building (still), are involved in environmental, genetic engineering and food issues campaigning, local community issues, gardening and sustainable woodland projects.

Four years on..... we have turned the tarmac yards in the front and back into thriving and diverse gardens complete with pond, have two woodsheds and a wood workshop for the carpentry minded folk, a bike/chainsaw maintenance, welding and power tools workshop, an office and soon a climbing training wall.

161 Hamilton Road
Longsight
Manchester
M13 0PQ
Tel: 0161 248 9224

FOOTPRINT WORKERS CO-OPERATIVE

north WU

Footprint Workers Co-operative is a printing co-operative based at Cornerstone Housing Co-op [see entry] in Leeds. We currently have two members and two different sorts of printing presses. The first is a single colour (it can only print one colour at a time) offset litho press which can print up to about A2 sized paper. The second is a Riso digital press that makes short run

hands we use it to develop practical projects aimed at lasting social change. This is not the case with money saved in High Street banks and building societies.

For more information about **Rootstock** :

ROOTSTOCK LTD

Investing in Radical Routes:

B.M. ROOTSTOCK, London, WC1N 3XX

Tel: 0870 458 1132

E-mail: info@rootstock.org.uk

Website: www.rootstock.org.uk



ETHICAL INVESTMENT IN SOCIAL CHANGE

What we do is made possible by co-operation and through using the existing financial system to our collective advantage. The latter is not something we are happy with but we do what is currently possible, or we do nothing.

The **Radical Routes** worker co-operatives finance themselves in the same way as conventional businesses and with loans from **Radical Routes** but housing co-operatives in the network usually finance their projects in one or more of the following ways:

1. A Mortgage. Mortgages are generally from lenders with some form of ethical policy, either Triodos Bank or the Ecology Building Society. Lenders usually provide 70% - 80% mortgages leaving co-operatives to raise the rest from other sources.

The remaining 20% - 30% of the cost of the house can be a lot of money. This amount is raised through loan stock and/or a loan from **Radical Routes**.

2. Loan Stock. Housing co-operatives are able to advertise and issue loan stock to the public (see the **Radical Routes** publication *How to Set Up a Housing Co-operative* for details) and many raise significant amounts from members, family, friends and other supporters in this way.
3. A Radical Routes Loan. **Radical Routes** lends money to member housing and worker co-operatives at rates of interest significantly below that charged by conventional lenders. Loans of up to around £40,000 have been made to individual co-operatives, such loans are made possible by **Rootstock Limited**, the financial arm of **Radical Routes**. Supporters buy shares in **Rootstock**, on which they can choose their rate of interest. Loans can then be made to **Radical Routes** co-ops at low rates of interest because many investors choose low rates of interest for themselves, or do not ask for any at all.

People invest in **Rootstock** because they share a similar outlook to **Radical Routes**. They do not wish the blind pursuit of maximum, short-term monetary gain, which underpins poverty, oppression and environmental destruction around the globe. Of course money invested in **Rootstock** and **Radical Routes** is only temporarily diverted from such uses but while money is in our

work very cost effective.



Most of our customers are environmental and social activist organisations and individuals but we also print for a number of small businesses in and around Leeds. For more information regarding our set up and our environmental and social policy take a look at the website.

www.footprinters.co.uk

40 Sholebroke Avenue
Chapeltown
Leeds LS7 3HB
West Yorkshire

Tel: 0113 262 4408

e-mail: footprint@footprinters.co.uk

FOX HOUSING CO-OPERATIVE

wales HR

We live on a 70 acre former dairy farm in Carmarthenshire called Werndolau and its home to 9 adults and 5 children as well as a flow of Wwoofers in our two farmhouses, 3 mobile homes, 3 tourer caravans and yurt.

Members run **Organics to Go** from the farm. This is Wales' largest organic box scheme, providing over 800 deliveries every week as well as providing outlets for 9 other farm producers in West Wales. It was set up to offer a alternative to supermarkets and people working for it are on the same small but ample wage so that profits can be put back into developing the project (and also ensures that we can't consume too much!)

We've got a lot to do; a lot to learn and we're going to make mistakes. We wish to provide space for members to follow their vocations whilst sharing the opportunity to learn hands-on organic farming and gain community experience with as many people as possible. We sometimes have space for short-term volunteers to live and work with us.

