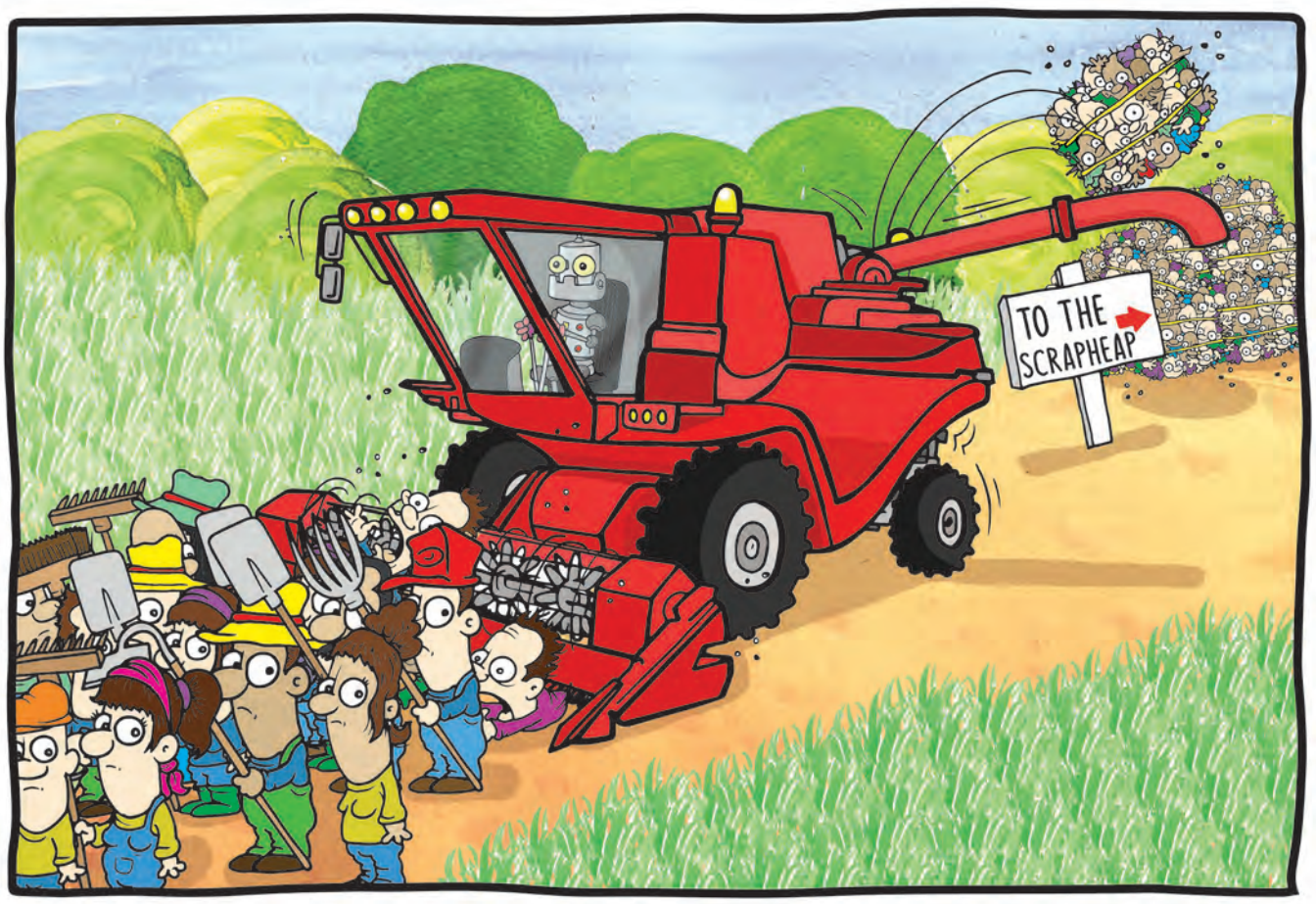
THE PLANET AND PEOPLE
COALITION

We will be experiencing a Global food shortage in the near future.

Global action is required for sustainable agriculture & development.

Visit **www.theplanetandpeoplecoalition.co.uk**

see ***Think Global Live Local***, for some solutions.

