



# Compass

## For Landing on the Moon

Our Vision, Values and Practical Objectives



23.10.2024

Version 001

# The Compass sets out...

- **The vision** - the dream - what we're working towards
- **The values** - central principles, what we believe in
- **Practical objectives** - desired housing type, other uses, location, size as well as urgency and initial site search approach
- **Review** - when & how & why this document can be changed by the members

The Compass helps create a shared understanding of who we are, present ourselves to the wider world and guide decision making.



# How we got here

- Member application submissions
- Getting to know each other in meetings throughout the last 15 months + agreeing the constitution
- Lunar Effects workshop in June: discussing our values, priorities through 3 scenarios:
  - Diversity and outreach
  - Cost vs quality
  - Decision making
- Summer period to review the workshop write up
- Values workshop and feedback session in October 2024



# Vision

# Moon Co-op's Vision



Moon Co-op exists to facilitate cooperation between individuals interested in creating long-term, affordable and just living and working spaces for its members.

The primary objectives of Moon Co-op are:

- To set up a housing co-operative for its members seeking to collaborate with local stakeholders;
- To identify sites in South East London where a housing co-operative can be developed for its members;
- To make it possible for a wide range of people to access co-operative living

# Values

# The People

- **Inclusion** - we aspire to be inclusive to people with different backgrounds, identities and abilities (i.e. income, queerness, ethnicity...). We will work to be more specific and make our limitations clear by publishing a document setting out our approach and commitments to Inclusion.
  - **Agency** of co-op members to choose who they will live with in order to protect the stability/happiness of housing arrangements. We are aware we will need to figure out how to avoid being clique-y.
  - **Contribution to the co-op** will be a key criteria for members but we know we will need to put the things in place to allow people to confidently participate. This can include onboarding support and training.
- > **Allocations policy** - Details will need further discussion and to be confirmed but we will potentially consider inclusion aspects, housing needs, values, commitment, local connection.



# The Building

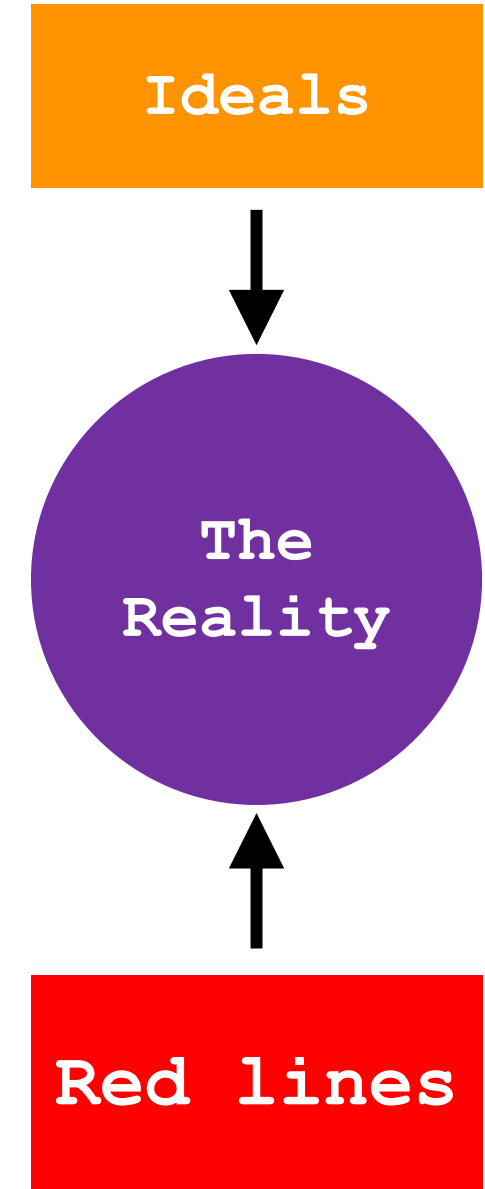
- **Basic safety and warmth** – we are committed to creating safe housing conditions, free from damp and mould, asbestos and other health risks.
- **Affordability** is our initial focus with a desire to prioritise **increasing sustainability and comfort over time**.
  - **Affordability** defined as affordable for our prospective members;
  - **Sustainability** defined as a way of using resources that could continue forever and minimise environmental impact;
  - **Comfort** defined in ideal terms as quiet, bright, outdoor space, accessible, child/pet friendly, mixed-use space, good amenities, places to socialise, places to work from.
- **Willingness to refurb/improve** co-op building over time.
- **Access to green space** is essential for us, ideally would like to have our own outdoor space/communal garden but being near greenery, a park would also be okay.
- **Responding to opportunity** will be our strategy when looking for properties and sites, and making most of what we find.





