

# Melfield Gardens Intergenerational Housing

27<sup>th</sup> July 2021

# Phoenix Community Housing Association



**London's first Community Gateway  
owned by residents, run by residents, for residents**



# The Melfield Gardens Development Site









# Melfield Gardens – Our Architects Brief

- Older persons accommodation
- Not an Extra Care Scheme
- Focus on ‘Right Sizing’
- 1 Bed + homes
- Building Together – Existing Residents
- Environmentally considerate
- Intergenerational housing?



# Intergenerational Housing Initiative

## Phoenix began discussions with Goldsmiths University in autumn 2019

- Our CEO, Jim Ripley met with Frances Corner (Warden) and Helen Watson (Secretary and Registrar)
- Agreed to progress the initiative and who our representatives would be moving forward

## Workshop No.1 – Jan 2020

- Facilitated workshop with stakeholders from Phoenix & Goldsmiths
- We watched videos on intergenerational housing
- Discussed what intergenerational housing might look like at Melfield Gardens



## Workshop No.2 – Dec 2020

- We brought together residents from Hazelhurst Court and students and officers from Goldsmiths
- We presented an overview of the new homes and the communal facilities
- Recapped workshop no.1 and outlined a vision for the new intergenerational housing
- Residents and students liked the vision in principle and could see ways in which the initiative could be mutually beneficial
- Resident considerations:
  - Not to force things
  - Not to be overly prescriptive
  - Duration of student stay important
- Student considerations:
  - Time constraints – study/part time work
  - Unrealistic expectations – Not labourers
  - Student support from Phoenix/Goldsmiths



# Next Steps

## Workshop No.3 – August 2021

- Bring a larger group of residents and students together
- Present a revised vision responding to the comments and questions raised at the previous workshop
- Discuss the idea of post occupancy evaluation

## Property Management Agreement

- Detailed Heads of Terms / Draft Property Management agreements
- Solicitors have helped officers from Phoenix and Goldsmiths consider and agree upon a wide range of practical issues

## The Good Neighbour Agreement (The Community Promise)

- Sets out our shared vision
- Describes the expectations of those who live there (as agreed by our residents, students, Goldsmiths and Phoenix officers)
- How we will monitor the initiative and assess its benefits



# Melfield Gardens Development Programme:

- **Obtained Planning Consent – March 2021**
- **Appoint Main Contractor – By end of 2021**
  - Agreements between parties signed
- **Start construction works – In early 2022**
- **Practical completion – Autumn 2023**