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Community Land Trusts

Campaign for Change

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RECEIVED COUNTER
03 NOV 2014
WEALDEN
DISTRICT COUNCIL

Affordable Housing Delivery Plan.

Should we consider nearly 3 million unemployed as an achievement Technology has reduced the need for labour, we should not have people doing nothing while others work and keep them unemployed, job sharing would be the answer especially for the older age group, but one can't job share with an economy that sets the higher rate as the going rate, especially regarding rents and mortgages, resulting in debt, family breakdown, mental depression, and leading to dementia. Is it right to expect someone to get paid £6- 50 an hour then tell them to pay £800 a month in rent or mortgage?

Technology, we are not taking the advantage of our technology, Supermarkets are having self-service checkouts, and there are driverless trains and pilotless planes. We have recently introduced a dairy herd where the cow's milk themselves. (That's to say fully automated).who ever said we should all be working all time, just to keep land owners developers and bankers happy?

Please find enclosed a leaflet regarding a Land Community Trust. The plan would be to rent the land for about £1,000 an area or have a 50 year lease paid up front, this being 5 times ones gain from agriculture income. In the event the owners did not except the rental a compulsory purchase order would come into play.

We are spending £20 Billion a year on housing benefits, this capital would build all the homes we need.

Repossessions will be rife once interest rates go up, I enclose a paper on pensions that could apply in the overall plan, rents never ends nor do some mortgages, we need a new plan for housing the people. Also enclosed is an older people accommodation complex where one has their own space while having contact with others and a care can be on site all the time. Loneliness and isolation is an issue that is causing a number of health problems.

There needs to be a rethink across the whole district especially in Wealden South.
We have a transport problem that can only get worse with more houses planned to 2027.
To get people off the road we need a metro line from platform four from Eastbourne going through Stone Cross, Polegate, East Willingdon, Hailsham, to Hellingly and on to Uckfield.

If Hailsham is an example of what is to come we are in for a disaster, we should not be covering our Greenfields with awful houses with no open spaces, nowhere to park and some will be falling down before the mortgage is paid off.

There is a need for a more community development where people can enjoy their own space yet have the company of others, having a school with in the developments to stop the school run, a community health centre that takes in a doctor, dentist, Library a multi community church and a community farm on land that is still food growing land, the Metro going through each of the new developments.
While the community design may appear a bit boxy this could be improved on with a little imagination.

WCS8 AFFORDABLE HOUSING,

I have to question the expected mixed deployment, and the integrated affordable mix, while the pepper potting was introduced some time ago, it does not seem to be working.

Affordable rent that are 80% of the market rent is false accounting ,as a rent that's paid by someone needing temporally accommodation or has a vast income can afford to pay an outrageous rent, that sets the rate for others, it's not affordable to those on a majority income.(note not average income).

The page says where affordable housing cannot be achieved because of economic viability there will be flexibility. No such thing, what developers are saying is if we can't make enough money we don't want to know. We should employ them to build what is needed; a cost can be arrived at beforehand.

Under the drawings enclosed the mix would not be in the equation, and there could be a design whereby movable walls could be included so to have two or three bedrooms established to ones needs. And other rooms as well, according to family circumstances.

While the 40% affordable would be with in the development developers may not wish to continue to co-operate with the plan, well in that case we offer to job to those who would like to do the plan, hopefully there could be a shared construction plan.it would appear that developers are only out for themselves, which are companies, if they walked away we would still have the workforce to employ, and they are the ones that know what they are doing.

WCS4 Strategic Development Areas,

These area are in the Core Strategy areas, each one should be having the layout and design that you have within the enclosed paper, with the portion of so called affordable housing, as one goes along this could become more in demand, there for more under the system could be included. Taking in a portion of work units on each site, also to include affordable care for older people, (see pension plan document and design).

Policy SCP1Core Principles.

One needs to question the affordable needs, everyone needs a home that is within their income bracket, Social rent and affordable rent must be the same thing but it appears not the case. The words fully integrated is like taking grammar school pupils in to Secondary modern schools, the idea being it brings the poorer up, but in reality it bring the better down.

Policies on pages 7 to10 are all of similar nature, taking in the areas mention above. But to give consideration to my development plan the percentage would not apply, the structures would be flexible and the affordable / market mix could be together or otherwise, may be try both in different areas.

May I put it to the Council/ Inspector that a Community Land Trust is established for the whole district, where the land that is green field would be rented, not go from £20,00 an Hector to £500,000 planning gain.

