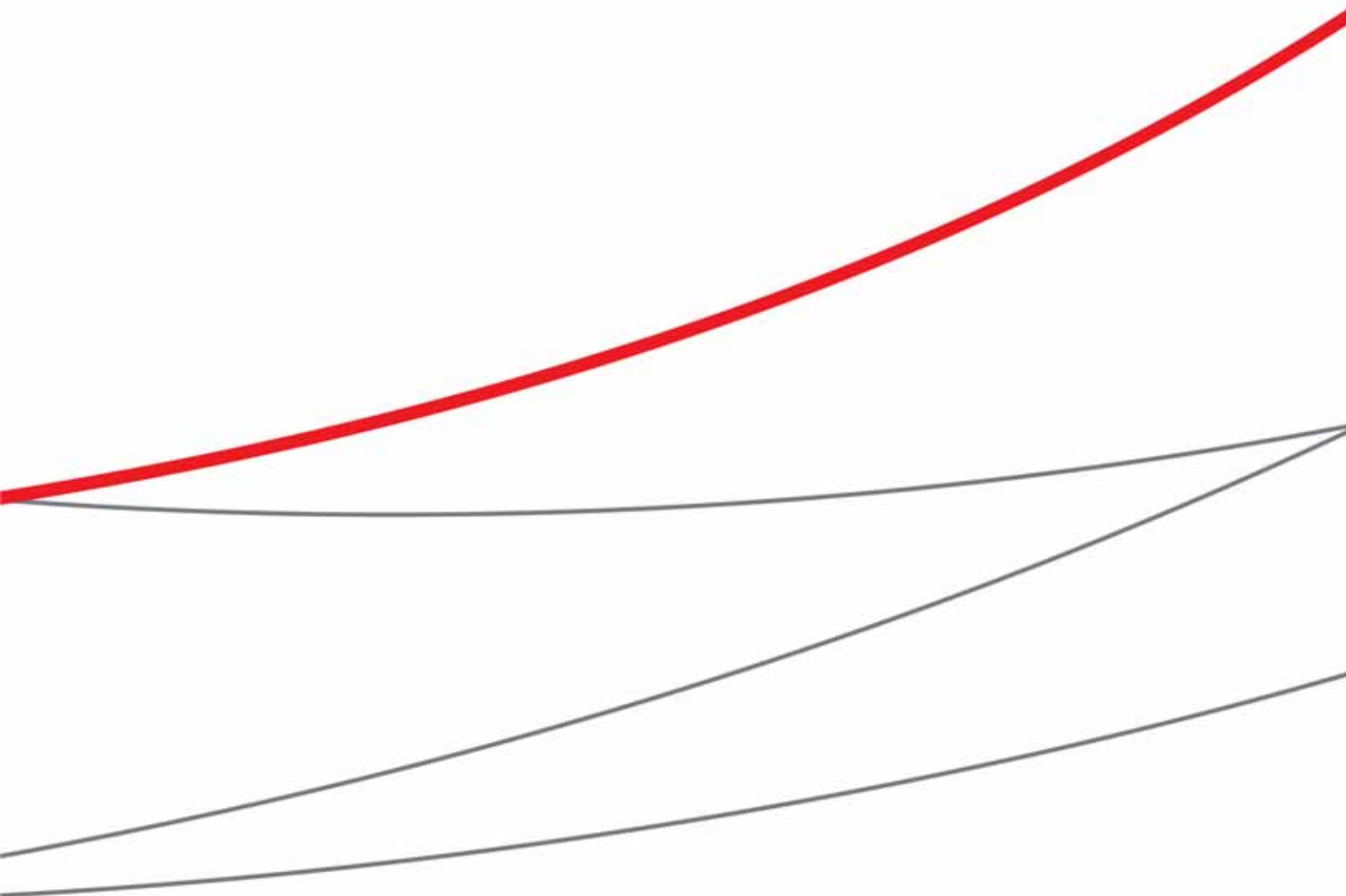


Harlow Priority Estates Implementation Strategies Summary Extracts

October 2010



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Summary Extract - The Briars, Ayletts Field, Copshall Close

Residents concerns from previous consultations

- Poor quality construction
- Expensive and increasing cost of fuel for heating requirements
- Poor natural surveillance and narrow alleyways mean that public areas are not overlooked and prone to anti-social behaviour
- Poor security especially to gardens
- Damp and poorly insulated properties
- Badly maintained public spaces
- Amenity space doesn't cater for a wide enough range of requirements
- Insufficient car parking provision
- Inability to raise mortgages on Dorran bungalow properties to exercise right to buy