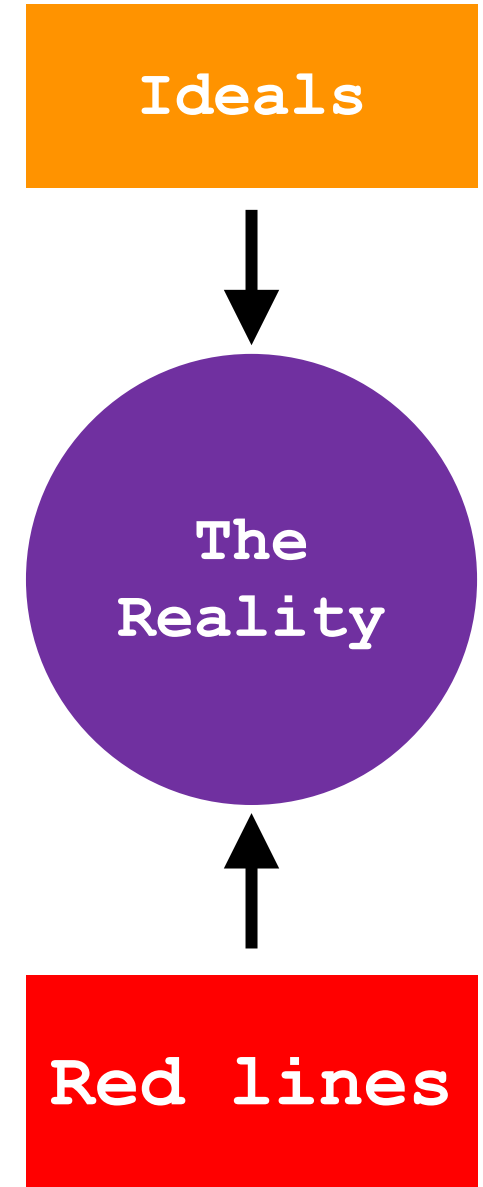
# The Process

- **We make decisions together and work to ensure that everybody feels listened to.** We acknowledge that a space can never be fully non-hierarchical as informal power dynamics will always be present. We are committed to building **trust amongst members**.
- **Consent-based decision making** (sociocracy) is our first approach, using voting as a last resort. This means that if a decision is "fine", if it's safe to go ahead that's enough - not everyone has to love it. Specific details will be included in our Rules / Policies.
- **A "Traffic light" system** will be created as guidance for how needs to be present to make a decision. Decision making in the absence of others must **follow agreements and values**.
- **Speed and efficiency** of decision making in order to make the most of opportunities and avoid burning out. This will be achieved by the consent-based approach and by delegating decision making power to working groups.
- **Communication and documentation** of decisions to create transparency.
- **Open source cloud software** will help us do this. Nextcloud is useful as we have all functions in one place, control our own data and adapt it to our own needs. It also means we work with other coops and part of a broader movement / community with similar ideals.



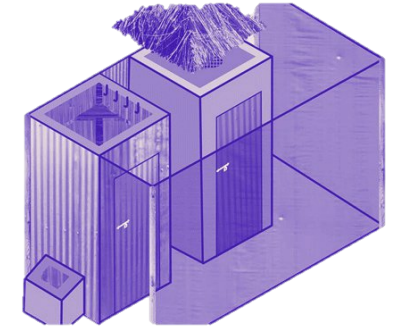
# Belonging

- Redistributive and intersectional justice meaning awareness of and care towards the local community and broader housing and social justice.
- **Part of the movement** - we are keen to build a stronger co-operative movement, recognising the need for working on creating better inclusivity and more co-operation amongst co-ops.
- **Concern for the community** - we want to contribute to the local area and create benefits for existing community and minimise the negative impacts of gentrification.
- **Belonging** - we don't want to land an alien spaceship in a new area or create a bubble. We want to be part of the local community, make it our home.