Good design and clear structure is how we manage to do all the things that we do – there's an all organic, vegan communal meal cooked every day and we bake our own bread; we use rotas to share out domestic jobs fairly; we have regular emotions meetings to keep things sane and vibes friendly as well as

community weekends where we hang out together.

As a community we live healthily and support freedom from addiction so this is not a drinky/druggy/smoky place. For the same reasons we don't have TVs or computer games as well as processed sugar and caffeine.

As a green community we encourage alternatives to car use and also we use ethical and ecological products in maintaining and developing the farm. Whilst not having any specific spiritual focus we all know that our organic growing is part of some "bigger picture" and we share our skills in reiki, massage, astrology, yoga and tai chi.

Most importantly we naturally nurture, respect and home-educate our children - this is a good place to come for support as a parent and a bad place if you don't like being around kids!

We welcome working visitors (for a minimum of a week preferably) and have camp space for holidays too. Please e-mail/phone to arrange a visit and for more information on living/working here.

Werndolau
Golden Grove
Carmarthen
Wales
SA32 8NE
Tel: 01558 668798
Fax: 01558 668088
Email: roger@werndolau.fsnet.co.uk

FUSE HOUSING CO-OPERATIVE

london HU

Fuse is an unhoused co-operative made up of Londoners. We are looking to set up house somewhere much much cheaper than London but we haven't decided where yet.

56 Crampton Street,
London, SE17
020 7701 4887

activists, with the initial aim of buying a house in London. However property prices forced us to shift our attention to Brighton, and then the Hastings area. We bought our first house in lovely (yes, really!) St Leonards on Sea in 2001, followed by a flat nearby in 2002 which we are renovating ourselves. Walden Pond is a base for anti-war, home education, allotment, poetical, radical science, environmental and artistic activity. We have eight members, though some of these are not currently housed by the co-op. We're not looking for new members, though we'd be very happy to offer advice and support to any local groups looking to start their own co-op.

29 Gensing Road,
St Leonards on Sea,
East Sussex
TN38 0HE.
0845 458 9572.

ZION HOUSING CO-OPERATIVE

north HT

Zion housing co-op will be two years old in September. Why Zion? Because we came together to buy the Zion Baptist Chapel and cottages. This fell through, but in December 2002 we bought the Nutclough Tavern. Community arts and public education are a big part of fulfilling our vision as a radical co-op and this summer we took the first steps towards becoming a community venue holding 3 events, the local arts fest and opening the garden to the public for two days so people could come and find out what we are about.

Nutclough Tavern
6-8 Nutclough
Hebden Bridge
HX7 8MA
01422 845990



UPSTART SERVICES Ltd**south WR**

Our goal is the growth of ecologically sustainable co-operatives committed to networking and mutual aid. We will contribute to this process by providing comprehensive training and financial services. In particular, we hope to work with groups and individuals wanting to set up new co-operatives, and to help to turn their dreams into reality. We believe that radical social change is possible, and that a vibrant, locally based co-operative economy is a crucial part of ringing it about. To this end, we will look for ways our activities can complement those of people working in other ways for a society free from oppression and violence. You may very well find that you can save significant amounts of money using our year-end accounts service, which has proved popular with many RR co-ops. We also offer training (residential and in house), facilitation, and visioning - don't forget that members of RR can claim a 20% discount on all our services. As our name suggests, we specialise in helping new projects get off the ground with advice, consultancy and help developing business plans. We may even be able to defer some of the costs of our services until the co-op is established and able to pay - ask for details. Our website has many briefings and resources useful for new and established co-ops

The Polishing Room,
Flax Drayton,
SOUTH PETHERTON,
Somerset,
TA13 5LR
Tel: 0845 458 1473
upstart@upstart.coop
www.upstart.coop

WAKABE ROCK HOUSING CO-OPERATIVE**south HT**

Wakabe Rock housing co-op is set up to enable people to get affordable housing in Brighton and to enable and educate people about co-op systems. We are also involved in blooming futures, not for profit organisations, doing earthship building, positive environmental actions