Harlow Council Concerns

- Dwellings progressively failing Decent Homes Standard – according to the Ridge Condition Survey of November 2009 – 50% of the total housing stock of surveyed estates are predicted to fail Decent Homes Standard
- The disproportionate use of resources spent on maintenance
- The national and local requirement to intensify housing areas wherever appropriate
- The need to compete regionally, to offer viable high quality neighbourhoods
- Property types do not create a mixed, balanced community
- Drive to deliver the Councils vision for the estate adhering to the stated principles for regeneration

Solutions Considered

Refurbishment

- Any refurbishment solution would need to include both renewal of external concrete panels on the Dorran properties and also internal up-grading to meet Decent Homes Standards. Such a “complete” refurbishment would require tenants to decant the properties and the end result would not provide the life expectancy that a new build property would have. This solution is therefore poor when compared in terms of value for money against new build
- Refurbishment would not provide Harlow Council with the opportunity to deliver its wider vision for the regeneration. It could not deliver additional housing with the opportunity to provide mixed and balanced communities, nor would such a solution provide opportunities to address all the urban design issues highlighted by the residents

Single phase re-development

- By re-developing the area of the estate of the Dorran Bungalows all of the issues highlighted by both the residents and Harlow Council can be addressed
- Single phase re-development raises the requirement of “mass” decanting of all residents in the affected area at the same time. This is felt to be logistically difficult to achieve and in trying to achieve it, the whole process might be delayed and may not start at all
- Single phase re-development requires all of the funding requirement to be available without the opportunity to offset this against sales of new dwellings

Phased re-development

- This solution provides the benefits of the single phase development solution in that there is the opportunity to address all of the issues raised and to deliver the Vision. It also limits the numerical decant required at any one time and allows for a managed approach to the funding requirement

Conclusion

- A key consideration informing our conclusion is the progressive deterioration of the housing stock as identified by the Ridge report. A phased re-development offers the possibility that both residents and Harlow Council’s concerns and objectives may be addressed fully and Harlow’s vision achieved
- The phased re-development option provides the best balance of delivering on the regeneration vision, addressing the tenants concerns over their dwellings and environment and provides the most realistic approach to decanting and funding. It represents the best opportunity for actual delivery of change

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Harlow Priority Estates

Implementation Strategies

Final Draft

October 2010

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Phased costs and assumptions for The Briars

Appendix B

Case Studies referred to in this report

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Glossary of Terms

Executive Summary

Executive Summary

The brief for this report is to identify what is achievable and present regeneration implementation strategies for each of Harlow Council's designated "priority estates". This is to include a clear delivery route with options for what is achievable on each estate, from commencement to completion, including a rationale for the recommendation's made. Of prime importance is the requirement to identify pragmatic solutions capable of being implemented but which should address the many concerns residents have about the quality of life currently experienced on the estates.

For two of those estates, The Briars (which includes Aylett's Field and Copshall Close) and Northbrooks, the strategies recommended include redevelopment of the majority of the existing housing stock.

At The Briars, there is a financial rationale which suggests that the estate can be redeveloped to include the re-provision of the existing 214 dwellings plus further provision of an additional 80 dwellings of mixed typologies, for a provisional net cost of approximately £5.5million (after accounting for assumptions made regarding the value of savings made possible by not needing to upgrade the current building stock). We have identified an area on the estate where regeneration can be commenced as a kick start "pilot scheme" which could potentially be delivered on an overall cash neutral basis. We believe that if key decisions are made soon to progress the recommended strategy, then with further phases the entire regeneration of The Briars could be completed by the mid to late 2016.

The Briars

In the case of Northbrooks we have suggested redeveloping 157 existing dwellings and replacing them with 423 new dwellings. We calculate that this could potentially be done at a net cost of approximately £800K (subject to assumptions on savings as above). Again we have identified a pilot scheme which could be begun with no requirement to commence decant strategies or the need to re-purchase properties. Due to the high level of private property ownership on the estate we have identified up to 15 different development plots, some of which could be combined into larger phases, depending on the practicalities of securing unencumbered ownership of the plots.

We believe that in the case of Northbrooks there is also a possibility to investigate land swap deals which have the potential to unlock larger areas for development and which could provide additional opportunities to enhance the urban landscape and significantly speed up the delivery of the re-development. We recommend that before further work is carried out on Northbrooks that these land swap possibilities should be investigated.

