

Local Plan Developer Forum

08 September 2017

2 pm

- Welcome & Introductions
- Notes of last meeting

Local Plan Update

- **Regulation 18 consultation findings** - Full report detailing response presented to Cabinet on 11 July 2017
- **Site selection** – work has commenced on the assessment of approximately **168 sites** comprising new/amended residential/traveller sites and employment sites
- **Transport modelling** – work being undertaken by Jacobs on behalf of ECC/EFDC to model transportation impacts of growth, and consider sustainable transportation and key junction improvements

Local Plan Update

- **Open Space, Playing Pitch and Indoor Sports Facilities Studies** – the three studies will help to identify requirements for future development which will inform the Infrastructure Delivery Plan;
- **Infrastructure Delivery Plan** – Work is being informed through discussions with infrastructure providers, EFDC / ECC Officers, local councillors (District / Town / Parish), neighbouring local authorities, and landowners / site promoters;
- **Local Plan Viability Study** – update to initial 2015 work to consider the viability Local Plan growth, taking into account latest policy requirements

Update across the Housing Market Area & Garden Town: EFDC

- **Employment Studies** - Joint work to update the employment need within the Functional Economic Market Area and the District to inform the work on site selection;
- **Sustainability Appraisal and Habitat Regulations Assessment**
- **Monitoring, housing trajectory and Housing Implementation Strategy** – More detailed consideration of the housing trajectory and the five year housing land supply position. An updated Housing Land Supply Statement is being prepared that will provide further details and inform the production of a Housing Implementation Strategy.
- **Further details in relation to progress with the Local Plan and future timescales will be reported to Cabinet on 14 October 2017.**