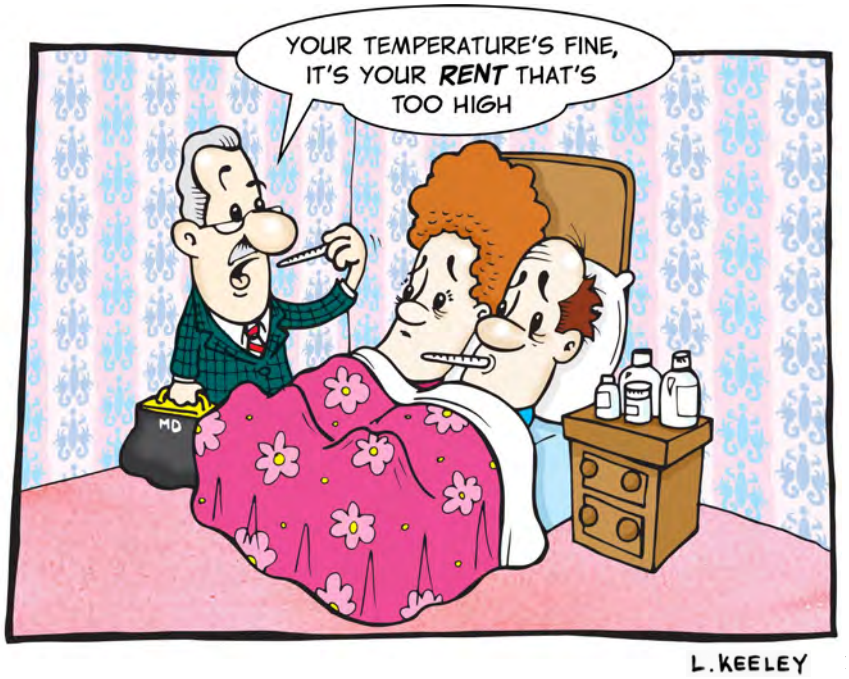


There is a need for enterprise, without paying vast sums in rents or property values.

100 years ago 95% of the population were working on the land, or to do with food manufacturing.
We are not taking advantage of technology.
We could do less working time, if we stopped paying so much of one's income on market rents and mortgages.

We need a New Vision for a New Britain

1. Stop all building, where planning permission has been granted, but not started or finished. Create a Trust to build on these sites.
2. Cap development land at 10 times Agricultural value or have a Land Lease with a rental value. £100 per house, 10 houses per area = £1,000 per annum.
3. Create a Land Community Trust in every District to oversee developments.
4. Build houses for £170,000, add £10,000 for the Trust. The capital is then used to underwrite loans to first time buyers, and enlarge village shops to cater for the local needs, thus saving residents travelling to towns to shop. Introduce a new layout and design, to include work from home departments and light industry close to developments.
5. Take away the right of appeal from developers. *No means No*.
6. Stop building to rent, and buy to let (rents never end.)
7. Council tenants should not pay rent if they have been tenants for 30 years or more - just a maintenance fee. For Community Land Trust New Builds, occupants should be offered a Lifetime Lease.
8. How many people realise one of the biggest costs of living and pollution is the housing market? If we had cheaper housing, we could have a three or four day working week, and have less stress, less traffic gridlock and less family breakdown.
9. Create a Natural Habitat for wildlife on new developments.
10. The Trust would build the care homes and retirement homes on new sites, from the capital they receive from people paying into the Trust. The Trust could pay interest on the capital at say 3%. If a person needed to go into care or a retirement home, they would have savings and the sell-back capital from their home amounting to over £234,000.

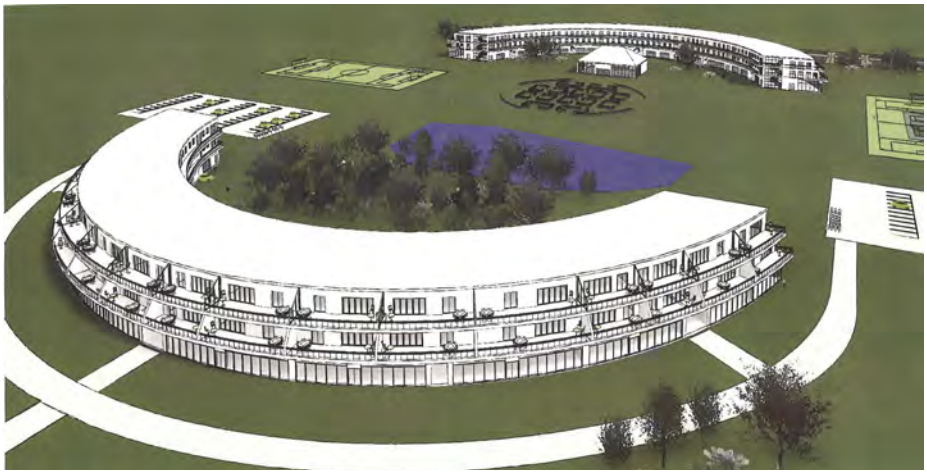


Care Crisis: Finance, Housing & Retirement

A Community Land Trust would allow a house valued at £180,000 to be purchased over a 25 year period, with repayments at £600 per month. A further 15 years contributing £300 a month would raise an additional £54,000 for retirement costs. Sale of the house, together with any remaining capital, could finance ongoing care, should it be necessary.