Executive Summary

Northbrooks

Regarding both Lower Meadow and Barley Croft, we have concluded that there a number of intervention strategies which could be implemented to regenerate the existing estates and which could address the concerns of residents. These include enhancing the sense of place and infrastructure connectivity to and through the estate. We also recommend that an aspirational retrofit pilot project should be considered and have identified an opportunity for this which could become the catalyst for wider scale refurbishment and renewal.

In summary, we have suggested sensible, relatively low risk actions and strategies that can start the process of implementation of the regeneration of these estates. We would expect the pilot schemes to demonstrate action, intent and concept, acting as a catalyst for a subsequent comprehensive programme.

Introduction

Introduction

Objective of this Report

To provide both a rational and an implementation strategy for the commencement of the regeneration of the priority estates these being Northbrooks, Barley Croft, Lower Meadow and The Briars (including Copshall Close and Ayletts Field).

This report does not set out to definitively answer the basic question on each individual dwelling on each estate of “*what is going to happen to a particular dwelling and when and what may replace it*”, but it does provide a high level strategic direction with costs, where appropriate, addressing concerns expressed by residents about the current condition and design of the estates and the impact that this has on quality of life. The key objective of the report is to provide a strategic and pragmatic starting point for each estate.

Background

Statutory:

Harlow Council (from this point referred to as HC) with its delivery partner Harlow Renaissance, is under a statutory obligation to ensure that all social housing, which they either own or manage, is compliant with the Decent Homes Standard. It has been identified through condition surveys previously commissioned that there are existing deficiencies which over time are predicted to worsen considerably. We understand that HC and Harlow Renaissance are clear in their resolve to meet and exceed the required standards of not only Decent Homes but also to deliver their stated vision.

Vision

That vision for the outcome of the regeneration of the priority estates encompasses improvements in neighbourhood, design, space, connectivity, community and sustainability. The vision statement itself is:

“To create successful, desirable neighbourhoods of mixed housing size and tenure which engender prosperity and enhanced standard of living for all, of which current and future communities can be proud”

Introduction

The regeneration strategies and outline masterplan schemes presented in this document have taken the desire of HC and Harlow Renaissance to deliver on their joint Vision as its core driver.

Previous Studies

HC and Harlow Renaissance have previously commissioned surveys on the priority estates considering the fundamental elements of stock condition, strategic residential provision, community welfare and consultation feedback.

These reports have been analysed in the course of this study. Critical to the implementation of strategies as outlined in this report will be the further commissioning of work to provide greater detail on precise current stock condition, tenure, occupancy and market values. This requirement for such additional detailed information will be more efficient if it were commissioned alongside an agreed phasing of the regeneration to ensure currency and relevance.

Methodology

The initial task was to assimilate and comprehend the existing evidence base of knowledge on the estates and to view this in relation to the stated vision and more specific output improvements required.

Regeneration strategies for each estate were then considered which included redevelopment with the possibility of increasing unit numbers, refurbishment and retrofitting and also solutions for estates which encompassed a mix of these strategies.

The priority of Harlow Council was to identify strategies which have no or few barriers to success. The goal is to provide pragmatic and fiscally viable solutions capable of being implemented in a quick time period.

Strategies were costed using EC Harris' extensive database, by benchmarking against similar projects and valued based on data from the most recent residential value survey conducted.

Interim consultations and presentations with HC and Harlow Renaissance have taken place during the progress of this study.

The Briars, Ayletts Field and Copshall Close

The Briars, Ayletts Field and Copshall Close

Context

These three estates form one contiguous area within which there are three distinct categories of dwelling tenure. The older central part of the estate comprises single storey “Dorran” bungalows with internal courtyards. The front doors are located on outer corners and provide the only external windows onto the street. The dwellings are arranged in blocks with narrow lanes between so there is little active frontage onto either the main streets or the secondary lanes. This has led to issues of safety and security. An option merely to simply refurbish or retrofit the existing dwellings in-situ would not provide opportunities to improve the overall environment of the estate in terms of access and safety.

The outer ring of the estate is of later construction with a more traditional arrangement of street frontage and front to back design.

Approach

Consideration has been given to the refurbishment and upgrading of the “Dorran” bungalows to meet decent homes standard. The probable cost per unit of such a refurbishment has been calculated at £86,500. As stated above merely upgrading individual units does not offer the wider opportunity of increasing the quality of the estate which is necessary to address many of the tenants stated concerns and to meet the vision.