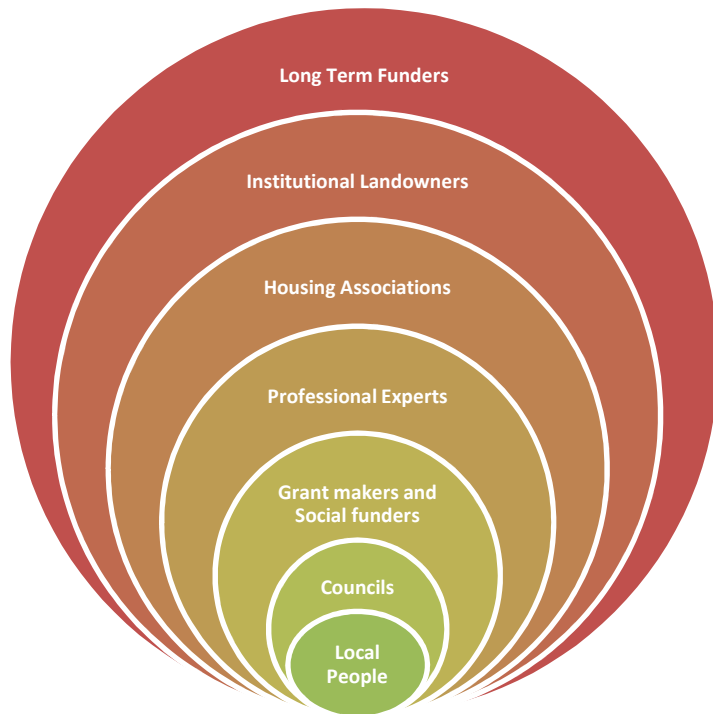
Community Led Housing

- Dinah Roake

PLEione
People
Land &
Environment in one

Alternative models - community led housing delivery in Garden Towns

Workshop for Harlow & Gilston Garden Town Developer Forum



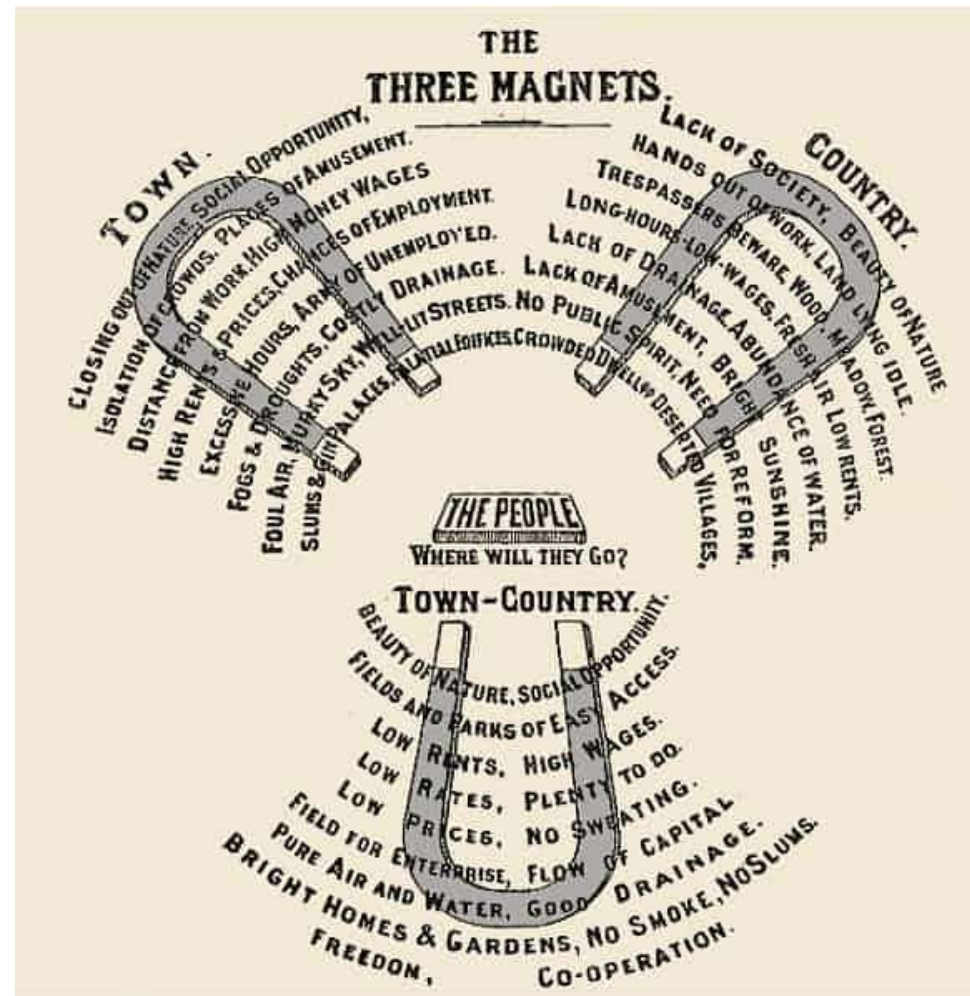
Dinah Roake – PLEione

September 2017

Aims of the workshop

1. Introduction and Context
2. Garden City principles & Intentions of Gilston & Harlow Garden Town from EoI
3. Discussion 1
4. At the core of development
5. Legislation:
 - Self-build and custom build legislation 2015
 - Government intentions from 2017 White Paper
6. Definitions
7. Key motivations behind Community-led housing
8. Table of examples of Community-led housing and case studies
9. Discussion 2
10. Existing guidance
11. Mechanisms to support Community-led housing in Harlow & Gilston garden town
12. Plans for gathering ideas
13. Indicative milestones / outcomes for completion of Community-led housing research

Introduction



The Three Magnets occupies the first pages of the reformer Ebenezer Howard's 1898 "To-Morrow: A Peaceful Path to Real Reform"

A Garden City is a holistically planned new settlement

The Garden City principles are an indivisible and interlocking framework for their delivery, and include:

- **Land value capture for the benefit of the community.**
- **Strong vision, leadership and community engagement.**
- **Community ownership of land and long-term stewardship of assets.**
- **Mixed-tenure homes and housing types that are genuinely affordable.**
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- **Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.**
- **Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.**
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

<https://www.tcpa.org.uk/garden-city-principles>

• Expression of Interest (2016):

Extracts – Vision/ Community

Engagement:

- the delivery of housing, supported by good access to social, leisure, community, health facilities, education and jobs, that meets the needs of local people and supports sustainable economic growth, whilst ensuring it remains an attractive place for people to live and locate to;

Quality of place and connectivity are at the heart of the vision to become a competitive knowledge-driven Garden Town.