Any unspent capital could be transferred to another family care pot without being taxed, in order to swell another family members' Care Plan.







Community Land Trusts

New developments need to include vertical growing areas for fresh vegetables to feed the residents, utilising rainwater harvesting for their irrigation. There should also be recreation areas, sports areas and natural habitats for protecting wildlife. This style of development encourages intergenerational living increasing everyones health and well-being, which in-turn reduces mental health issues, obesity and diabetes.

A child care facility along with an elderly care setting should be within the complex to encourage a reduction in travel needs for already busy lifestyles.

Much of our aging population loneliness and the younger generation's anti-social behaviour stems from poor housing estate design and lack of affordability.

These are illustrations of what could be built on a Community Land Trust site.

- *We should not be covering our fields with houses.*
- *Community restaurants would save energy and food waste.*
- *One roof span would create good water saving opportunities too, which could be used on the community food growing area.*
- *Solar panels would help to provide power to run the building.*

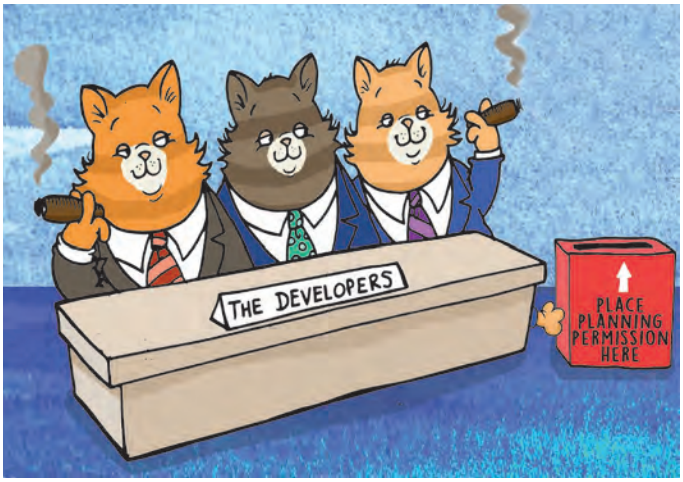
Health & Well-being In new developments often the third or fourth bedroom is no more than a walk in cupboard, and the main bedroom usually is too small for a king size bed and adequate furniture. Couples need room, so on a hot summer night they can have space & not disturb each other by not getting a good night's sleep. With the above design, one could have movable internal sections, to add or divide rooms so as to accommodate family circumstances.

We need to think about the younger generations too **Young people coming out of Care, often become homeless.** We need to have a ***new policy on Care***. New developments should include a place where children in the care system could be housed and brought up in family environments/assisted living until they become adults, rather than being bounced around several different foster homes. This saves moving several times and becoming a generation of people who have no one as a real guardian. These young people would become better adults, having a sense of belonging.

Take a look at Planning for the Future on the website: www.theplanetandpeoplecoalition.co.uk

New Work Units

There should be more facilities on each new development - a hub for shared office space and some work units locally, not all in one place. Working from home isn't suitable for everyone, especially if you have children or pets in the house. Some people also have a lack of space and don't want to be using their dining table or corner of their bedroom everyday as a make-shift office.



Build A Cooperative For New Enterprisers

I would say shareholders and employees are equally important.

As a co-operative, one would look for a 5% dividend to each share, and pay £10.40/hr for labour costs. At the end of the financial year, any surplus would be divided between the shareholders and workers. But one would hope there would be enough to have a reserve account for future requirements. That would stop the union power, and be fair to the shareholders and the workforce. Management would not be awarding themselves massive bonuses as everyone would be able to vote on it.

Customers should vote on pay awards like railways workers etc.

Energy

Where we have a solar farm, the panels should be higher with see through areas, or One in Four panels letting the light in, so salad crops could be grown beneath them, thus growing locally, increasing land output and creating some employment. At the same time reducing imports.

We need to prioritise our fuel energy by building Rolls Royce mini nuclear power plants across the country as they are more reliable at supplying a consistent flow or energy than wind and solar power which are obviously weather/climate dependant.

It makes no sense to import coal, gas and oil creating a carbon footprint, when we could be self-sufficient in clean energy.

Become part of a new movement...
Promoting sustainability, building communities not just estates!
www.theplanetandpeoplecoalition.co.uk

Investment opportunity... Creating a community farm
www.landandleisurecoop.co.uk



Building a better future...