The bungalows, by their physical nature take up considerable land area and again, only working on the existing dwellings does not offer the opportunity to increase the density of the estate and would not provide additional dwellings beyond that required for re-provisioning. Additional dwellings will have the potential to be sold at market values which could introduce a greater proportion of private ownership.

The replacement of the essentially life-expired Dorran bungalows would provide the opportunity to address some of the intrinsic problems on the estate caused by its layout and increase density to provide additional housing stock for Harlow. The existing block layouts and street pattern provides a framework for a redevelopment masterplan which will allow some character of place to be retained through the primary street layout and retaining the open space at its heart. Its relationship to the wider masterplan of Harlow will remain unchanged although there are opportunities for improving the connectivity of pedestrian and cycle routes.

The Briars, Ayletts Field and Copshall Close

The dominant tenure of this part of the estate is HC tenanted which makes the redevelopment of the estate easier to entertain. Any redevelopment should provide a wider mix of housing typology and tenure than the limited existing bungalows and which will begin to address the stated housing policies of the Council.

A redevelopment of the estate also provides the opportunity for much more to be made of the open spaces, which should provide a far greater amenity than currently exists. There should be no net loss of open space but a better definition of uses. Active edges to the spaces will make them safer and better used. The scale of buildings around them will define the hierarchy of the spaces.

Pilot Scheme

In consideration of the key objective of this report, to provide pragmatic solutions to the commencement of the regeneration, we have broken the estate down into manageable phases, commencing with a "Pilot" Phase which has the capability of being started with a minimum of issues to frustrate delivery.

The identification of suitable sites for such a pilot scheme has been based firstly on blocks wholly within HC ownership so that the requirement for re-purchase is not a hindrance to commencement. This criterion identified three opportunity sites. The choice between these was then determined by the site with the lowest impact from construction on the surrounding homes and with the highest impact visually. This approach would signal the regeneration of the estate to the wider neighbourhood. The preferred location is shown on the plan. Before final determination of the pilot site location, engagement with the community will be essential.

The pilot scheme will need to contain a mix of dwelling typologies which will be previewed and planned to be provided through the entire Briars regeneration, to showcase as a true demonstration project. The approach should be to design the whole masterplan and work the pilot site alongside, so that its integration is as seamless as possible.

The pilot scheme should ideally include a section of open space and public realm rather than just buildings. The pilot scheme will then be able to act as both test bed and template for future development.

Decanting

The pilot scheme will require the temporary decanting of residents. These residents should be given first choice of homes in the pilot scheme once complete. If possible residents should be relocated within the estate rather than off it. If short term voids arise

The Briars, Ayletts Field and Copshall Close

on the estate in the interim, these should be occupied on short-term lets to allow flexibility in the future decanting process.

The increased density of development would eventually provide the ability to move existing residents straight into new homes provided they are prepared to move location within the estate. A stated objective from the start (but may not be achievable on the pilot projects) would be to move residents only once to enable estate regeneration.

Development Roll-out and Phasing

The pilot scheme should be able to roll-out easily into a first phase without further disruption. It is suggested that the redevelopment be divided into a maximum of three phases following the pilot scheme. Sequential hand-over of completions will be required within these phases to enable the decanting process.

A potential planning approach would be a hybrid application - an outline application for the whole site with a detailed pilot scheme submission.

The Briars, Ayletts Field and Copshall Close

Proposal

The following series of tables sets out the various assumptions made during the elaboration of the “pilot project” plus three phase approach taken to the redevelopment.

Decant requirements per phase

The following table sets out the numerical requirement for decant prior to the commencement of each phase. As stated above this has been limited somewhat by the increased construction dwelling densities we are proposing and by the phasing proposed of the redevelopment.

Phase	Decant required from existing dwellings	New dwellings constructed	Potential recant after construction	Phase decant requirement	Percentage decant required "off-estate"
Pilot Project	16	28		16	100%
Phase 1	50	63	28	38	76%
Phase 2	72	99	63	47	65%
Phase 3	76	104	99	24	32%

Re-purchase of dwellings

Whilst the majority of dwellings in the subject area are owned by HC there are a number which have been sold and which will have to be re-purchased before the entire redevelopment could be completed. Broken down into the relevant phases the number of dwellings in question is as follows:

	Dwellings required to be re-purchased	Cumulative dwellings to be re-purchased
Pilot Project	0	0
Phase 1	5	5
Phase 2	4	9
Phase 3	6	15

The Briars, Ayletts Field and Copshall Close

In the pilot phase there are no re-purchases required. It is intended that the pilot phase will prove to be aspirational for existing residents and by so being this will make easier the necessary re-purchase program.

