

# Phoenix Community Housing: Melfield Gardens Intergenerational Social Housing Scheme

Housing LIN  
HAPPI Hour Seminar

Shaun Carr – Director of Homes

# Phoenix Community Housing



- A resident-owned and led Community Gateway Housing Association
- Tenants and leaseholders play a central role in decision making and make up 50% of the Board
- We manage 7,800 properties in Lewisham, London.



# Phoenix Development Strategy



Development strategy aims:

- Homes that meet our residents' needs at every stage of their lives
- Resident consultation and community engagement from the beginning
- Placeshaping: built within our area on our land
- Pioneering e.g. Passivhaus, intergenerational, extra care, chain lettings



- 10,694 on Lewisham housing list
- 2,826 in temporary accommodation

# Melfield Gardens – Brief



- Grounded in the community – true place shaping
- High quality design
- Homes for older people (over 55s)
- Independent living – not extra care
- Focus on ‘right sizeing’ homes
- Chain lettings - freeing up much needed family sized accommodation
- 714 Phoenix family homes occupied by 1 person
- Offer = 1 Bed+ homes
- Our approach to Development ‘Building Together’ – what's in it for me?
- Future proof/environmentally considerate
- PassivHaus Certified
- Intergenerational housing by design

# Melfield Gardens - placeshaping

St Augustine's  
Primary School



Beckenham Hill



Melfield  
Gardens

Social  
housing

Hazelhurst  
Court Extra  
Care



Beckenham Hill Rd

Melfield Gardens

Blacklands Rd

Blacklands Rd

Southern Ln

# Partnership with Goldsmiths University of London

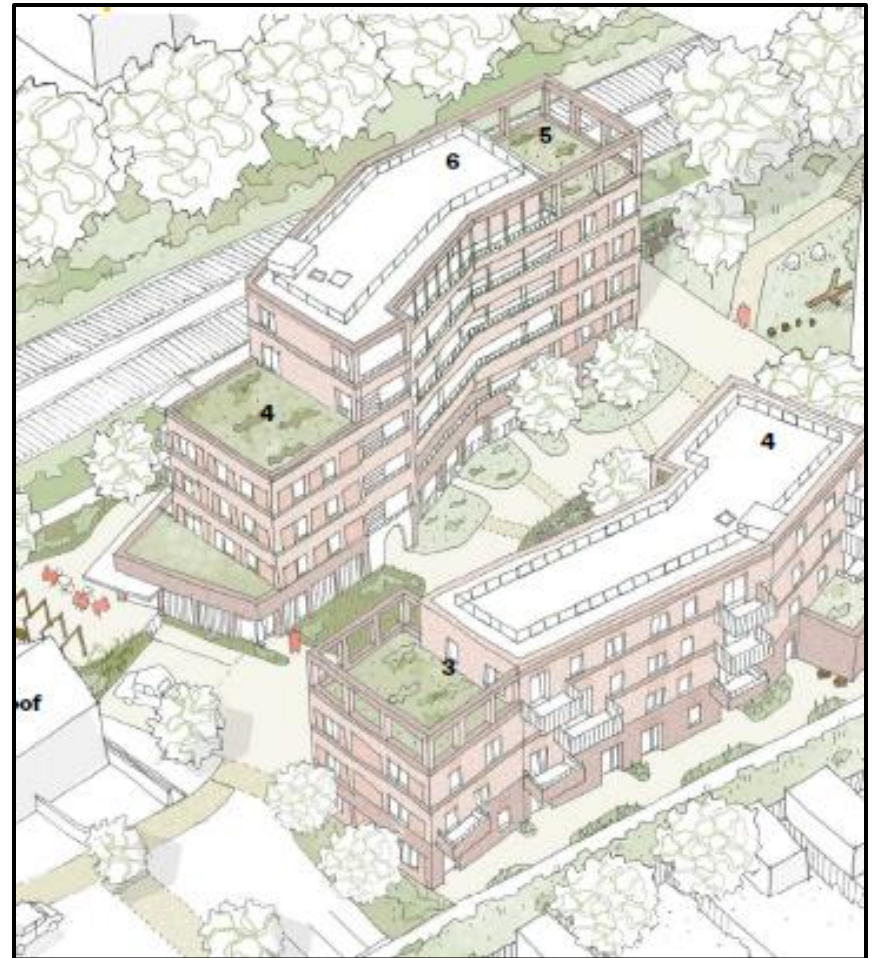
- University that has a history of working with local communities
- Good fit - established trusted partner
- Willing to think differently
- 10-year commitment
- Two 4-bed flats for 8 students
- Volunteer 1 hour per week
- Facilitate a range of activities and encourage engagement with residents