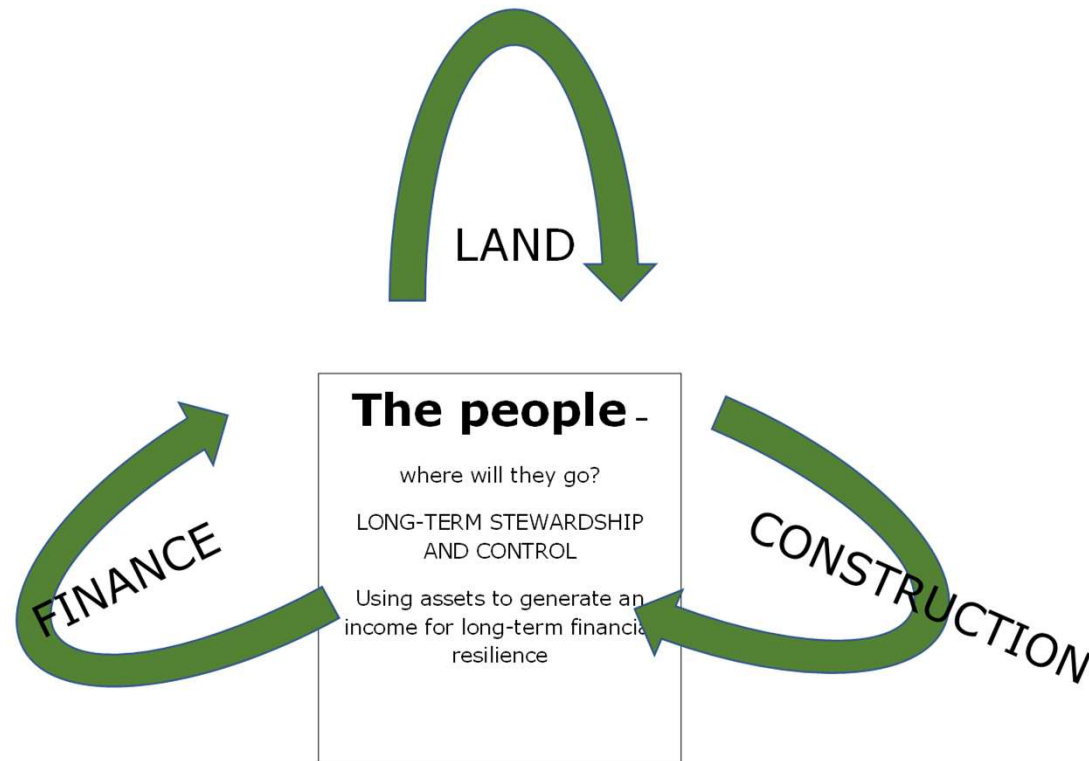
It is envisaged this will examine what legal mechanisms exist for involving residents across all tenures in having a say in how their neighbourhood is run. Issues to explore include:

- explore how each neighbourhood involves residents in governance
- evaluate the different legal models used
- identify key principles in establishing a mechanism for involvement that works.

How does new development align with and support Garden City principles?

- Discussion 1

At the core of development:



- 2015 Act (Self-build and Custom Housebuilding), enacted on 1st April 2016:
 - Self build = direct organisation of design and construction (few self builders do it all themselves).
 - Custom = more ‘hands off’ – working as part of a group, often in conjunction with landowner.
- Self-build information websites:
 - selfbuildportal.org.uk
 - selfbuildanddesign.com
 - homebuilding.co.uk
 - buildstore.co.uk
 - self-build.co.uk
- - “self-procurement”

Housing White Paper, 2017

Community led housing is specifically mentioned and needed to help deliver on the White Paper

Diversifying the market

- Custom-build
- SME builders and new contractors
- Modern methods of construction and innovation
- Housing Associations
- Institutional investors
- Construction and development skills (and qualifications)

Planning for the right homes in the right places

- Small sites, windfall sites, difficult sites
- Public sector land
- Empty homes
- Design and construction quality and energy efficiency

Helping people now

- Making renting fairer
- Affordable housing
- Older and vulnerable people

Building homes faster

- Prompt build-out

Nigel Kersey

Housing Diversification

Department for Communities & Local Government

What makes a scheme locally accountable and community-led?