WCS6 Rural Areas Strategy,

Every village needs a portion of homes to keep the villages alive or they become dormitory areas, Unfortunately some residents object to the word affordable, they relate this to cheap people, not thinking of their own off spring that need to live somewhere, every village had, cricket, football and stoolball teams in the sixties, now they mainly struggle to get teams and probably 50% don't have anything now

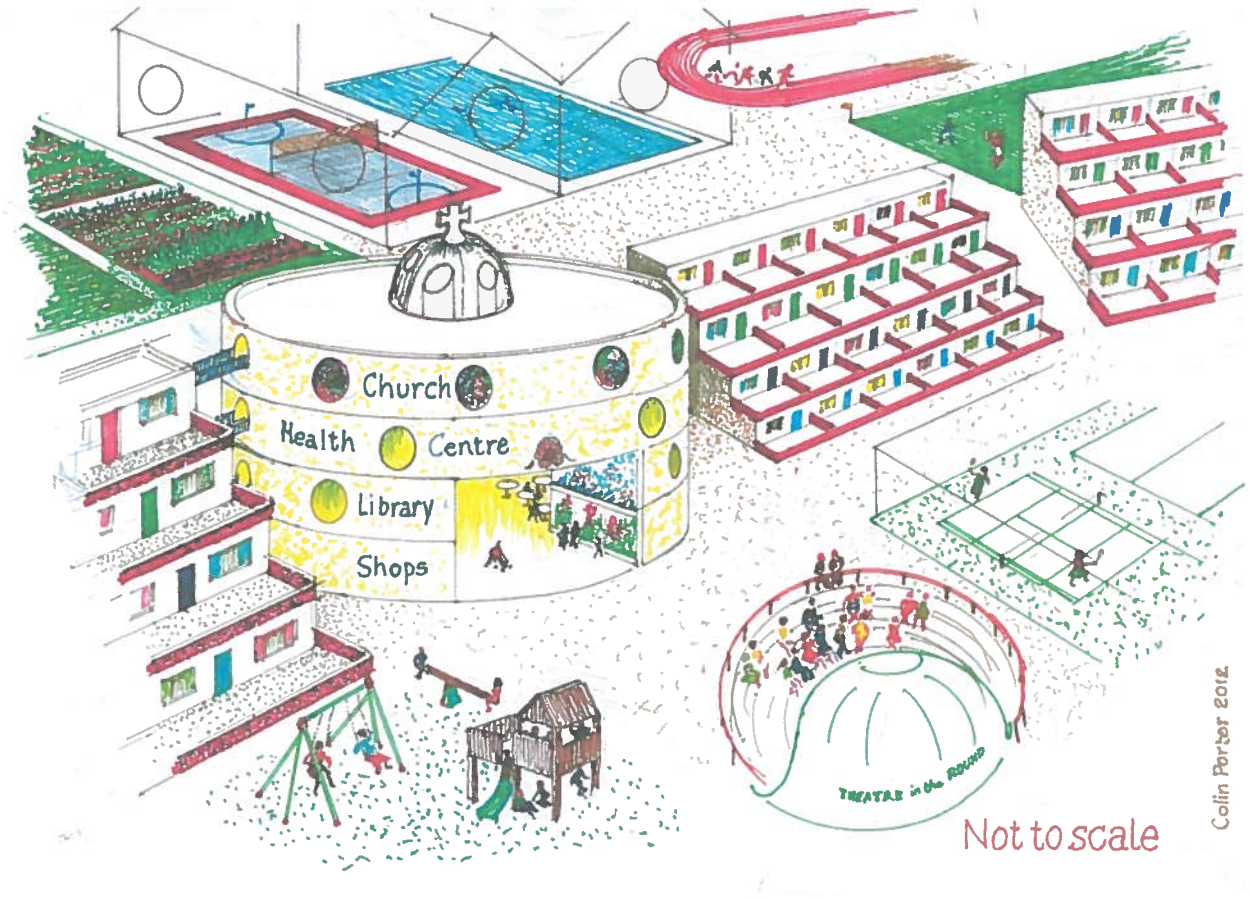
The Community Land Trust comes into play, where the land could be rented and homes built at cost that can only be sold back to the Trust.

With each of the listed villages, It does not say there would be 100% affordable, but this is what should be delivered.

On page 10, 2.6 it says the plan is due to be adopted in 2017, there for all plans in the pipeline should be put on hold until the option have been considered.

Options one and two, affordable housing can be achieved anywhere. Don't have to be under 5 dwellings or 0.2 hectares. Land values need to be examined; rent land at 5 times agriculture profit from an average Wheat crop is the way forward

Questions 5 are answered with in the enclosed paper.



This is a design for an affordable community housing project.

Each department would look out on to open space; Earth pumps would save energy, Community gardens could be established and sporting activities for the well-being of the residents. Everyone could have their own space while being able to link in to activities with in the complex; we could start with those on the housing waiting list creating a new and better social living. With children and young people being able to mix together they may become better future adults. People need two things, the company of others and your own space, on new developments we are overcrowded, yet isolated.

Older people moving into the new complex could sell their existing home, and invest their surplus capital into a new trust pension plan, the trust would build and provide social care with the funds, maintaining the asset and provide a reasonable return.