Typologies and unit sizes

Within the scope of this report we have not produced a comprehensive schedule of the typologies and sizes of the dwellings currently in the redevelopment intervention area and which would be demolished. However, we do have HC's stated vision for the future mix of units, responding to that and for this redevelopment we have assumed the following overall mix and size of dwellings to be constructed as follows:

Unit type	Unit Gross Internal Area GIA	Unit Net Internal Area NIA	Unit no	Mix percentage by number of dwellings	Total percentage by flats and houses
	(m2)	(m2)			
1 bed 2 person flat	62.5	50.0	51	17%	
2 bed 4 person flat	87.5	70.0	85	29%	
3 bed 4 person flat	92.5	74.0	33	11%	57%
2 bed 4 person house	87.0	87.0	46	16%	
3 bed 5 person house	102.0	102.0	70	24%	
4 bed 5 person house	106.0	106.0	9	3%	43%
Totals			294	100%	

In an annex to this report are details of unit types assumed within individual phases.

Car parking

A constant response from tenants during the consultations which have previously been carried out has been complaints over insufficiency of car parking spaces and the resultant confusion which is caused by cars being parked haphazardly around the estate. We have included within the redevelopment area recommended car parking allowances as follows:

All phases Unit types	Unit no	Car park spaces per unit allowed	Total car park spaces
1 bed 2 person flat	51	1	51
2 bed 4 person flat	85	2	170
3 bed 4 person flat	46	2	92
2 bed 4 person house	33	2	66

The Briars, Ayletts Field and Copshall Close

3 bed 5 person house	70	2	140
4 bed 5 person house	9	2	18
Totals			537

Such provision should resolve the current car parking issues within the estate; these will be provided in marked bay areas. This will have to be considered alongside the HC's stated planning and design control policies.

Specification and Costs

We have based our costs on the following outline specification and design criteria:

- Masonry cavity wall construction
- Brick clad external walls, PVCu windows, concrete pantile roofs – no lifts
- Individual gas fired central heating, basic fitted kitchens, no appliances, floor tiling to wet areas and standard housing fit-out
- CfSH level 3
- Average 13sqm gardens
- Building efficiency of 80% for gross to net areas for apartments
- Foundations at 1m deep trench fill no pilling allowed

Using EC Harris's construction cost database and benchmarking with similar schemes we have calculated the budget construction costs of the proposed new build based on the above and including allowances for professional fees and for builder's profits at 5% to be as follows:

Unit type	Unit no	Construction Cost per Unit type	External Cost per unit type	Total cost per type
1 bed 2 person flat	51	£76,725	£7,565	£4,298,788
2 bed 4 person flat	85	£104,830	£8,473	£9,630,733
3 bed 4 person flat	33	£110,451	£11,196	£4,014,355
2 bed 4 person house	46	£100,173	£10,530	£5,092,339
3 bed 5 person house	70	£110,920	£12,346	£8,628,592
4 bed 5 person house	9	£114,849	£12,830	£1,149,111
Totals	294			£32,813,918

The Briars, Ayletts Field and Copshall Close

Applying these costs to each phase produces the following construction cost per phase:

Phase	Construction Cost
Pilot Project	£3,125,135
Phase 1	£7,031,554
Phase 2	£11,049,584
Phase 3	£11,607,644
Totals	£32,813,918

Re-purchase and Compensation Costs

In order to complete the redevelopment, as we have stated, it is necessary that a number of dwellings will have to be repurchased and others will be subject to payments to tenants as “decant compensation”. To quantify these, and hence to assist in assessing the viability of the redevelopment option, we have made assumptions based on work previously carried out by HC – those assumptions being **£8,000** per dwelling for decant compensation with recant in the same estate and **£166,000*** for buying-in dwellings. The following costs would therefore be attributable per phase:

Phase	Dwellings to Decant	Dwellings to Purchase	Total Cost
Pilot Project	16	0	£128,000
Phase 1	50	5	£1,230,000
Phase 2	72	4	£1,240,000
Phase 3	76	6	£1,604,000
Totals			£4,202,000

** this figure comes from CBRE study on average prices in Harlow*

We are aware that the sum for decant compensation would increase per dwelling to £15,000 should the residents decide not to recant into the same estate, but we have not considered that this would be applicable – bearing in mind the attraction that the redeveloped estate should be.

