

Halton Senior Co-housing Project



COMMUNITY CONSULTATION

**Proposed Development of land
off Forge Lane Halton
for a housing scheme for over 55s**

The Proposal.

The proposed development is for a residential Senior Cohousing scheme on land at the junction of Forge Lane and Mill Lane in Halton-with-Aughton. Halton Senior Cohousing is a non-profit company formed by local residents in order to develop a residential community that will be both socially and environmentally sustainable and an example of good practice for housing of older people. The proposed scheme has been developed interactively with future residents through a series of participatory design workshops.

The Site.

The land was previously open farmland and forms part of the wider Halton Mills site. Bordered by Forge Lane and Mill Lane and a belt of mixed age trees. It is presently undeveloped. Commercial office/warehouses lie to the east of the development site with residential properties to the south. To the west of the site is an undeveloped plot that has had permission for development for residential properties and to the north a residential development is currently under construction.



What is Senior Cohousing.

Senior cohousing is based on a clear intention by residents to live as an active participant in a group of people of similar age who are 'signed up to be neighbourly'. It is a way of living both 'apart and together' with a collaborative group of neighbours who know each other and sign up to certain values.

It is a form of group living which clusters individual homes around a 'common house' - with shared space and amenities. Run and controlled entirely by members of the group working together, it is based on mutual support, self-governance and active participation. Physically, it is designed to promote easy social interaction among its members and generally has a 'common house' or equivalent for shared meals and events.

- Is an investment by older people themselves in social capital and mutual support;
- Is a way of compensating for the anonymity of modern neighbourhoods at a time when single households are on the increase and many older people live alone;
- Offers an additional option for the informal care and housing needs of people approaching old age;
- Offers opportunities for learning and skill-exchange as well as scope for shared activities and companionship;
- Keeps older people active, healthy and engaged and reduces demand for health and social care services;
- Offers the possibility to downsize from family-sized housing to an attractive, age-proofed environment;
- Offers a blend of privacy and communality;
- Encourages people to think ahead in their approach to ageing and make positive moves to prepare for it from around the age of fifty

Definition of senior cohousing adapted from:

Senior cohousing communities – an alternative approach for the UK? Joseph Rowntree Foundation
https://www.basw.co.uk/system/files/resources/basw_24212-7_0.pdf

Halton Senior Cohousing Proposals

The proposed development will consist of:

- 20 units : Mix of 1 & 2 bed Flats and 2 bed houses
- Six affordable. Either for rent or for discounted market value sale.

All properties built to the following standards:

- Passive House standard www.passivhaustrust.org.uk
- Secure by Design www.securedbydesign.com
- Lifetime Homes www.lifetimehomes.org.uk

Each property to have a small private outdoor space/garden

Other garden/landscape areas to be communal

Communal facilities to include:

- Commonhouse with kitchen/dining/living area
- Guest room suite
- Laundry & Drying area
- Cycle & Mobility scooter storage
- Storage space

Parking to be provided at the edge of the site

PLEASE SEND ANY COMMENTS TO:
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