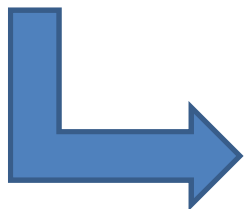
Common principles - The legal form and activities of each community-led housing scheme depend on the outcomes needed, but schemes that are genuinely community-led all share common principles:

- The community is integrally involved throughout the process in key decisions – for example: what is provided, where, and for who. They don't necessarily have to initiate the conversation, or build homes themselves.
- There is a presumption that the community group will take a long term formal role in the ownership, stewardship or management of the homes.
- The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Models include community land trusts; co-ops; co-housing; mutual home ownership; mixed economy rental; community self-build; and combinations of these.

Co-operative and mutual

- The Mutual Housing Group - a coalition since 2009, bringing together representatives from:
 - Cohousing Network,
 - Confederation of Co-operative Housing,
 - National Community Land Trusts Network,
 - Community Gateway Network,
 - Locality (Development Trusts Association),
 - National Federation of Tenant Management Organisations
 - National Custom & Self-Build Association
 - Community Self-Build Agency
 - Self-Help Housing (refurbishing existing properties)



Establishing a Community-led Housing Alliance

What is it local people want?

- to build new property for one or more household;
- to provide affordable housing, for rent or sale, for allocation to local people;
- to provide, own or manage property for one's own household to rent;
- to take control of, or refashioning, local housing services;
- to manage natural and environmental spaces adjacent to residential homes;
- to create resident-led housing options for older residents;
- to renovate or reuse derelict, vacant or under-used property;
- to create eco-sensitive, low-impact and 'green' accommodation, and reduce utility use and costs;
- to live together with others for shared religious, political, or other beliefs;
- to build 'intentional communities', places for 'group living' or other 'utopian' lifestyles;
- to design and build shared or 'intentional' neighbourhoods;
- to revitalise existing neighbourhoods and increase their quality and inclusivity;
- to generate funds to help deliver broader community services and innovation.

[It can be noted there can also be localised community aspirations from people choosing to meet their own needs by residing in 'mobile' accommodation, either on the road or on water – aspirations held by 'traveller' communities, especially ethnic Gypsy & Romany groups, and by 'bargees' on the UK's river and waterway network. The focus of the above list has been kept to residential and fixed settings.]

COMMUNITY-LED HOUSING & NEIGHBOURHOOD PROJECTS

MOTIVATIONS: PRIMARY / OTHER (#)	NEW GROUND [Senior CoH]	THRESHOLD CENTRE [Mixed tenure CoH.]	NEW HOPE CRESCENT [Ex- service Self Build]	SWAFFHAM PRIOR [Rural CLT]	GRAVEN HILL [Custom / Self Build Plots]	LILAC [Urban co-op]
Building new property	# (25)	#	#	# (8)	PRIMARY	# (20)
Providing affordable rent / ownership	#	# (14)	# (10)	PRIMARY	# (300+)	#
Managing local housing services				#		
Managing the natural environment		#				#
Creating options for older residents	PRIMARY					
Renovating vacant or derelict property		#				
Building low-impact / 'green' dwellings		#				#
Living together as a 'shared' community		PRIMARY				#
A new 'intentional' neighbourhood	#					PRIMARY
Revitalising the neighbourhood offer			PRIMARY	#		
Wider innovations e.g. funding, training	#		#		#	#

Case studies

New Ground - Older Women's Co-Housing

- Barnet - EN5 4HY
- **Site area** 0.3227Ha



Threshold Centre - Cole Street Farm, Gillingham, Dorset (2004-08 – 10)

- Sustainable education centre
- Eco-village community, working with a local housing association
- Green, affordable & neighbourly.



New Hope Crescent, Bristol

- £1.4m housing costs funded by the HCA. PfP and Knightstone.
- Charity grants for training.

Lilac – Low impact living

- Self build, affordable ownership - MHOS
- straw bale construction and shared food growing



Discussion 2

- How can development bodies help CLH initiatives here?
- What ideas do you have about Land / Finance / Construction?