In the past It might be true to say it would be hard to convince, for those born in the 1940s, by the late 60s may have bought their first house. Their wages were about £10 a week; by the late eighties they could have paid of their mortgage and bought a second house to rent out. By the time they reach retirement age, they could have a state pension, a private pension and rent from their second home.

They won't see a problem! Even if in the 60s they bought a house to live in, it was never meant as an investment. Not to mention their tenant won't own, or have saved anything.

Outlook for the future Young people today will not be able to do that, unless in the next 60 years wages are about £400 an hour.

We will soon be finding households with a house valued at a million pounds while the occupants will be using food banks.

So many families of the older generation have a house paid for, with one or two pensions, and are comfortable in their later lives. They are not thinking or concerned about future generations.

The new 'no fault' eviction rule will make more short term tenancies which is not good. We need long term tenancies.

We are seeing those who have taken out buy to let mortgages, now wanting capital for their retirement, who have been evicting their tenants, who have paid for the owners home, and have no savings or a home of their own.

Was that a good policy? It was daylight robbery!

Take a look at Planning for the Future on the website: www.theplanetandpeoplecoalition.co.uk

Local planning procedure First of all, there should be no more than two major applications held on one day. Members of the public should be able to speak, within reason, as long as it takes to explain the issues they have with the application. Councillors on the planning committee should be able to ask the public speaker questions regarding the points one has raised.

Developers should not have to pay for an application if it is refused. Often individuals cannot risk putting in an application, if it is lost. This would allow other options to be considered. This may mean those applications that get through would have to pay any shortfall from those lost. But one needs to remember most do go through eventually.

Thousands in our communities are living with rent arrears, some facing eviction, sleeping on the streets or in temporary housing with parents struggling to find food for their children. Ground rents and leases are often unfair to the lower-paid and developers do not prioritize affordable housing.

These conditions have led to depression and mental health issues in families often resulting in a family breakup, because most of our wages go to the cost of rent/ mortgages.

We should have a Public Right of Appeal, not just for developers.

The public should have more input to cover the whole process of development, not just at the planning application stage.

Farming, Food Production and our future There is a need for reviewing land holding & ownership of land to encourage young people to have their own account and have long term tenancies, to be able to produce food for a growing population.

We have experienced EU subsidies which in turn have paid for the increase in rents paid to landlords. Now many of those subsidies will be removed, many tenant farmers will leave the industry unless the payments they receive are replaced, or the rents go down.

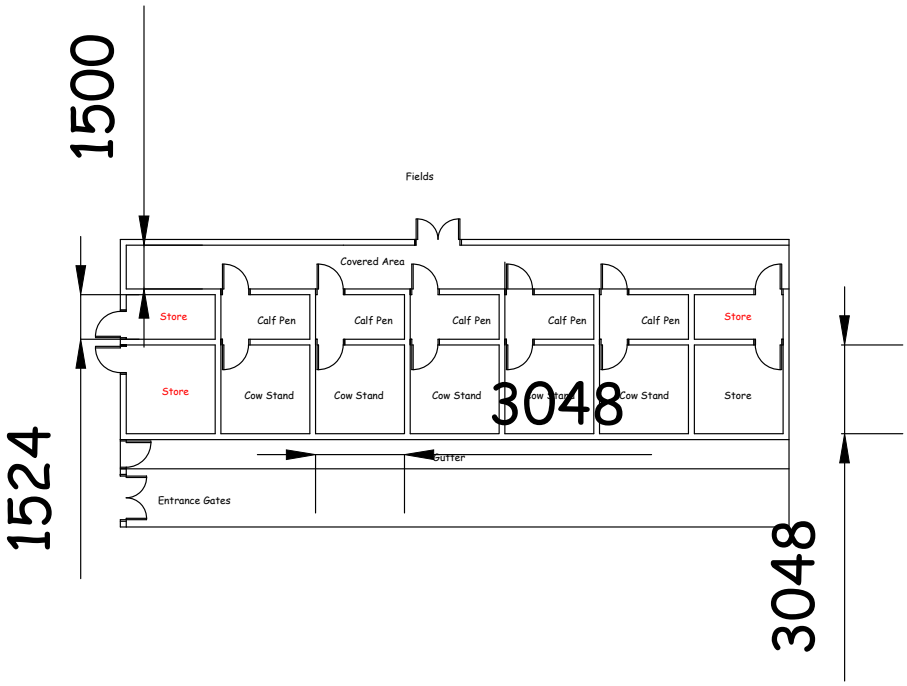
The Crown Estates, who say they are environmentally friendly, could take the lead to reduce the rents that they are receiving.

