

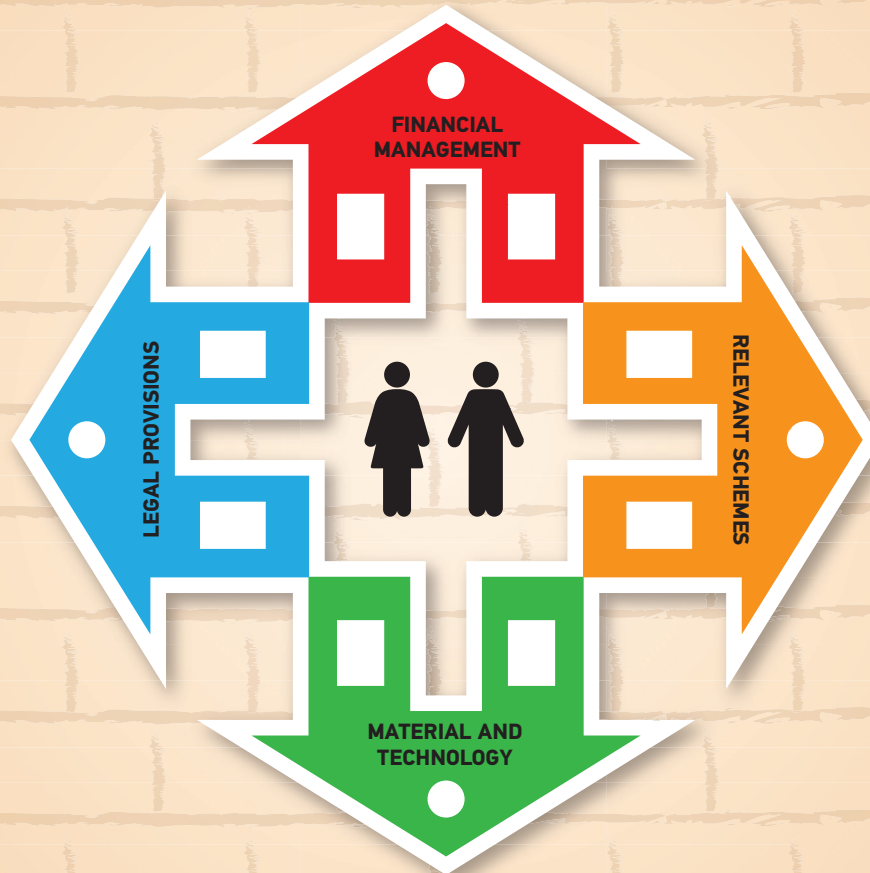


NATIONAL
COOPERATIVE
UNION OF
INDIA

NATIONAL
CENTRE FOR
COOPERATIVE
EDUCATION

LEADERSHIP DEVELOPMENT PROGRAMME FOR HOUSING COOPERATIVES

3 Days



PROGRAMME OBJECTIVES: In 1909, the first co-operative housing society was established in Bengaluru which was called 'The Bangalore Building Co-operative Society'. Since then, India has seen growth in the housing cooperative sector, especially after independence. As a result, the National Co-operative Housing Federation was set up in 1969. The housing cooperative movement continues to make progress and establish accessible, affordable housing for all in India.

The three-day "Leadership Development Programme for Housing Cooperatives" is a programme conducted by the National Centre for Cooperative Education (NCCE)

for management-level leadership such as Board of Directors, Chairpersons, Secretaries, etc. at housing cooperatives. The programme will attempt to provide the participants with a holistic overview of concepts that can strengthen their leadership skills. It would comprise sessions on components such as cooperative values and principles in the context of a housing cooperative, roles and responsibilities of cooperative leaders, financial management, legal provisions, relevant schemes by government and other organisations for housing cooperatives, challenges faced by housing cooperatives and strategies to manage them, etc.

Programme Details

Pedagogy	The three-day programme is conducted in-person and involves: <ul style="list-style-type: none"> • Lecture/Presentations • Group Discussions • Exercises/Games/Role plays • Study Visits
Duration	3 Days
Eligibility	Members of Board of Directors, Chairpersons, Secretaries and other individuals in leadership roles in primary state and district level cooperatives; with proficiency in English and Hindi languages
Language of instruction	English and Hindi
How to apply	Send nomination to: The Executive Director National Centre for Cooperative Education 3, Siri Institutional Area, August Kranti Marg Hauz Khas, New Delhi – 110016 Telefax – 41811158 Email: nccencui@gmail.com
When to apply	The announcement letter inviting participants for the course will be circulated.
Mode of teaching	Classes will be conducted physically at NCCE, New Delhi. In times of COVID-19 restrictions, the classes will be conducted online.
Fee	There is no fee to be paid for this programme.

Programme Curriculum

The programme will help strengthen the capacity of leaders on the following aspects through various sessions:

Concept: Cooperatives are based on the values and principles of self-help, self-responsibility, democracy, equality, equity and solidarity. The structure and working of cooperatives are centered on transparency and participation, and their work often centres on involving members to inform them of business operations to facilitate their active participation. The overarching objective of enabling betterment of communities, lend a unique primacy to these values and principles. This module will help a leader gain a deeper understanding of cooperative values and principles and their application in a housing cooperative to facilitate their implementation in their cooperative in a manner that supports the core objective of benefitting the home owners/buyers.

Housing cooperative management: This module will emphasise on the various concepts of cooperative management with a focus on housing cooperatives including the bye-laws, basics of membership,

membership fee, share capital, formation and registration of a housing cooperative, elections and procedures for meetings, etc.

