

# What type of homes & who will live in them?

You said...

- *Maximize the number of new genuinely affordable homes*
- *Make Somerleyton Road green, safe and stress free*

*Make a successful street!*

## Current ideas:

### 1) Housing managed by the Housing Cooperative

A Housing Cooperative could be responsible for managing the homes. There will not be any homes for sale. All the homes will be for rent. The residents will be members of the Housing Cooperative.

The Housing Coop will have a Board who will decide on how management services are delivered however it is expected there would be a full time housing manager based on site.

### 2) Tenancies

The ambition is to provide longer tenancies such as 3 year, 5 year, or lifetime tenancies with a 5 year rent review.

*(Please see tasks for today)*

The Housing Cooperative will be able to convert private homes into affordable homes if they can afford to do so.

### 3) Good quality homes

The homes will meet, and if possible exceed the minimum space standards contained within the London Housing Design Guide.

4) **The development will be 'pepper potted'** This means all tenants regardless of their rent levels, will be mixed within the blocks.

## 5) Housing Mix

The latest plans allow for 283 new homes on the site.

The Council has applied for grants for the following:

- 60 extra care homes (*funding secured*)
- 170 affordable homes(*funding application submitted*):
  - 85 discount rent homes (*aimed at working households*)
  - 85 capped rent homes (*aimed at people in greatest housing need*)

**Target rent levels:** The Council is modelling how much additional subsidy is required to lower a proportion of the rents to target rent levels.

## 6) Allocations

The affordable housing will be made available to people on the Council's Housing Waiting List. There could be a Local Lettings Policy developed to benefit local people.  
(Please see tasks for today)

## 7) Build to One Planet living construction standards:

- Zero carbon
- Low water usage
- Zero waste
- Sustainable materials
- Local and sustainable food
- No overheating
- Reduced fuel poverty
- Sustainable water

## Tasks today:

- If you could live in this development, what length of tenancy would you want? *2 year, 3 year, 5 year, 10 year or lifetime?*
- What mix of residents do you think would help ensure this is a successful street?
- How do we set a local lettings policy that helps ensure this is a successful street?

A partnership between