Learning from existing initiatives



Mechanisms to help CLH that could emerge in the Garden Town area

- Policies?
- Land availability and securing land for CLH?
- Design codes and Development codes?
- Housing tenures – new forms to provide affordability in perpetuity, linked to local incomes?
- Housing groups e.g. older, multi-generational , interest-led – as identified in the SHMA
- Preferred partnerships – private sector + CLH?



Potential for the Harlow & Gilston Garden Town

- Gathering everyone's ideas



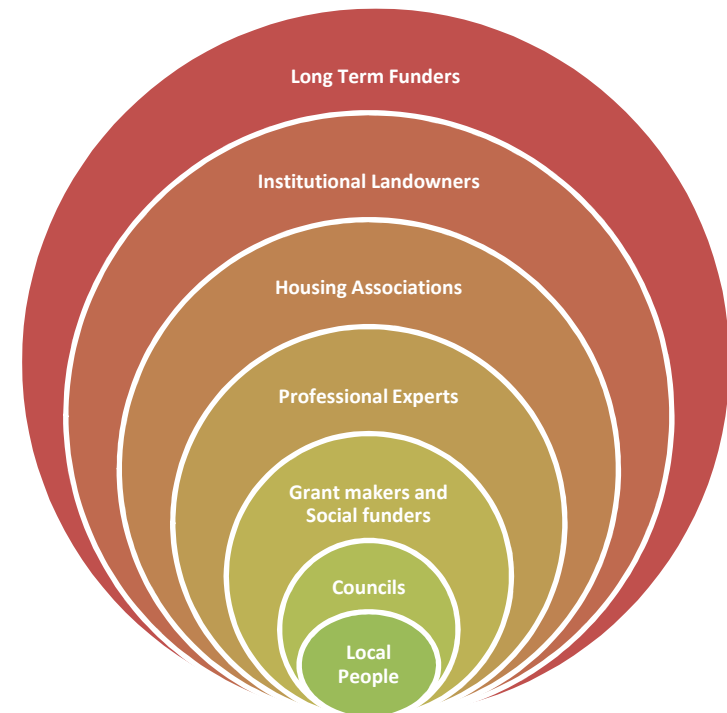
COMMUNITY HOUSING FUND PROJECT STEERING GROUP

Indicative outcomes:

- raised awareness about community-led housing
- worked through options to arrive at housing and neighbourhood opportunities that can respond to and facilitate interests in the long-term stewardship of community-led provision
- actions identified for local authorities to overcome blockages to facilitating community-led forms of housing delivery; and
- set out how such actions can help deliver other local authority

Indicative Milestones:

- Sept: involved stakeholders
- Sept/Oct: workshops
- Nov: Draft strategy
- Dec/Jan: Final Presentation



Draft Local Plan Viability Testing

- Dixon Searle Partnership Ltd have been commissioned to carry out a Whole Local Plan and Sites Viability Assessment.
- The outputs of the study are intended to be completed by November 2017.
- This Stage 2 Viability Study is looking at viability of residential and commercial/non-residential development associated with housing and employment growth in the District.
- The assessment will be carried out on the basis of the collective development costs associated with the emerging Local Plan policies.
- Dixon Searle is gathering information to base their assumptions and findings on. As part of this, they are undertaking a series of stakeholder engagement exercises including affordable housing providers and the development industry
- ***As developers of allocated sites, you will be contacted by Dixon Searle Partnership with a survey asking you for your view on subjects such as the local market, land values and property values/build costs.***
- ***All replies will be treated in confidence, and no specific details will be published in the report. The information will be used for the purposes of the Viability Study only.***

PPAs/Strategic Masterplans

- Work underway by EFDC, HC, ECC to inform PPAs
- Regular series of discussions underway between EFDC and ECC to ensure consistency in approach
- Skills Audit has been undertaken to identify where EFDC needs further resource – will be reporting findings soon
- Looking to hold initial area specific meetings with developers and landowners in late autumn, with subsequent meetings in the new year
- Programme of Strategic Masterplan meetings to follow

Discussion and Questions

AOB