There is no comparison from land values and the income from the land, which is leaving young farmers unable to enter the profession.

When rents go up more pressure is put on forcing more production, often by increasing artificial fertilizers and chemical sprays. The welfare of livestock can be another issue with more animals to a holding.

This example of a dairy building could be used on a small scale holding where the cow would be able to see her calf while producing milk for the population.

It would be better for 10 farms to have 50 cows each, than one farm to have 500.



Our services now can't manage to provide what is needed. We import much of what we could produce in food and goods. This will not change unless someone in authority can make producing food profitable, without tenant farmers working to be paying more in rent to their landlords, or stopping the non farmers buying land for a short term gain.

We also have a labour shortage in areas where we need to harvest fruit & vegetables. We are having to recruit workers from Eastern Europe so we are told. It's another way of cheap labour or another form of slavery. Many of these workers will rough it for a few months, sending their money home, so they can live the winter on their earnings from other countries.

We should also be promoting hoggets rather than lamb. Hogget is a lamb that lives two summers and is a better meat. The issue here is, if a lamb is worth £100 after one year, it's not worth £200 at the end of the second year, but is something to work on.

With lower rents & property values one could have better condition for the livestock and a better product.

For example: A farmer bought a farm about 40 years ago. There were 350 acres with some farm houses and buildings. They paid £350,000 for the property. They farmed the estate for four years. It did not pay, so they rented it out on a yearly arrangement.

Some 40 years on, if they were to sell the farm, they would now make a good £3 million profit without doing anything.

Had they continued farming the land, they would have borrowed a large amount of money from the bank, with the asset increasing in value, so if they were to sell the property they would have to give a large amount of the gains to the banks.

Often with such borrowing we are seeing animal welfare standards overlooked, and the land soaked in artificial fertilizer and sprays to get the maximum from the land to keep the banks at bay, before they call in the loans.

We then can see issues with large asset gains creating family feuds as generations move on with inheritance tax, where often a son carries on the farm, while his brothers and sisters want the inheritance share. The one left running the farm will borrow, in some cases a few million, then spend most of his farming life paying back the bank, having to maximize the output to do so.

There is a need to reform the farming world in order to feed the growing population.

Visit www.theplanetandpeoplecoalition.co.uk/farming-and-food-security

First thing to do would be to create long term tenancies, second, to value estates at what they were valued at when purchased. Bash it when they cash it.

The one who runs the family farm could pay their family members who want their share, an annual rental value.

Build affordable houses in villages for the retiring farmers and build cottages for the farmworkers, so they can live near their workplace, and livestock can be looked after properly, as often now, staff live away from the farm as cottages become second homes for those earning vast sums, other than from farm work.

We saw Liz Truss go to Australia and New Zealand to get a deal for Beef & Lamb. That will create more pollution. It would be better to support the Irish farmers.



Either an arrangement for a United Ireland or for a while, an arrangement for the UK to work with the Southern Irish (Eire) farming community to get Beef & Lamb from the green fields of Ireland. Maybe have another referendum for Eire to leave the EU.

Education for the future...

Reviewing The Educational System

The government make young people stay in education until they are 18.

Some pupils would be better off leaving school at 16.

The whole education system needs reviewing.

First, we should suggest that primary schools take children up to the age of 12 years old. This would be beneficial to the education system, as often children at the age of 11 are not mature enough to go to senior school. This would give a better chance to help those with learning difficulties and the basics of education. There are a high majority going to senior schools still finding it difficult to write or spell. This would enable the primary schools to target these problems so helping these children's future, plus this would allow more space at the next level of education for life skills and trades.

At secondary level from 12-16, we should discover what the pupil is best at, and give them more time on that subject. There could be an option of leaving school at 15 if there is a job to go to. Some are more of a nuisance at school. Those who are better out of school and have no job to go to, should have to go to a new council/ state run voluntary scheme with the choice of apprenticeships.

More flexible school times need to be introduced. Mornings should be for written work with afternoons for practical education and sports events. This could mean some teachers working for the morning session, having time to prepare for the next day or mark work in the afternoon, or maybe helping with afternoon activities, abandon homework for teachers and pupils.

We have too many children leaving school without basic knowledge or practical skills to complete everyday tasks, including cooking for themselves, changing a plug or a wheel on a vehicle.

One learns more in smaller groups. More sports, team events for after school should be encouraged; organisational skills needed but more practical skills should be taught, plumbing, electricity, carpentry etc.

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www.theplanetandpeoplecoalition.co.uk
www.campaign-for-change.co.uk

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