[redacted]

Affordable Housing Review,

Dear council,

I know we have been here before but as this is a review we must re look at the case,

Please find enclosed a letter I put out heading the housing debate, also the colour paper that tells of having homes for £80,000. You may find the design's a bit boxy, but this was done by a friend for a meal, I do have someone at the moment drawing up something that will appeal more to the eye.

We can import flat packs from China for £25,000; we ought to be able to make them here for £35,000. We are having business units built off the link road nr Hastings so I am looking at getting some sectional homes made from that industrial area.

I have been to all the Core Strategy's that have taken place in the county, if we join them up we are in for a disaster.

I have a letter from Erik Pickles which tells me that the local authority is able to make their own decisions regarding local planning. So why are Wealden so in with the developers, I know the council don't like going to an appeal in case they lose. What about having a licence for developers to build in the area, the document would say (as UKIP policy) they have no right of appeal?

There are no plans for older peoples care in the strategies to 2027.see the enclosed paper on pensions and care.

If we can't have 100% we must have 40% real affordable and 5% for care but on all Greenfield sites have the tiering system as enclosed, if the developers don't want it just tell them to leave the area.

Rents never end, so how can people save for their pensions if rent takes most of their wages. There are people in Wealden area who earn £7 an hour and pay £5 an hour in housing cost, based on a 40 hour week; this should not be the case.

[redacted]

15/3/15

RECEIVED
16 MAR 2015
PLANNING POLICY



The housing debate.

So Mr Cameron believes he is doing us a favour by having a 20% discount on new houses for the under 40s! He then says he want to promote the dream of home ownership; it's more like a nightmare,

The Government then sells off state owned land for developers to have more capital gains, Wouldn't it of been better to employ the developers to build thousands of council houses that we could buy, or even better create a Land Community Trust where by one can own the property but can only sell back to the trust, thus maintaining the affordability for the next generation.

we are finding in some areas up to 40% of new homes are sold to buy to let companies charging from £800 a month rent, the so called social housing can charge 80% the market rent + £640 the rest of the market housing can be bought by London buyers who have sold to Middle Eastern people coming to London as a safe haven, they have capital local people cannot compete with, we need to change the way we house ourselves. Real homes should be bought for £85 / £95,000 rents should be about £350 a month, it can be done. The roads are becoming full of traffic jams, there are no care placements for older people all in the name of growth, and this can't go on? Do we have to have a market for everything, do we need to work to 68 plus just because some confused MP hasn't a clue on what to do for the wellbeing of the people.

Much of our brokenness and mental depression is from debt because we have rents and mortgages that are beyond the means for most of us to afford.

My answer would be to have new sites run by a Community Land Trust or some kind of co-operative, there could be a design where there would be a kind of tiering of the homes and every one can look out on to open space. Self-sufficiency could be included in large developments. There should be a referendum on the sites planed for housing.

I know the developers will not want to know, let them leave the site if they won't do what is needed.

The plan would be to rent the land from the owner= £1,000 per year,(that's five times what one would earn farming the land) plus £5,000 per house built on year one,

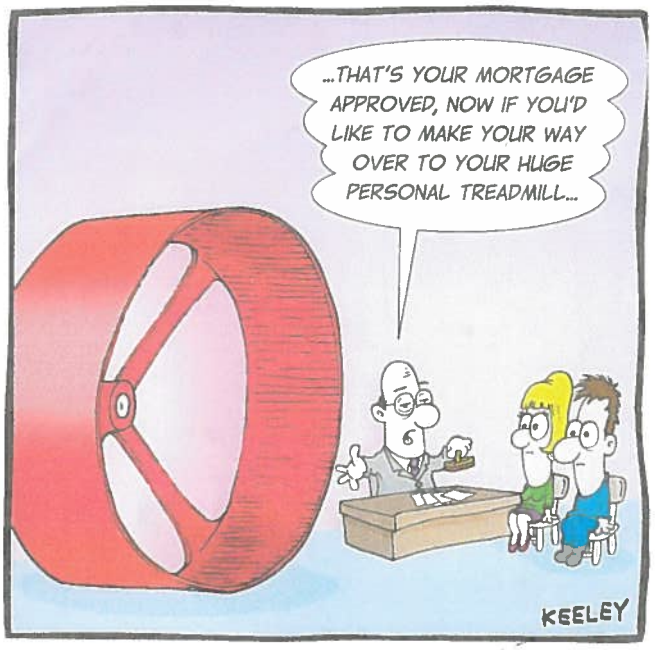
Food security is something no political party are taking up seriously, food production could fall by 20% if the European Union banned some of the sprays we use. We should not be covering our farm land with the awful estates we are building.

Visit www.campaign-for-change.co.uk. For more insight.

Cllr 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!

