

St Edmund's Project

Consultation Pack: Somerset Off-Site Manufactured / Modular Homes



(Artist impression of off-site manufactured / modular home)

Welcome

Thank you for taking part in our consultation period for the St Edmund's Project.

Your feedback is very important to Julian House and Somerset Council, and will help shape the future of this project, what it offers, and how it will support the local community.

In this pack we hope you will find answers to any questions you may have about the project.

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****Please note this is a live document and will be updated after each consultation to reflect feedback and new questions****

1. Introducing Julian House

This project is led by Julian House in partnership with Somerset Council. Julian House is a Bath-based charity operating across the southwest to support vulnerable and at-risk people in society. Each year we support around 2,000 individuals and families who have faced, or are at risk of facing, homelessness.

Homelessness is never a planned event in people's lives; normally, it is the result of a series of uncontrolled events such as relationship breakdown and job loss. It could happen to anyone. Surveys suggest that most of us are only 2.5 pay cheques away from being homeless*.

We offer support to our clients with the aim of helping them back to independence and security, including a permanent home and employment. An individual's journey is never straightforward, and we are privileged to be a part of each client's unique pathway.

2. About St Edmund's Project

The aim of the St Edmund's Project is to support individuals who have previously experienced rough sleeping, they have a local connection and have already been present in the local community; providing them with a safe place to call home as early as possible and the support to help them to manage this well.

These homes are referred to as 'Move-on' or 'Step-down' accommodation. Moving our clients into move on accommodation when they are ready, enables us to support their progress very positively, and it also then free's up vital space in our acute services, to help individuals who are rough sleeping in your community.

Residents will receive professional support from Julian House to give them opportunity and skills to start rebuilding their lives.

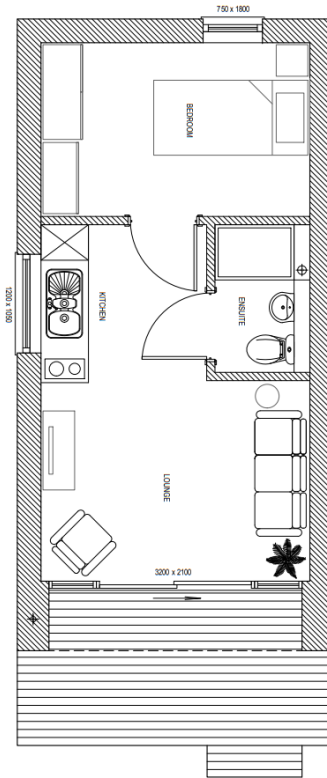
Residents' license to occupy and accompanying support services is dependent on program engagement and behaviour expectations, and can be revoked if eligibility conditions and criteria are not maintained.

The St Edmund's Project will help four people at any one time, most likely are already under assessment and being supported in our emergency accommodation in your local community.

Subject to a successful bid for funding, the four small homes will be funded by Somerset Council on behalf of the Department of Levelling Up Homes and Communities, Homes England and Julian House with the occupiers paying a small service charge.

Our priority is to see each person return to independence within six months to two years.

* [Insecure Britain - we are two and a half pay cheques away from homelessness on average \(thelondoneconomic.com\)](https://www.thelondoneconomic.com)



3. The concept

These four small homes are 'Off Site Manufactured' (OSM) or 'Modular' Homes. They are cost effective with a much smaller embodied (build phase) and operational (lived in) carbon footprint than a traditionally built home. This means that they are an ecologically friendly way of providing accommodation.

They are designed to be moved if they need to be and are classed as a temporary structure which connects into permanent services (electric/waste/water).

They are specifically designed to meet the needs of individuals who require additional housing support:



- They are large enough to feel comfortable for the length of the resident's stay, but not so big that they would become a permanent home.
- They are small enough that the resident does not feel overwhelmed by the space nor lend itself to being occupied by more than one individual.

There have been multiple successful sites across the country where similar schemes have been developed and supported by existing local communities. Here are a few:

- October 2023 - [First 'pods' for homeless people open \(bristol247.com\)](https://bristol247.com)
- April 2023 - [Modular Homes as a New Form of Accommodation to Tackle Homelessness: A Case Study From Cambridge, England - PMC \(nih.gov\)](https://nih.gov)
- March 2023 - [cape_report_final_150323.pdf \(squarespace.com\)](https://squarespace.com)
- December 2022 - [SoloHaus 'micro-homes' in Truro ready for residents as Council continues to tackle housing crisis - Cornwall Council](https://cornwallcouncil.gov.uk)
- October 2021 - [Haringey becomes first in London to provide modular homes to tackle homelessness | Haringey Council](https://haringey.gov.uk)
- June 2021 - [Modular homes to help tackle nationwide homelessness \(pbctoday.co.uk\)](https://pbctoday.co.uk)

4. Why here?

Highlighted as significantly underused for a number of years, St Edmund's car park was identified as a viable location for four Modular Homes. The current use rate of this private car is being monitored to confirm suitability. The site is ideally located within an existing positive community, is close to existing services/amenities and just a short walk to the town centre, making it a great location for this much needed scheme.

These new homes will directly benefit local people and make a real difference to their lives. They will form an important part of resolving homelessness locally and will form a vital part of positive solutions for this issue in Glastonbury.

Julian House already works closely with Somerset Council to deliver accommodation and support for people who are at risk of homelessness or who are sofa surfing or sleeping rough. Together we have identified a need for more of this 'Move-on' accommodation.

