[redacted]

Dear Miss Brigginshaw,

I did have a note regarding the delivery of affordable housing and seem to remember comment in by the 12th January; I can't now find the paper and at the same time don't believe I **dreamt** it.

To make sure I am in the frame I enclose for your attention a paper for you to consider (if you haven't already had this one?)

I am holding a letter from Eric Pickles saying that the local authorities have the responsibility for local plans, so why Wealden allow developers to do as they want I just can't imagine, if the development that's going on in Hailsham and Hellingly are an example of what's to come to 2027 we are in for a disaster.

Can you tell me who sign's these homes off, I have one case where we have had the pug tested in the brick work and its 13 to 1 mix when it should be 5 to 1, the house in falling down, it's about three years old.

Have a look at the get of the tread mill and care and pensions plan the same plan could be for all housing on Greenfield sites. I believe you are the person looking after the willingdon /Polegate and even Stone cross proposals for housing. Can we start with them?

Who is the replacement for David Philips? They are probably waiting to hear from me??

Yours

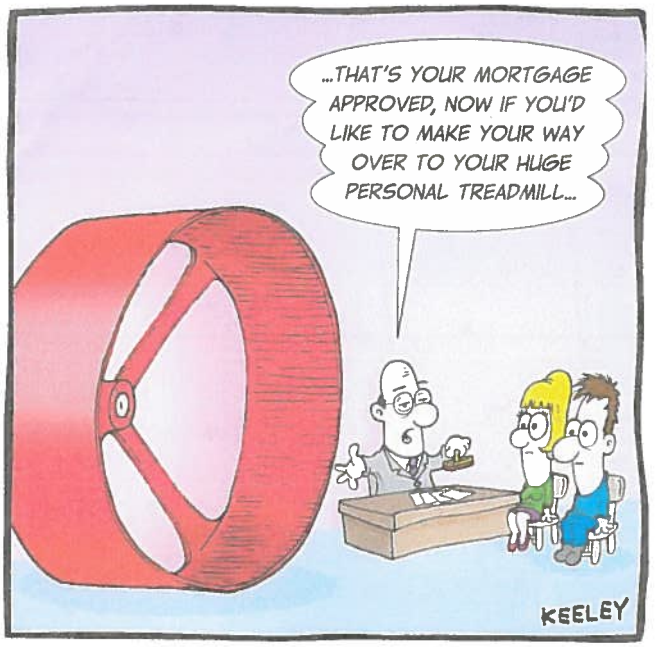
Sincerely

[redacted] 12/1/15

Laurence Keeley.

Protect our open space, save our farmland from development. Homes from £80,000, job share, proper care and pensions create a better world.

Please support the campaign for change. Our Countryside could be covered in concrete.



Act now... get off the treadmill!

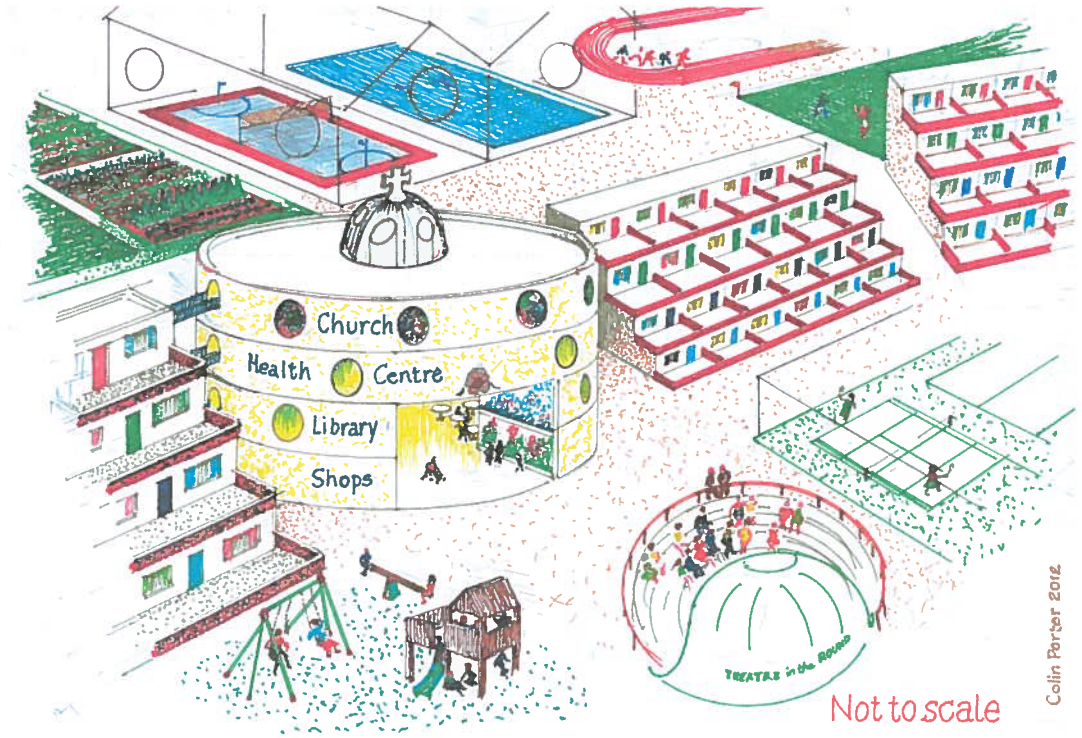
- Building Land should not be allowed go from £5,000 to £500,000 an acre because of planning changes.
- Every village and town should look at their housing needs.
- On elected sites offer the land owner an annual rental of £1000 per acre or possibly a £50,000 with an option of 50 year lease paid up front, i.e. 5 times current agricultural gain from farming, with perhaps a small premium.
- Create a Land Community Trust that would be responsible for arranging for building the houses and workplaces.
  No market housing or rents that bleed you dry.
- A district Neighbourhood plan could be established, where developers would then be invited by the Community Land Trust to tender for development on an actual cost basis, with the developer's own costs, expenses and profit being limited, to 12% of the whole.
- At today's prices and on the above basis, people should be able to purchase houses developed at prices of between £80,000 and £90,000 per unit.

