

## **GARDEN COMMUNITIES HOUSING WORKSHOP 14.3.18**

Over 16 members of the District Council, along with officers, attended an evening workshop to discuss housing issues in connection with the proposed Garden Communities. Feedback from the workshop is set out below.

### **WORKSHOP SESSION 1**

***What are the local housing issues for the District in regards to the TCPA principles for new garden communities?***

#### **Table A**

- How do we Achieve Land Value Capture?
- UDC build Leasehold Affordable and Market Housing
- Diverse Range of Houses Needed (including apartments)
- Need houses with internal space (Parker Morris?) with large enough gardens
- Adaptable and Lifetime Homes (multi family living)
- Start up Space for all Sizes of Enterprises with Business Hub
- Build Larger Houses with Facilities so that People have the Choice to Live Together
- Family Focus for New Houses
- Modern Methods of Construction
- Need Bigger Settlements (or the Ability to Grow Bigger)
- Quality Prefabricated Commuter Pods that are Affordable
- High Quality Jobs to Overcome Commuting
- No Single Bed Housing
- Dont Want Soulless Places (eg Southwood and Ferrers)
- Quality of Life is Important to Attract Good Jobs
- Facilitate Homeworking
- Affordable Houses with Independent Living and Shared Lives (eg Adult Fostering)
- Younger People May Currently Have to Move out of Uttlesford to Afford Housing (eg Silverend)
- Need to Understand Where People will come from
- Good Employment Needed within the Community

#### **Table B**

- How to get landowners/promoters (big and small) to participate in venture? Currently all GC promoters agree in principle but what about when it gets to formal decision stage?
- Priority must be to meet people in housing need.
- Eliminate the housing waiting list
- Need a Shopping Centre/High Street in the Garden Community
- Need Community Centres, Theatres, Cinemas etc
- Garden Communities to Support Shops
- More social housing should be built and run by the Council
- Intermediate housing is a good idea
- Need more rural exception sites
- Market housing should be Affordable
- Cater for Everyone (including older people)
- Need a Range of House Types and Tenures to get Range of People

- What is the Profile of the Garden Community? A balanced profile (incomes and age groups) should be a priority
- The Council should be more directive on housing mix
- Meeting a Larger than Local Need
- Part Ownership. Exception Sites so land is at an affordable price.
- Minimum wage is £1,000 a month. But minimum wage employees (eg Laundry and pub workers) cannot afford market rents in Uttlesford.

#### **Table C**

- Who is Going to Live Here? Where are they going to Come From?
- Mix of Tenure Needed
- Mix of Size Needed:
  - Affordable Registered Provider Accommodation
  - Social Rent (Council owned?)
  - Community Led Housing
  - Market Rent
- Understand what Peoples' Incomes are to understand what affordable rent is
- Liveable space/able to be adapted
- Starter Homes
- Right to buy
- Older People – dementia friendly provision
- 'Secured by Design'
- Health and Wellbeing Prioritised

#### **Table D**

- Cambridge Housing Market Area and Private Rented Sector Important
- Issue of getting Support Staff Locally
- How does the Land Ownership / Builder / Developer Model Work and can it be improved?
- Data Important (NOMIS website). Shared Ownership tiny proportion. Key worker provision not Recorded.
- Multi faith Provision near Shops an Issue (eg Northstowe where £5m for Village Hall and Mosque from Infrastructure pot)
- Some concerns expressed about the success of previous towns such as Letchworth town centre, Milton Keynes and Basildon
- Socially Blind Housing with Pepperpotting of Affordable (do not need to know who owns or rents) is important
- Key Workers Living Locally. Ties to the jobs. Buying a house and then selling to the same Group of People could be explored
- 40% Affordable should allow for social rent at 60%
- Construction Standards are important (Code Level 4 minimum with Passivhaus standards at best)
- Lilac Scheme in Oxford is a good home ownership model (pay 35% of median income)

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## **WORKSHOP SESSION 2**

***What housing is needed now and as the Garden Communities grow?***

### Table A

- Council Backed equity Release Policy Helping Children onto the Property Ladder
- Security of Occupancy is an Issue
- Nobody has the Right to Own a Home but it is Desirable
- Inter-Generational Accommodation Needed
- UDC Housing Company to Build New Homes for Rent and Sale which cross subsidise other Council Services
- Key Worker Provision such as Nurses, Carers, Cleaners not necessarily living next to their work
- Provide both Social Rent and Affordable Rent
- Low and High Rise Apartments Needed

### Table B

- Housing for People not on an Income
- Rent for lowest paid should be UDC cost (£91.75 a week) as Housing Association rent is too high. Tiers of income require selection of rental bands. Need to grade available housing to meet needs. Allow people to move up the grades.
- Stewardship. Covenants tied to income so prices are affordable (leasehold option?). Examples? Legal advice needed? Need to address resale issue.
- Set up a modular construction factory!
- Mortgage problems need resolution.
- Set up Uttlesford Bank.
- Key workers to include:
  - Carers (least well paid)
  - Teachers and Assistants
  - Nurses, Doctors and Paramedics
  - Firemen (and Policemen?)
  - Bus drivers
- Centre with shops in walkable neighbourhoods
- Low cost housing versus Beautiful Design
- Factory Produced Building Products to save on costs (modular construction)
- Community will make the Garden Communities attractive to those there and interactive environment (not sanitised)
- Allotments and Opportunity to Grow Food in Community
- Encourage Community Groups
- The Council should own and be the Steward for the Affordable Housing
- Should the Garden Communities be the owner of the housing? Yes!

### Table C

- Size of rental market?
- Market rent
- Affordable rent
- Social rent
- Community Led Housing

- UDC Housing Company

#### Key Workers

- Carers
- Teachers
- Baggage Handlers
- Public Sector
- Child minders
- Insecure employment sectors
- Workers for the future?

The Need is for 1 bed affordable housing

#### Table D

- Allow downsizing to accommodate:
  - Older People
  - Single People
  - Single Occupiers
- Need a good percentage for Starter Homes and Small Homes
- Whole Life Housing Needed
- Range of House Types Needed so Residents Can Stay in the Garden Community when moving house
- Inter Generational Provision (eg Support Single Mothers)
- Co-Housing (eg. females on their own)
  - People too busy/Not at Home
  - Need People to Speak to
  - Talking to others just for the Sake of it!
- Density. Only 1.2% flats/apartments in UDC (but 2% East of England; 4% Nationally)
- General Market Apartments. Over 55s. Retirement Developments. Need Community Space.
- Key workers to be accommodated in affordable housing include
  - Teachers
  - Shopworkers
  - Nurses
  - Police
  - Council Workers
- Service Workers currently tend to live in Eastern Essex, Harlow and Braintree due to better affordability.