Types of members, procedure for admission, termination and suspension of members in a housing cooperative: Once a housing cooperative is registered, it becomes open to members. In this context, members could refer to homeowners, builders, real estate personnel, etc. Hence, there are different types of membership and eligibility criterion for members to apply. There is also a pre-set procedure for admission and termination/suspension of members in special cases. This module will reinforce these fundamentals about a housing cooperative for the leaders.

Roles and responsibilities of the chairperson and board of directors:

The leader of an organisation has an important role to play in building and driving the organisation to success. Some roles and responsibilities of a housing cooperative leader including the chairperson and board of directors include defining the goals and objectives of the organisation, hiring the workforce, preparing budgets, setting the criteria and protocols of including members in the cooperative, directing and delegating responsibilities of the employees, etc. Hence, this module will revisit the roles and responsibilities of a housing cooperative leader and share some effective ways and means to implement them.

Legal provisions for a housing cooperative: The legal framework of a housing cooperative includes various policies, bye-laws and acts. Generally, these include the Cooperative Societies Act passed by the legislature, rules framed under the Cooperatives Act towards their implementation and the bye-laws set by the cooperatives for day-to-day functioning. In this module, the leaders will be re-oriented on the legal provisions for a housing cooperative and the impact of these provisions on the organisation's functioning.

Financial management and accounting in a housing cooperative: The financial management of an organisation includes aspects such as raising funds for business development, taxation, maintaining books and carrying out day-to-day financial activities. In this module, the learner will be oriented on the financial management aspect of a housing cooperative and focus on components such as raising funds for business, profit, reserve, dividend, etc.

Cost-effective building material and technology: Technology and processes used to build houses is evolving. There is increasing focus on building houses that are sustainable, environment-friendly, safe from hazards, and making them affordable for house owners, especially in the context of cooperative housing societies. Hence, it is important to know about the latest technology available with a lens for finding cost-effective yet high-quality solutions. This module will orient the leaders on the newest developments in this area so that they can be implemented in the housing projects of the future.

Role of National Housing Bank for promotion of affordable housing:

National Housing Bank is a statutory organisation set up on July 9, 1988 under the National Housing Bank Act, 1987. It grants loans to public with private developers under public-private partnership model for development of housing projects as per the schemes/guidelines. Overall, its role is to regulate the housing finance system of the country. It provides refinance to primary lenders and lends directly to public housing agencies to construct housing and related infrastructure. Hence, their role in cooperative housing societies is pertinent. The members of these bodies include different cooperatives at varying levels including the national, state and district level. This module will orient the leaders on the National Housing Bank and its provisions that are relevant for housing cooperatives.

General insurance of properties of housing cooperative societies:

With the recent amendment to the Cooperative Housing Societies Act, it has become mandatory to insure society building, as per the bye-laws of Cooperative Housing Society. Therefore, details about choosing the right insurance and policies are important for all the stakeholders, for instance understanding of how to arrive at the sum to be insured, the basis of valuation, risks to be covered, premium, duration of the insurance, etc. This module will orient the leader on the specifics of general insurance of properties and cooperative housing societies.

Role of National Cooperative Housing Federation in promotion & development of housing cooperative societies in India:

The National Cooperative Housing Federation of India (NCHF) is an apex body that plays an important role in all aspects of a cooperative housing society. Examples of their role include providing a common forum for dealing with technical, financial and practical problems, coordinating and guiding the working of housing cooperatives, organising cooperative education, training and information programmes, organising conferences, conventions, seminars, working groups, etc. This module will revisit the role of the NCHF in housing cooperatives in India so that leaders can optimally utilise this forum for components of their housing cooperative.

Challenges of housing cooperatives & strategies to mitigate them:

The challenges faced by a cooperative society can be two-fold: (1) challenges posed and faced by the builders and (2) challenges posed and faced by the residents. For example, a delay in construction, use of poor-quality material, etc. are some of the builder-related challenges. On the other

hand, issues related to parking space, safety issues, maintenance charges, etc. are examples of residents-related issues. Hence, it is important that leaders are aware of these common challenges and some successful strategies to mitigate them. This module will outline the challenges and solutions for the leaders to help them in smooth day-to-day functioning.



About National Cooperative Union of India

The National Cooperative Union of India (NCUI) was established in 1929 as All India Cooperative Institutes Association and transitioned to its current form in 1961. Since inception, the organisation has grown manifold in terms of its activities and programmes and now represents 280 member institutions across the nation. The goal of the NCUI is to promote and develop the cooperative movement in India, to educate, guide and assist the people in their efforts, to build up and expand the cooperative sector and to serve as an exponent of cooperative opinion in accordance with cooperative principles. One of the key objectives of the NCUI is to organise cooperative education and training programmes and popularise the principles and practices of cooperation. This objective of the NCUI is met through the National Centre for Cooperative Education.

About National Centre for Cooperative Education

The National Centre for Cooperative Education (NCCE) was set up in 1958 to address the need for systemic cooperative education for practitioners in the cooperative movement. The NCCE came into being as the "All India Cooperative Instructors Training Centre" in 1958. It has since expanded its mandate from building capacity of trainers to conduct member education programmes to an institution that is designing and implementing training interventions to support the gamut of needs of cooperative institutions. NCCE has successfully managed training interventions for cooperatives across levels for district, state, and national co-operatives in diversified geographies and for widely varying activities.



National Cooperative Union of India National Centre for Cooperative Education

3, Siri Institutional Area, August Kranti Marg,
New Delhi – 110016, India

Tel. (0): 011-40793299, **Website:** www.ncui.coop

Ms. Savitri Singh, Executive Director:

Mobile: 98730 89334, **Email:** savitri.ncui@india.coop

Ms. Inderpreet Kaur, Assistant Director:

Mobile: 88008 33523, **Email:** inderpreetkaurncce@gmail.com