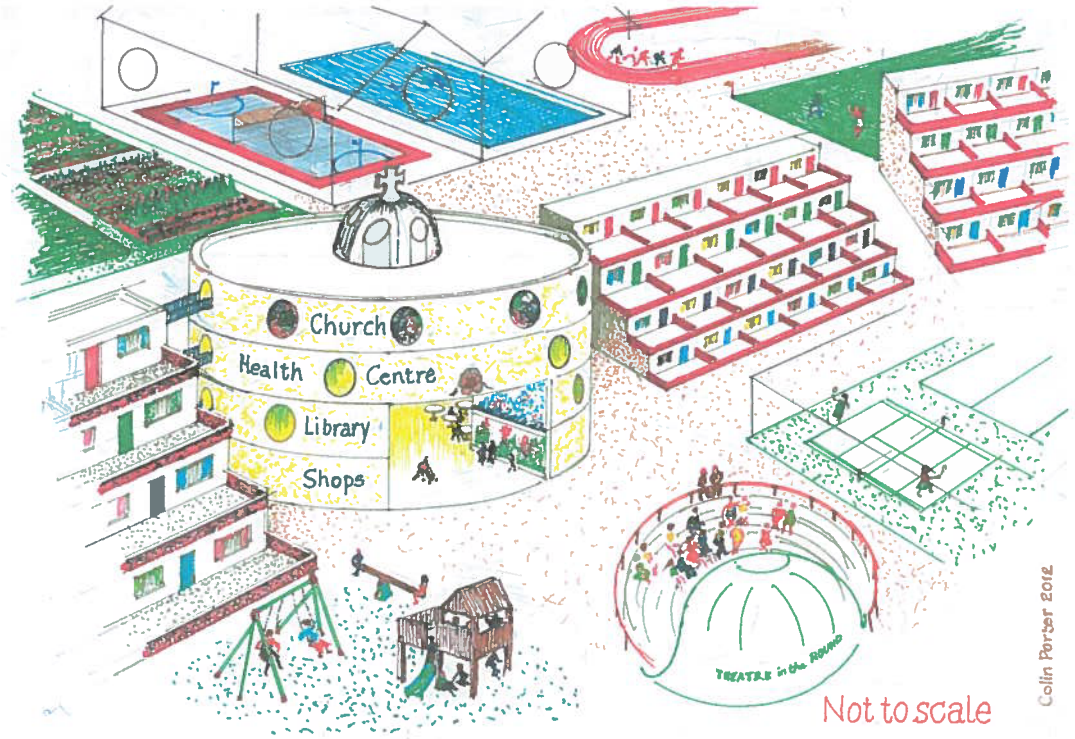
- Building Land should not be allowed go from £5,000 to £500,000 an acre because of planning changes.
- Every village and town should look at their housing needs.
- On elected sites offer the land owner an annual rental of £1000 per acre or possibly a £50,000 with an option of 50 year lease paid up front, 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

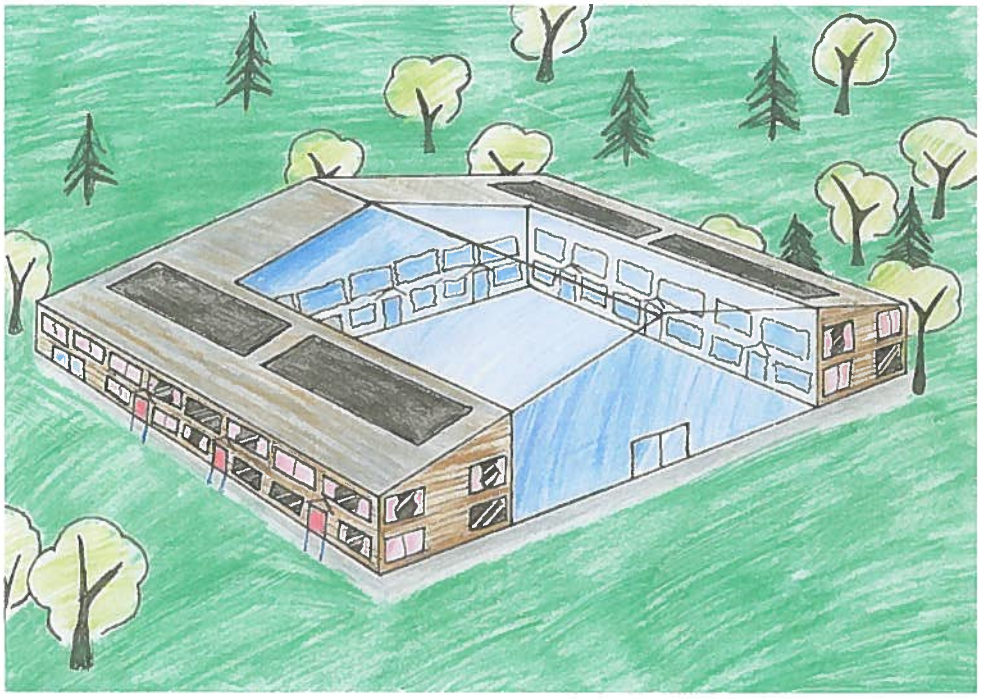
- **Pensions** with a new system of housing, from the creation of a Community Land Trust, then with a mortgage paid off, people could invest in a Family Care Fund, which could not be used until one's 60th birthday. This fund could be passed on to another family care fund as one passes away, Introduce 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. All Greenfield sites should have 10% for a care plan.

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 the 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