

Charlotte Surrey - TGR: Welcome everyone! Thanks for joining us tonight. We'll be picking up questions and comments for discussion later in the session, so please feel free to post here in Chat.

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Maryannhooper: A lot of screaming! Then what?

Elfed.Roberts - Pobl Group: Some of us operate in Wales!

Gary Kelly: And in Northern Ireland!

Anne Hinckley: Candelisa - Skipton - using old mills for housing.

Henry Bird: Passivhaus youth hostel in Cirencester

<https://pch-a.gl/projects/the-barrel-store-youth-hostel/>

Funda Kemal: Victorianhouseofthefuture.uk is my retrofit project for those on low incomes

Fiona Vigar: Multi-panning for annexes: then use for office, rental accommodation or relative EPD covered by Council Tax revenue

Fiona Vigar: Planning!

Charles Samuels: We need to change the mindset and the present power structure.

Sarah Fowler: Maybe not completely stop new house building, but provide incentives for refurbishment and retrofit? VAT concessions?

Sarah Fowler: Two Rivers Housing demolished 2 pairs of large semi detached houses with 100ft gardens and built a mixed complex of 9 dwellings, part social housing and part market housing. The quality was superb and the design very much blending in with the existing street.

one50studio: Bristol City Council exploring using existing buildings to provide specialist supported housing using a housing benefit finance model

Matthew - Bradford on Avon: A very stimulating presentation. Thank you.

Colin Johns: Housing (especially new) in non-sustainable locations means more cars, more energy use and a loss of community. Before we rush to convert employment buildings to residential we need to look at how this affects the sustainability of an area or settlement, it is not always the answer. Conversion of isolated buildings in the countryside comes with a high energy demand for travel and more congestion. Time for us to think holistically.

Funda Kemal: I think the role of land is part of the conversation - the benefits of leaving land, especially green fields, undeveloped especially

Matthew - Bradford on Avon: How do your proposals address the tension between social housing provision and private housing provision? e.g. Does the model prevent / discourage new development for private sale?

Junior: Land is scarce, while we keep building homes the price of plots will increase in the end. New housing production doesn't lower the price of housing. Plus the soil consumption is definitely against biodiversity in urban areas.

Matthew - Bradford on Avon: Matt's suggestions ties in with work being done to promote a Housing First approach to homelessness

Sarah Fowler: Thank you, very interesting and thought provoking.

Elfed.Roberts - Pobl Group: We're developing an Early Stage Carbon Assessment Tool in Wales which will help to prioritise retention and reuse of buildings and also channel development to sustainable locations...

Matthew - Bradford on Avon: The challenge is political and emotional in that if the proposal is seen as a constraint on individual freedom then it will attract negative attention- as 15 minute cities.

Rebecca Crabtree: Thank you, very interesting

Clare T: Thanks - very interesting

Gary Kelly: Thanks!

Paul Foxley: Very interesting and thought provoking. Thanks!

Funda Kemal: Thanks Anna and Green Register!

Colin Johns: Thank you needs this kind of debate

Tim Hagyard: Thankyou Anna. Keep at it

Matthew - Bradford on Avon: Will the recording be available to review & share?

Fiona Vigar: Thank you Anna et Al.

Anna Pagani: Thank you all! Feel free to get in touch!

Charles Samuels: Thank you very much for the thought provoking subject.

Elfed.Roberts - Pobl Group: Diolch / Thank you Anna :)

Gem: Really interesting talk thank you