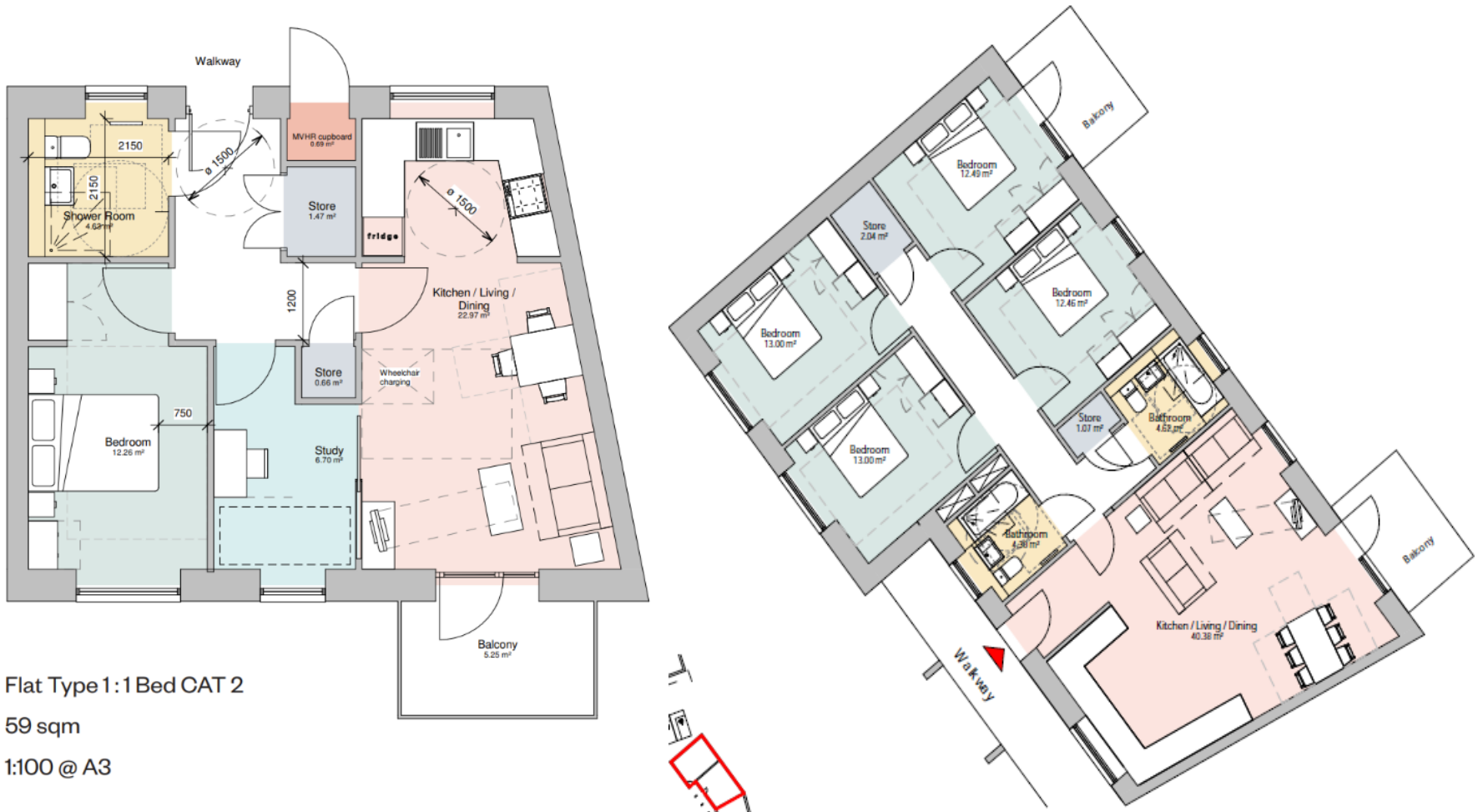
# Melfield Gardens Design



- 30x 1 bed plus flats for over 55s
- Targeted at under occupiers in Phoenix Homes
- 2x 4 bed student flats for eight students from Goldsmiths University
- 4 wheelchair user homes
- Garden Room and landscaped gardens provided to encourage activities and socialising.
- Design Standards
- London Plan design standards
- Passivhaus Certification
- HAPPI best



# 1 Bed + and Intergenerational Accommodation Flat Types



Flat Type 1: 1 Bed CAT 2

59 sqm

1:100 @ A3

# Intergenerational housing – assessing benefits

- Assess the impact jointly with Goldsmiths University.
- Students record engagement activities
- Conduct periodic resident surveys
- Tenancy sustainment
- Social engagement
- Lessons learnt



# Funding & Viability

- Planning approved: March 2021
- Start on site: November 2022
- Completion March 25
  
- 100% affordable - London Affordable Rents
  - 1 bed flats: £201.43
  - 4 bed student flat: £400.00
  - Service charge: £27.16
  
- Total scheme costs: £15m
- GLA grant funding: £3m
- Phoenix borrowing: £12m
- Positive return on investment by year 40
- Average cost per home £474,800





**Phoenix**

Our community in our hands

**Phoenix tenants downsizing : 17 family homes freed up**

**Chain lettings: 51 meeting more local housing need**

# MORLEY'S MOJO MIX



**SAVE THE DATES!!!**

**FRI 23/01  
THU 12/02  
FRI 06/03**

**19:00 - 23:00  
GARDEN ROOM**

**SPACE TO CHAT, CHILL & HAVE A LIL BOOGIE  
GOLDSMITH'S STUDENT EVENT**

SAVE THE DATE

# JJ's Creative Night

Join us for  
an evening  
of  
creativity,  
fun, and  
good  
company.

**7PM - 9PM**

**THE GARDEN  
ROOM**

**THU 29/01**

**TUE 10/02**

**TUE 24/02**

**THU 12/03**

**THU 26/03**