Love and peace XOX

Madmaori66@yahoo.co.uk

WALDEN POND HOUSING CO-OPERATIVE**south HT**

Walden Pond was formed in 1997 by a longstanding group of friends and

GAIA WORKERS CO-OPERATIVE**midlands WT**

Gaia is Leamington's first workers' co-operative. We currently have four members operating a community shop in the Old Town. We aim to promote ethical trading by running a profitable wholefood and arts and crafts business on ethical principles, and by educating customers, our suppliers and ourselves about these concerns. We have an ethical policy emphasises the principles of sustainability, social justice and non-violence. The co-operative was formed in 1997, building upon the goodwill of our existing business. We now have a thriving wholefood business with the emphasis on organic, non-genetically modified and fair traded goods. We also sell a wide range of arts, crafts and gifts produced by local and not-so-local artists and have a flourishing art gallery where we display work for which there is currently no other outlet in Leamington. Through our community notice boards, Green Library and magazines we aim to give expression to a range of information and opinions concerning politics and culture which tend to be excluded from mainstream media. We also act as a contact point for LETS.

7 Regent Place Leamington CV31 1EH Warwickshire
Tel: 01926 338805 [day] 493214 [evenings]
Fax: 01926 338805 [phone first]

GECKO HOUSING CO-OP**north HU**

We are a group of 9 people living in Manchester trying to buy a house so we can live together as we did when we were squatting. We're involved in various social and ecological projects such as social centers, allotments, critical mass, peoples kitchen, youth work, D.I.Y. culture, protest and caring for each other amongst many things. We loved living communally and want to make it possible again with a housing co-op, after finding squatting was not sustainable long term. We are at the stage of learning about money and maths but hope to have a base sometime soon!

gecko@riseup.net
snail@riseup.net

THE HIVE HOUSING CO-OPERATIVE**north HU**

The Hive began as a bunch of people who spent months drinking in the Beehive Inn, pretending to be planning a housing co-op, until one day we realised we'd taken it a bit too far... We are from a diverse range of tendencies [anarchist,

socialist, suicidal...] united by a shared belief in social change through grassroots action [solidarity campaigns, housing and student rights, community food growing and catering...] and of course, co-operation. We have all spent five years or more in Bradford; for our sins and for cheap curries and dubious nightlife. We reached a limit of tolerance of squalid living conditions and naughty landlords that dominate the Bradford property scene. So we decided to own our own squalid living conditions, in a friendly, sustainable and DIY manner.

In June 1997, having secured an Ecology Building Society mortgage and a Radical Routes loan, we dived into a brilliant but sadly neglected four storey house in sunny Manningham. Initially, much of the energy of the co-op was invested in setting our house in order and doing lots of repair work.

Since then, we've dug in a bit, or rooted, or whatever it is you're meant to do, had the odd change of member, and at a steady pace waddled towards many of our original aspirations, whilst revising others. These include: a reasonable bit of DIY repair and renewal, the most exciting moments occurring in the upper echelons of the building, nothing to do with the view of the Valley Parade corner flag; the development of a nice wee garden cum scrapyard; the establishment of a street association and community garden; playing an active role in Radical Routes, most noticeably as the editorial collective for the newsletter *Radical Rumours*; and a bicycle breeding programme that's seen us chasing off Raleigh corporate spies. Just around the corner are our more daring dreams: serious eco-renovation, a unilateral declaration of independence, and a permanently tidy hallway.

hive@riseup.net

MAGPIE HOUSING CO-OPERATIVE

midlands HU

Magpie Housing Co-operative was set up in 2000 with the help of a donation from New Education Housing Cooperative. Magpie used this donation as a deposit to buy two small houses in Handsworth in Birmingham, to house our four members. They are both 2 bedroom terraced properties, within 5 minutes walk of each other. We run these houses in a cooperative and eco-friendly way. We are still in the process of renovating them and are using many green and recycled materials to do this. We also compost most of our organic waste for use on our gardens and allotment, at the moment we are looking into harvesting rain and grey water. We also run a co-op car pool system. As well as living space, we have an office in one of the houses, which is used by Fuse Workers Cooperative as a base for their electrical and building work business. Fuse was set up around the same time as the housing co-op by three members

contribute, we look forward to seeing you.