Further to consultation and a presentation at the Full Town Council Meeting on the 10th October, we have received a letter of support from Glastonbury Town Council.

Our aspiration is for the scheme to be embedded in the local community – with Glastonbury, and the St Edmund's community, leading the way in providing a creative, positive solution to help those in need.

Having a home for someone in need is essential to creating a sense of safety and security and provides a stable foundation for people to get back on their feet.

5. Next Steps

We have had 3 consultation dates at St Edmund's Hall:

- Our contact details are at the end of this consultation pack, and we actively seek feedback on the project.
- We will continue to assessed all the feedback and engagement with local stakeholders (Somerset Council, Aster, Police, Hall committee, Town Councillors etc).
- If you would like a copy of this welcome pack digitally, please email us using the contact details at the end of this document.
- 21st September 1.30pm to 7pm & 4th October 12pm to 6pm and 11th November 1030am to 3pm.
- We have now submitted our application for outline planning consent.

6. Frequently Asked Questions

We will add further questions and answers following questions asked at the initial consultation.

What staff presence will there be on a daily basis?

There will be a staff member on site every day including weekends. Our Somerset team are based less than 20 minutes away in Shepton Mallet.

What if one of the residents is noisy or has visitors?

- Our teams are available to contact 24hrs a day, not only by our residents but the local community too, if there are any concerns.
- We will act promptly to address concerns, but in reality, we expect these to be very rare.

How do you access one of the homes and who decides who lives there?

- Referrals into this service are made through Somerset Council
- Julian House will conduct a thorough assessment of the person being referred, to ensure their suitability.

Will there be children living there?

- No. These homes are designed for adults only.

Will the homes accommodate people with substance misuse, or mental health needs or people with a criminal record?

- Homeless individuals like any local resident may have different needs or may simply be down on their luck after an unfortunate series of events. Therefore, historically, yes, our residents **could** have had any of the above needs. To be eligible to live in one of these homes the criteria will state a requirement to have no substance misuse issues. Our assessment process will look into historical and pending criminal records, and we will ensure we do not house anyone who would pose a risk to the community. Our aim is to integrate people locally.

What support will people receive while living in one of the homes?

- People will receive daily support from our qualified, experienced team. This support is to ensure a safe and successful return to fully independent living and will engage with several additional organisations to achieve this aim.

What affect will this have on the parking in the local area?

- The car park will be enhanced with new surfacing, landscaping and have dedicated spaces marked out for use.

How can I help or get involved with the project?

- Julian House are incredibly grateful when new volunteers come forward! If you are interested, we have a fully inclusive training process for all new volunteers to follow to ensure they are well equipped to help out.

Who will look after the areas around the scheme?

- If the funding application is successful and once the homes are in place there will be landscaping for the new gardens, and then we will be 'making good' the land/road surface adjoining the new homes. Longer term, Julian House will be responsible for the maintenance of the grounds of the new homes and the landlords of the adjoining property will continue to manage their own grounds

How big are the homes?

- Between 24 and 27sqM.

How long will people stay?

- Approximately 6 months to 2 years.

How will traffic access the site?

- During all build and operation phases of this project access will be via the access road to the side of the Londis shop. The gantry may need to be removed for parts of this, but it will be replaced, and the access will be 'made good' once the build phase is over so it should see an improved appearance.

What are the timescales for the project – when will work start and how long will it take?

- We intend for the outline planning application to be submitted in early November. There are a number of significant milestones we need to aim for in terms of funding, design, supplier consultation and a further, more detailed planning decision to be made, however our aim is to be moving residents in before Winter 2024.

How much disruption will there be during construction?

- Because these are modern methods of construction, built off-site and delivered, there is a greatly reduced amount of disruption on site compared to new build homes. They do not require extensive and invasive foundations, so disruption is kept to a minimum.

Are you accepting any funding linked to setting up a 5G Mast in the area?

No, we are not accepting any funding that has links to a 5G Mast.

Are there any job opportunities for local people?

Yes, we are keen to provide job opportunities for local people and will be recruiting for support workers to support the 4 residents who are living at the properties. Please see our website in future for more details.

I have a homeless family member; can they live in one of the homes?

All referrals will come through Somerset Council Housing Options Team, please contact them for further advice and information for your family member now so that they can devise a Personal Housing Plan with them.

Will the new residents help with the space at the back of the community hall that is currently overgrown?

Yes, we can certainly see if we can access some grants to create a nice space at the back if it is available.

What about disabled people using the hall? How will they park?

We have heard this feedback and will strongly consider allocating the available car parking spaces for the exclusive use of disabled visitors to the hall.

What other locations have you looked at, instead of using the car park of the hall?

This is a scheme in partnership with Somerset Council, and as the land provider we appreciate there are limits to what land they have available at this time. Available land space is at a premium so to have this opportunity is rare. There is one other site locally, which is still being looked at as a follow-up project to this one, should it happen. We are actively engaging with other landowners who may have philanthropical ideas for their land use.

Will the Youth Club have to close?

There is no reason why the youth club should close. The potential new residents will be local people who are assessed by Julian House, prior to being allocated a home and at no point would we place an individual who would be a known risk.

Will there be a contact person during the construction period?

- All contact should be directed to:

Email: SEP@julianhouse.org.uk

Call: 01225 354650 where a message can be left for Joanne Lumb, Development Manager (Housing).

Write to: Julian House, 1 Kelso Place, Upper Bristol Rd, Bath. BA1 3AU.

We welcome all questions, thoughts and concerns and aim to respond to you within 5 working days, or before.