- The houses would be sold at cost with the restriction the C.L.T buy the property back should the owner at any time wish to sell. The repurchase price would reflect the value at time of sale of similar houses constructed with the same restrictions and building cost cap.
- The high cost of open market housing is causing debt and despair especially for the young. Those who can sell can afford to buy.
- This scheme will result in having less debt and there would be less mental health issues, one could also save for a pension.
- People need the company of others and their own space, in new Estates we are overcrowded and isolated.
- There could be on large development sites the incorporation of community farm with solar panel greenhouses.
- New build ideas could also be considered. The designs below would be built with steel frames off ground with bolt on timber, and sheep wool for insulation. Since less aggregate would be required, the need for dredging the sea bed for shingle would be lessened, and the fish breeding beds less likely to be destroyed.

Please visit www.campaign-for-change.co.uk

Following the links to 'Land Trust' and Designs' and give it your support by contacting your local district / borough council asking them to give this full support, plus send your details to the address below to keep in touch. You can also register via the web-site.

This is my personal campaign and not the view of the council or any political group.
Councillor Laurence Keeley [redacted]



This is a design for an affordable community housing project.

Proposal by Councillor Laurence Keeley regarding pensions and adult social care

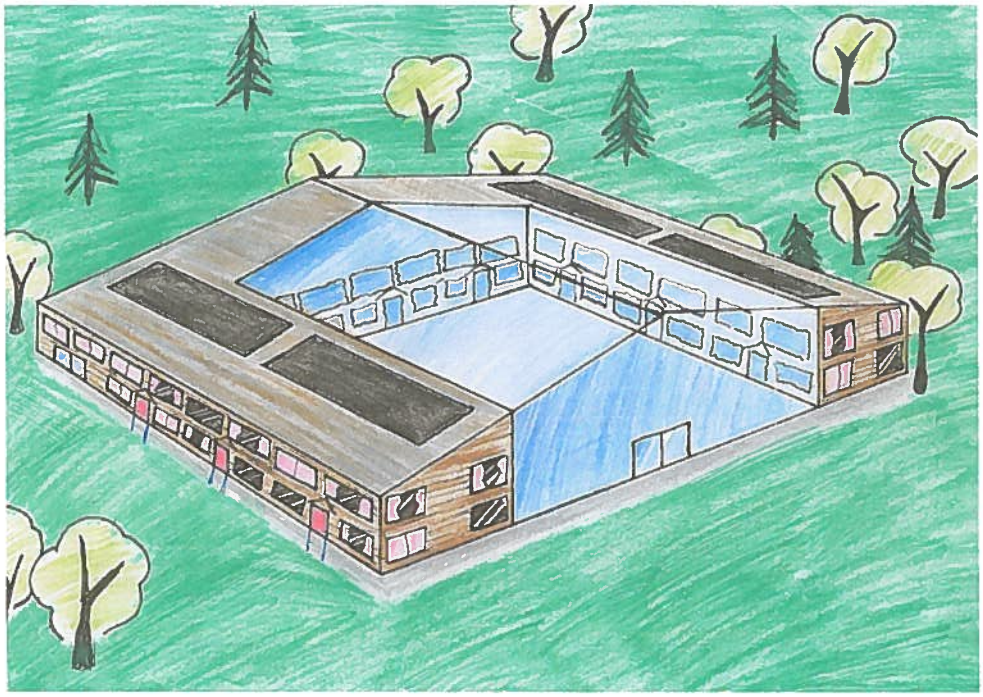
- **Pensions** with this new system of housing, with a mortgage paid off, people could invest in a Family Care Fund, which could not be used until one's 60th birthday. This fund could be if passed on to another family care fund as ones lights go out. Introduce flexible retirement age from 60 onwards. There is no real policy for older people in the local plans. With the new 100% pay out from pensions 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

www.campaign-for-change.co.uk

Campaign for Change