The Sumac Centre
245 Gladstone St,
Forest Fields,
Nottingham,
NG7 6HX
0845 458 9595
info@veggies.org.uk
www.veggies.org.uk/sumac

TALAMH

scotland HR



Talamh owns a 16th century farmhouse, outbuildings and 50 acres of land. Parallel to the housing co-op is a registered charity, Talamh Life Center. We run courses and host events on the land. We grow some food in a polytunnel and garden. In the last 6 years we have planted 10,000 young trees and set aside ares for wild life . We host volunteers on work weeks and woofers are welcome.

TORCH HOUSING CO-OPERATIVE

midlands HU

We are a group of people who collectively own our two properties. One is a five-bedroom Georgian Style house. The other is a larger building owned by us which includes offices plus a Community Meeting Room as well as an eight bedroom maisonette. As a member you would be expected to help with running the Co-op and have your say on Financial Matters & Co-op Policy. Affordable Rents. Employed or Unemployed equally welcome. Interesting people with ideas especially welcome. Veggie/Vegan preferred.

10 Richmond Road
Hockley
Birmingham
B18 5NH
0121 554 4256 / 551 3161

designing and building systems to supply our own energy and resource needs. Catalyst, a workers' co-op helping new co-ops to set up is also based at Highbury Farm. We are also able to host small gatherings for like minded groups and would like to develop the site as a space for environmental education camps and courses.

We have occasional work weeks when we welcome WWOOFers and other working volunteers to help with our projects. Please contact us for more information if you would like to participate.

We have vacant accommodation and are currently looking for new members to join us.

Highbury Farm
Redbrook
NP25 4LX
Monmouthshire
Wales
Tel: 01600 713942
highburyfarm@hotmail.com
www.highburyfarm.freeseve.co.uk

SUMAC CENTRE

midlands SU

After 16 years based at the Rainbow Centre, in rented Mansfield Road premises, volunteers worked hard to buy a permanent new home, renamed the Sumac Centre, on Gladstone Street, in the Forest Fields/New Basford area of Nottingham. Originally opened in 1985 by members of Nottingham Campaign for Nuclear Disarmament & Friends of the Earth, the Centre has provided resources to many individuals, groups and campaigns working for social change. The Sumac Centre continues to promote the causes of social justice, Conservation, animal rights, co-operation, mutual aid and community spirit. Sumac is a non-hierarchical organisation - all volunteers get an equal say.

As well as the café, library, information exchange, internet/computer access, offices and meeting facilities previously offered, new projects have also be possible. There are children's activities, video evenings, a social club venue for local performers & urban permaculture gardening, with plans to create a new eco building with workshop and office space for artists and local co-ops to follow.

After extensive refurbishments the Sumac Centre opened on 22nd June 2002. You are welcome to visit and find out who we are and what we are doing. If you have any time or skills to offer, if you have any advice or ideas to

of Magpie. Our members are involved in social art, 'Groundwork' a city wide trust to improve environmental awareness in Birmingham's inner city, gardening, veganic allotments, catering as part of the Nosotros collective at various gatherings, Radical Routes work (one member is the company secretary of Radical Routes and on various working groups), animal rights, and organising community wholefoods.

50 Whateley Road
Handsworth
Birmingham
B21 9JD
0121 554 8096
info@magpie-co-op.fsnet.co.uk

MARY ANN JONSON HOUSING CO-OPERATIVE london HU

We are a group of individuals from north London, most of us are either on welfare benefits or low waged. To solve our joint housing problems, and to take control of this part of our lives, we have set up a housing cooperative and are presently looking for a property. We are looking to buy any suitable property in Haringey, North London, and convert it into accommodation for members of our cooperative

All five of us are also involved in Haringey Solidarity Group which is a non aligned local campaigning group. As part of the housing cooperative we hope to incorporate a meeting space and a few small office/ work spaces, for campaigning groups and others. If you want to know more get in touch.

PO BOX 2474
LONDON
N8
woodywood2@tiscali.co.uk

NAUTIA HOUSING CO-OPERATIVE

east HT

We are a co-op of five people living in an end terrace house in Norwich. Currently we are into solar water heating; growing organic veg; a veggie co-op restaurant; a local food co-op and writing & distributing free software. We provide a secure base for activists and aim to live as sustainably as we can.

all@nautia.freeserve.co.uk
(01603) 663546

NEDS HOUSING CO-OPERATIVE

midlands HU

NED's Housing Co-op purchased our first house in August 2001, which was a large plot in Forest Fields, a fantastic community centred area of inner city Nottingham. The plot consists of a large house with 7 bedrooms, two bathrooms, two kitchens and a spacious living room; a disused factory (old bakery) where we have built another bedroom and have a large space to host gatherings and community events; a garage which is being converted into a self contained flat; and large amounts of space for gardens. We will shortly have space for 10 members and are considering buying another house in the area to host four or five members.