# Practical Objectives

# Space



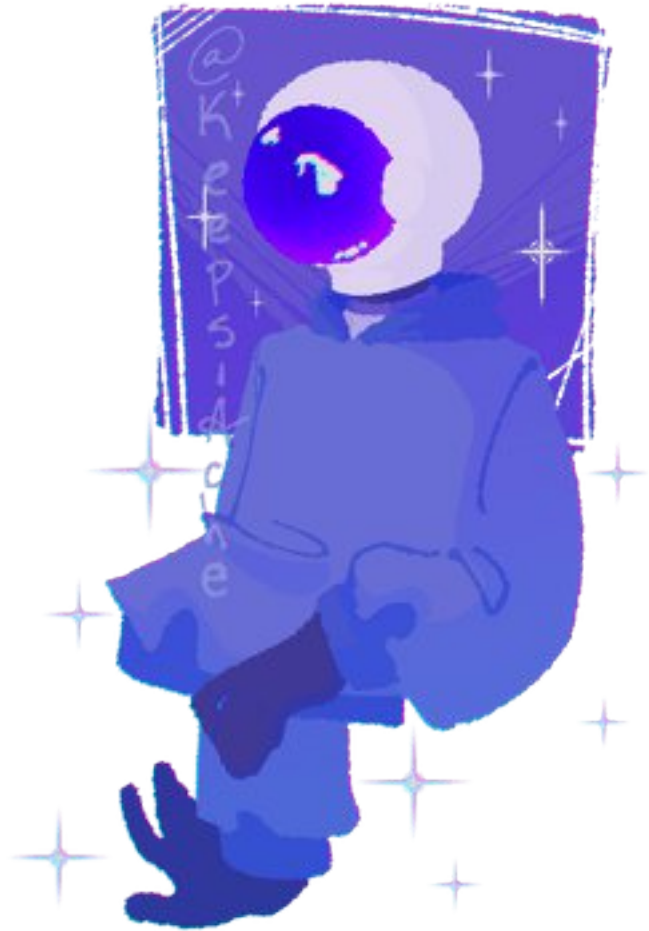
- **Condition:** we must have a property in a good enough condition that we can reasonably refurbish it to a good standard.
- **Types of housing:** In the long term we need somewhere that can support a mix of housing types and sizes and has potential communal space. The membership form collects information about whether people are looking for shared housing or flats but this might be out of date. We need to collect this information again as we progress.
- **Access to green space:** We are looking for somewhere that has outdoor space, but we'll accept if this means green space nearby.
- **Non-residential uses:** We would ideally like space for other uses but these are TBD (for example wildlife garden, meeting space, communal kitchen, workshop, co-working space, pub, shop, GP, library, community cinema and more!)
- **Proximity:** Would be nice for all of our properties to be on the same street, but we need at least in close proximity. If buildings we find are too far away from each other maybe they are two separate co-ops - we can collaborate with others.
- **Location of co-op:** We are exploring Deptford / New Cross for possibilities, and will expand to other parts of Lewisham / Southwark / Camberwell / Greenwich if we are struggling, or potentially even other parts of London.
- **Size of co-op:** Size is TBD and dependent on site. We are open to a range of sizes depending on what becomes available.

# Urgency and site search



- **Most need/want housing in ideally under a year.** The project is also under risk of dissolving / people losing interest if it takes longer.
- This means first we will **focus on buying an existing property.** We will stay open to potentially building new homes but that's a long term plan.
- We will put a lot of **energy into active site searching** and put a fairly high priority on speed. We aim to make serious attempts to secure sites during the next 6 months and hope to secure a site to develop within the next year (i.e. by July 2025).
- **The strategy for site searching needs further discussion.**
- Currently **we are informally supported by [CASH](#)** who are working with Community Led Housing London to create new co-op homes using the [Collective Ownership Society](#) mechanism. **We'll need to agree whether we want to formalise this relationship and become members of CASH.**
- We are hoping to purchase properties from a Housing Association which would give more time for fundraising than if we were looking on the market.
- If this doesn't work out we will need to identify other opportunities.

# Review



This document will be reviewed and updated regularly, at least at each Annual General Meeting.

This will make sure:

- we create a culture of reflection;
- newly joining members have opportunities to input;
- we can actively respond to current needs of our community.

**Find us on**

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mooncoop.org



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