Proposal by Councillor Laurence Keeley regarding pensions and adult social care

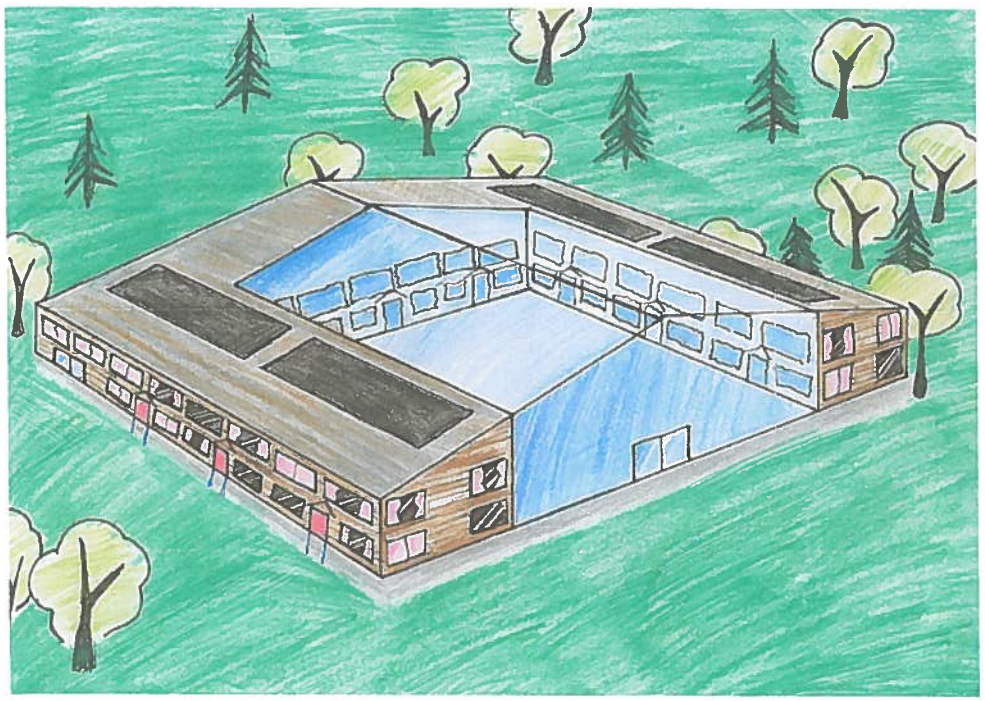
- **Pensions** with this new system of housing, from the creation of a Community Land Trust, and with a mortgage paid off, people could invest in a Family Care Fund, which could not be used until one's 60th birthday. This fund could be if passed on to another family care fund as ones lights go out. Introduce flexible retirement age from 60 onwards. There is no real policy for older people in the local plans. With the new 100% pay out from pension's gains there could be a county council care plan to allow this capital to be invested in a scheme to get a return of 6% and use the money to build and run the care in the community homes.

Care Homes we could create affordable care homes in villages and towns, under the same type of Community Land Trust scheme, which would be a 'non-profit` enterprise. A percentage of homes could be built with two kitchens, as part of an annexe, where older parents can be looked after under one roof. There is no accommodation with in new planning permission's for the young people coming out of care, or prisoners finishing a term for whatever reason are lost on coming out, domestic violence is also not included in new core strategy plans. Fostering could also be accommodated within the design where two or three couples could live on site to look after a number of children who are in need of care.

Where there are plans to build on greenfield sites, there should be an area of 10% for adult social care, if a house can be built for £80,000 what does it cost to build a room?
There is a need for a proper local council care plan not private companies, who have more debt than assets, pay minimum wages and charge the maximum.

All green field developments should have provision for care placements with in the trust plan e.g., rent the land at 5 time's agricultural profit from a wheat crop.

Below is an example of proposed affordable senior community housing with local amenities where carers could live on site. This could include young person's placements



This design could include 2-3 tiers

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Affordable housing - delivery local plan, Travellers.

Point one extra,

There doesn't appear to be any consideration for the travellers and those who would like that way of life has an option.

Every time the word travellers is mentioned there become some kind of silence, I invited Wealden, Rother and the county council to me with the travellers representatives in October, there was no reply from any of them.

A couple of summers ago I saw a well-made wagon with a white horse parked on the grass at the junction of the 2027 Ashburnham / Ninfield road. The people were having a small fire and preparing a meal, while the horse was having a munch on the bank, The next day I went to see them and they had moved on, there was no trace of any rubbish, I thought what is wrong with that way of life!

The Council put these folk into council houses, but they don't want to be in a house, true we have travellers who don't travel, but if there were good sites put into place it would be another way of affordability for the people who can't pay a market home, and in some cases not want to or at the same time don't want or can't afford a rental home.

I put it to you to have a traveller's accommodation on each new housing site that is having more than 50 homes and 6% would be for travellers, while it may be true there are some rogue travellers, but just because some people choose a traveller's life does not make all of them bad people and the same for those who live in up market houses this does not make all of them good people. There is good and bad in all walks of life.

Point two extra,

It is not right that land can go from £20,000 a hector up to a million with planning gain, there ought to be a capital gains tax of 40% on that gain to go towards the Infrastructure. Put that to the government!

Laurence Keeley.