All of NED's members are involved in Radical Ecological and Social change activities, and most are heavily involved with the Sumac Centre.

NED's Housing Co-op
c/o 73 Beech Avenue
Forest Fields
Nottingham
NG7 7LR
neds@veggies.org.uk

NEW EDUCATION HOUSING CO-OPERATIVE

wales HR

The co-op owns a traditional end-of-terrace house with mountain views and a long garden. We are located fifteen miles north of Swansea in The Upper Swansea Valley. The outstanding beauty of the Brecon Beacons and the Gower Peninsula Coastline are both nearby, and are accessible by public transport.

We share housework and bills, food is bought collectively and evening meals

Derby to food which is organic, local, cruelty free, fairly traded and low packaged. We want to be a catalyst for increased awareness and support of environmentally and socially responsible production and practices.

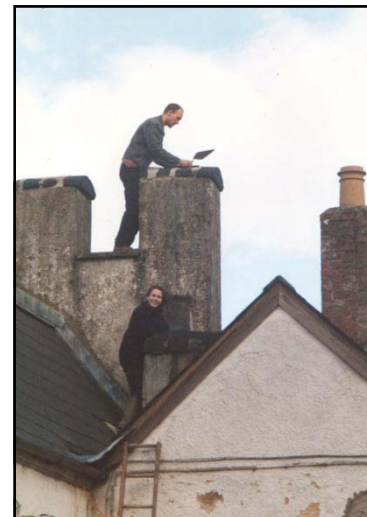
We will also act as a focus for people to find out about and engage with campaigning groups and alternative ideas. We will do this by providing notice boards, café/meeting space, and access to alternative publications. We are excited about creating a vibrant and inspiring social hub, openly and actively putting our principles into practice

c/o 6 Walker street
Derby
DE1 3PR
01332 341 934
01332 723 728

info@soundbitesderby.org.uk
www.soundbitesderby.org.uk

STEPPING STONES HOUSING CO-OPERATIVE

wales HR



Stepping Stones is based at Highbury Farm, overlooking the beautiful Lower Wye Valley near the village of Redbrook. We are currently renovating the old farm house which houses some members and provides communal living space, while other people live in caravans and other low impact structures.

The co-op is inspired by a vision of finding ecological and socially sustainable ways of living together as a community. We are exploring and learning how to manage our land without exploitation of animals and all food on the farm is vegetarian or vegan. We regard children and young people as an essential part of any sustainable community and are developing our policies to ensure that they and their parents are always able to participate in the running of the

cooperative. Projects at Stepping Stones include renovating an old cider apple and perry pear orchard, managing species rich unimproved grassland (we have a small flock of pet sheep), working with English Nature to coppice in adjacent Highbury Woods (a national nature reserve), establishing new vegetable gardens and fruit tree plantings and

permanent dwellings.

We are keen to investigate appropriate technology for an energy efficient, self sustaining living environment. All of us are interested in following a lifestyle of community involvement whilst reducing our impact on the environment, for example, ideally being able to deal with all our own waste products; sharing resources, skills and energy; communal organic food production and the active promotion of low impact structures.

We hope to maintain individual autonomy, to allow the freedom to be creative and to provide the social network to facilitate a policy of inclusion and tolerance. The evolution of wider links with the local community, through environmental education, workshops, social activities, and trade will also be part of the project. In order to achieve this aim we would like to work towards setting up a workers cooperative, utilizing both traditional crafts and new technologies.

Bronydd
Llangeitho, Tregaron
SY25 6QG
Ceredigion
01974 821252/ 821519
E-mail: redkite@nobeard.freemove.co.uk

RINGO HOUSING CO-OPERATIVE

south HT

Ten of us live in a big house with a long, lush garden. From here we dream and scheme, plan, publish and act. We pursue practical goals we think deserve advancement. Among them the promotion of community self-organisation like, for example, the Cowley Club (see elsewhere in these pages) where we are among the volunteers who make the project work and the thousands who use it.

