

Stroud Town Centre Neighbourhood Development Plan Shaping the heart of Stroud

Report of Housing seminar held on Monday 9th January 2015 at the Imperial Hotel Stroud

Present

Leonora Rozee OBE independent Chair of Shaping the heart of Stroud Steering Group chaired the seminar.

Dr David Garnett from the University of Gloucester and recent Chair of the Two Rivers Housing Association

Professor Hugh Barton member of Shaping the heart of Stroud Steering Group led a discussion

John Bloxsom Shaping the heart of Stroud administrator

There was a wide range of invited representatives of people with housing interests present - list of attendees is attached.

Purpose

To consider what the Neighbourhood Development Plan might need to say about housing issues and what the options might be.

Process

Presentation

David Garnett gave a short presentation which gave an overview of many of the issues facing housing at present from the impact of 'localism' to the challenges of predicting what sort of housing we might want in the future. Key points made were:

- The acknowledged need for more housing to be provided
- The role of the private rented sector
- Funding and delivery of social housing
- Tenure restructuring and tenure flexibility
- 'Generation rent' and its impact on future aspirations to home ownership

A Q&A session led to a broad discussion in which the following points were made:

- the importance of energy efficient housing
- what tenure mix do we want/need in the town centre
- how can Housing Associations help deliver affordable TC housing
- the role of co-housing
- understanding the current housing mix in TC
- how is the Plan taking into account external pressures – ie impact of decisions taken outside the NDP area on the TC

Discussion

Hugh Barton encouraged the attendees to form small 'buzz' groups and identify priorities for the Plan and the mechanisms by which they could be made to happen.

Outcomes

Priorities

- Starting points:
 - Focus on strategy not solely on sites: aspiration to deliver a greater proportion of high quality, affordable, professionally managed housing run over the long term by ethical/social landlords
 - Understand the issues of what we already have in terms of nature, character and demand for town centre housing
- Address what the NDP can do for housing eg improve the image of the town and its accessibility/permeability
- Undertake a thorough site audit to know what might be available
- Can Housing Associations make flats above shops work?
- SDC empty homes strategy – is empty units above shops actually a problem?
- Provide more of the same (one bed flats for young single people) or attract a new demographic eg empty nesters? affluent downsizers? families? care home/retirement homes?

Mechanisms

- Long term and continuous collaboration by all relevant interests
- Commuted payments for affordable housing delivery
- Make the town centre more appealing to compete with other places (lessons from Nailsworth?)
- Family housing needs to be at least 3 bed with gardens
- Community Land Trusts (freehold held by local people)

Next steps

The information gathered will inform the preparation of the draft plan with options for consideration at a major public consultation event between 7th and 14th March 2015.

9.2.15

**Housing Workshop 9 February 2015
Confirmed Attendees**

Name	From
Martyn Balm	Hamptons International
Professor Hugh Barton	Neighbourhood Development Plan
John Bloxsom	Neighbourhood Development Plan
Jo Carrier	OpenHouse
Tony Clements	GL Hearn
Nicola Colley	Lovell
Kevin Cranston	Stroud Town Council
Ian Crawley	Community Land Trust Consultant
Stella Dean	Hanover Housing
Alan Ford	Neighbourhood Development Plan
Dr David Garnett	Speaker
Alexis Greenwood	Neighbourhood Development Plan
Camilla Hale	Neighbourhood Development Plan
Stephen Hall	Stroud Harbour Community Mutual Home Ownership Society Ltd
Steve Hurrell	Stroud Town Council
Jay Lambe	Homes and Communities Agency
Mark Kurton	Newland Homes
Steve Lloyd	Local resident
Leonie Lockwood	Stroud District Council
Gail Madigan	HM Lettings
Helene Parker-Joel	Hamptons International
Terri Perry	GreenSquare Group
Sally Pickering	Citizens Advice Bureau
Jeremy Pugh	P3 Charity Stroud Navigator
Lucas Schoemaker	Stroud Town Council
Laura Stephen	Stroud District Council
Lesley Stringer	Hamptons International
Mark Rees	Lovell
Leonora Rozee	Neighbourhood Development Plan
Liz Whitaker	Hamptons International