

The Federation
of
Co-Partnership
Societies

Each tenant society joining the federation must pay up share capital in the Federation proportionate to its assets, the amount required at present being £10 for each £1,000 of property. It is intended that a substantial share of any profit made by the Federation, after paying five per cent. on shares, will be first allocated to a Reserve Fund, after which the remainder will be divided amongst its Tenant Society members in proportion to the use they make of the Federation. The Federation is governed by a Board, the members of which are drawn from the Boards of the societies in membership with it. It has:

(1) A Finance Department for raising money either by issuing shares, loan stock, or mortgaging, to meet the cost of building on the various estates, and for advising societies on all matters of finance in developing estates.

(2) An Accountancy Department for giving advice to societies in the membership, concerning the best method of keeping accounts and for periodically seeing that the method is adhered to.

(3) A Buying Department through which orders are pooled for material and the best terms secured for cash and large dealings.

(4) A Surveying, Planning and Building Supervision Department, which is at the service of societies in laying out their estates and planning and building their houses, the experience and plans of one society being utilized as far as possible and desirable for others.

It is intended at an early date to undertake the insurance of the property of its members against fire.

There are at present in the Federation some fourteen societies owning an area of 615 acres, with 6,225 houses. The estimated cost, when completed, will be £2,105,990. The assets of the societies proper in the Federation on December 31st, 1909, was £524,300.

The methods adopted insures that the value of the completed property is represented in the books of the society as the cost of materials and labour without any addition for builders', contractors' or financiers' profit. The cottages, as soon as ready, are generally occupied by the members who, in addition to paying the usual market rent for the premises, increase their shareholding by small periodic payments until their investment reaches £50. Economy in construction is followed by economy in administration. Each tenant is required to pay for internal repairs apart from structural ones; thus they naturally keep down the cost of such work as much as possible. The society undertakes the external and structural repairs. The surplus profits being applicable to paying rent bonuses, each tenant is thus encouraged to do his best to help the society financially by recommending suitable tenants for new or unlet