PO Box 616
Brighton
BN1 6BA
East Sussex

SOUND BITES

North WU

We are a workers co-op setting up an ethical food shop and radical information point in Derby. We aim to be open by 2005. We want to increase access in

are eaten together. Electrical appliances are few by choice (no television, fridge, washing machine), laundry is hand washed. We promote and practically apply drug-free, tobacco-free and alcohol-free living.

Future plans include buying a second house nearby for more members, and in the longer term buying a farm.

We are specifically concerned with: radical psychological change in individuals; promoting healthy living and a vegan way of life; collectively owning resources through housing and worker co-op structure; organic / wildlife gardening; supporting home-education and liberated parenting; living simply; and making links with like minded people.

If you would like to know more about our work, please write enclosing an s.a.e. to:

New Education Housing Co-op,
c/o D&D
c/o Edge of Time Ltd.,
BCM Edge,
London
WC1N 3XX

ONE COMMUNITY LTD

south west HR

We are a community of about 20 folk living at Keveral farm, Cornwall. We grow Organic veg, provide a nurturing environment for our members and try and teach each other about ecological sustainability.



OUT OF TOWN HOUSING CO-OP

south HT

Out of Town is a short-life housing co-op. We rent two adjoining houses in a large windy garden just outside Brighton, between a the South Downs and the sea. We're a family-centred co-op of 6 young kids and 7 adults (on a good day). We're into growing things, eating good local organic food together, cycling, recycling, alternative education, rock climbing, plumbing and throwing a party at the drop of a hat.

We have been known to go out of the house and into town occasionally and do the odd bit of socially useful stuff, like volunteering at the Cowley club in the cafe, bar and less glam but essential toilet cleaning department, and the Brighton Unemployed Centre in the crèche and wholefood co-op. Running crèches are our speciality, and we'll happily share our time with kids at Radical Routes gatherings on into the future.

We're proud to be part of Radical Routes, and more locally are part of a network of co-ops, spreading the good word about the delights of communal living (and other people's washing up) and taking control of your own housing. This seems to be a rare notion in this city's culture of greedy money-grabbing landlords and sky-rocketing house prices.

We have 4 years to go on our lease, so are instigating our World Takeover Bid (Phase I) by buying a rundown property to house some of our non-living group members (yes they're called that for a very good reason...)

1 & 3 The Cliff
Brighton BN2 5RF
sstarky@hotmail.com
01273 707691



PANGAIA HOUSING CO-OPERATIVE

wales HR

Pangaia Housing Cooperative leases Hen Parcau Farm, a twelve acre small holding adjoining several thousand acres of woodland and situated in North Pembrokeshire, on the edge of the Preseli Mountains. At present there are six committed core members and four prospective members who we expect will become full members in due course.

Much work has taken place, clearing the extensive debris left by the previous owner who battery farmed chickens and pigs and bred dogs for laboratory purposes. The house has been returned to a habitable state and work is under way repairing the outbuildings and converting the woodshed into accommodation. We are in the process of buying the property, our target for this being the Summer of 1999.

Our aim is to provide housing for those committed to living and working co-operatively and towards a sustainable future. In the long term we hope to buy a second property, thus freeing up more land for people to live and work on. The land is divided between a fledgling orchard, organic vegetable gardens for members, a regeneration zone, two horse paddocks and an acre of land on which Growing Heart Workers' Cooperative is attempting to establish an organic market garden.

Hen Parcau Farm
Bwlch-y-groes
Boncath
SA37 OJY
Dyfed
Wales

Tel: 01239 841675 / 659

REDKITE HOUSING CO-OPERATIVE

wales HR

Red Kite is a group of five adults and eight children all living in Ceredigion. All are dedicated to cooperative living, aiming to form our own social and community base as well as being able to secure everybody's individual housing needs. We want the opportunity to live a more sustainable and communal lifestyle, concentrating on custodianship of the land as a working alternative to the present status quo.

Ideally we are looking for a property within the Ceredigion area of ten to twenty acres or more, preferably woodlands and areas for tree planting, permaculture and forest gardening. Hope to have self-contained dwellings as well as a communal space with views to constructing traditional, semi-