

# HOW CARE PILOT 2026

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## Pilot Project - Using House on Wheels (HOW) for Caretaker Roles

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### OVERVIEW & PURPOSE

Using mobile, low impact, self contained houses as caretaker residences (under a services contract) on otherwise vacant land to solve two independent problems:

- 1 - preventing vacant land being allowed to become overgrown, offer potential fire hazards, become sites of illegal rubbish dumping, and potentially being used as sites for drug use and other illegal activities.
- 2 - addressing a shortage of affordable housing options that have ready access to employment, transport, and services.

The plan is to allow properly constructed, self sufficient, mobile houses (commonly know as Tiny Houses) to occupy these spaces under a time specific, **maintenance contract** that specifies the level of maintenance of the site, and the obligations of the caretaker(s) towards the owner of the land, and its immediate neighbours, in a manner that does not impinge on the rights of the land owner, its neighbours, or the responsibilities of the local government body and its agents.

### CARETAKER RESPONSIBILITIES

- Maintenance of the vacant land to a standard appropriate to the neighbourhood.
- Maintenance of any fencing, gates, and similar structures to ensure security of the site, and the safety of neighbours and allowed visitors.
- Provide other services appropriate to the site and its uses - this may include opening & maintaining facilities like toilets, public rooms, or gated areas,
- Undertake these duties in a manner that does not unreasonably impact any neighbouring properties.

### MANAGEMENT PLAN

The HOW caretakers should be members of an incorporated association or cooperative established for the purpose of providing the caretaker services.

The overall membership would be responsible for ensuring all contracted services and responsibilities are met. This may mean supporting individual caretakers meet their tasks, covering for absences, and provided sub-services to the members, like assisting with waste and water management. Members do not have to live in a caretaker HOW, infact, having a larger support network would be crucial to the proposal.

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### PILOT STAGES

**Stage One** - establish a working group prepared to act as defacto members.

**Stage Two** - arrange at least three trial caretaker sites - domestic, commercial, and public ( or public accessible ) for the Pilot duration ( to June 2026 )

**Stage Three** - collate the monitoring reports collected through the trial, to report to Local Government, and other interested housing services, and acquit any funding.

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## POSSIBLE EXTENSION

This proposal looks at vacant urban land and proposes a caretaker role that could address the physical issues of fire hazards, illegal rubbish dumping, and other illegal activities.

The model could also be used to create mini “neighbourhoods” For example, elderly farmers and people with mild disabilities who may need general assistance, can be reluctant to leave their homes, and typically rely on council and District Nursing staff, could contract a mobile caretaker to provide general assistance and supervision without affecting the personal space of the land-owner, and as it is a contacted position, offering security and flexibility to the land-owner and their families.

The model could also be used to activate public spaces and buildings by offering opening, closing, and some cleaning or monitoring services ( but not security )

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## Rationale

*A Tiny House on Wheels is quite different dwelling to a caravan or portable cabin. There are numerous studies that highlight both the mechanical and psychological differences - key points being the high quality of build, the overall internal height, and the permanence of the physical layout for the occupant. So apart from addressing the affordable housing needs and providing a sense of purpose and value to the caretaker, a THoW also provides a low emission, sustainable, and supportive mental environment.*

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