The Briars, Ayletts Field and Copshall Close

Taking the sets of costs above for construction, compensation and re-purchase this produces a combined cost of redevelopment per phase as follows:

Phase	Construction and Compensation Cost
Pilot Project	£3,253,135
Phase 1	£8,261,554
Phase 2	£12,289,584
Phase 3	£13,211,644
Totals	£37,015,918

Value of Re-Built Estate

In order to assess the viability of spending the £37M redevelopment cost identified we must make assumptions as to the value that the redevelopment will create. It is important to realise that this report in no way forms a valuation. The figures presented are for indicative purposes only and should be verified by an accredited firm of valuers.

However, the categories that monetary “value” may be assessed in are:

- Increased value of re-provisioned dwellings
- Market value from the sale of additional dwellings
- Long term life cycle maintenance savings on new dwellings against refurbished dwellings
- Long term energy cost savings
- Value of carbon reduction
- Savings in not up-grading existing dwellings to attain decent homes standard

Whilst there are not definitive designs available to assess long term cycle cost savings and whilst any value attributable to the re-provisioned dwellings may be conjectural, we have considered values which could reasonably be assessed at this stage; those being the market value of additional dwellings and savings made by not up-grading existing dwellings.

Considering figures from the CBRE study of 2009 where they suggest that appropriate values for new-provision in Harlow to be £300/sqft (£3,230sqm), we have made a broad assumption that an appropriate value for all types of new construction today to be

The Briars, Ayletts Field and Copshall Close

conservatively less than this at £250/sqft (£2,700sqm). This will need to be verified and is included here as a guide only. However in making this assumption the following table shows the value of both the entire re-provisioned estate and the portion attributable to just those dwellings that are additional to re-provision need.

Unit type	Unit Net Internal Area NIA	Unit no's	Value per M2	Total Value of all Units	Assumed Units after re-provision requirement satisfied	Value of Additional Units
	(m2)					
1 bed 2 person flat	50.0	51	£2,700	£6,885,000	51	£6,885,000
2 bed 4 person flat	70.0	85	£2,700	£16,065,000	20	£3,780,000
3 bed 4 person flat	74.0	33	£2,700	£6,593,400	0	£0
2 bed 4 person house	87.0	46	£2,700	£10,805,400	0	£0
3 bed 5 person house	102.0	70	£2,700	£19,278,000	0	£0
4 bed 5 person house	106.0	9	£2,700	£2,575,800	9	£2,575,800
Totals		294		£62,202,600	80	£13,240,800

It may be seen that by assuming that no value is attributable on re-provisioned dwellings, then there is a reduction in overall value from circa **£62M** to **£13M**; a decrease of some £49M.

Apportioning these figures in to the phases we have suggested provides a potential outcome per as follows:

	Additional Dwellings	Assumed Value of Additional Dwellings
Pilot Project	12	£1,986,120
Phase 1	13	£2,151,630
Phase 2	27	£4,468,770
Phase 3	28	£4,634,280

The Briars, Ayletts Field and Copshall Close

Savings through not “up-grading”

The “Ridge” stock condition survey of November 2009, undertook a sample approach to providing estimates of future repairs suggested that an appropriate average figure over the coming 30 years would be £63,916 per dwelling.

It should be remembered that this was only a sample of some 60 dwellings through the entire 502 dwelling estate and it did not make clear what the assumptions were per dwelling type. We have investigated further the requirement of the “Dorran” type bungalow, which we are concerned with here, to include both the decent homes upgrade and the likely cost of concrete repairs. The cost has been quoted by a specialist company in the field and together we calculate the up-grade cost per dwelling to be as follows:

Decent Homes Upgrade “Dorran” Bungalow	Cost estimate per Item
Kitchen replacement	£7,000
Bathroom replacement	£4,000
Electrics re-wire	£4,500
Heating replacement	£6,000
Windows and doors replacement	£3,000
Roof replacement	£3,500
Sub Total	£28,000
Preliminaries Costs @ 25%	£7,000
Project management and monitoring @ 20%	£5,600
Total Decent Homes Upgrade	£40,600
Dorran Bungalow concrete repairs	£45,000
Total cost per dwelling	£85,600

Using these figures, the following would need to be spent per phase to upgrade the existing stock as follows:

Phase	Existing Dwellings	Upgrade estimate to decent homes standard per unit	Upgrade cost
Pilot Project	16	£85,600	£1,369,600

The Briars, Ayletts Field and Copshall Close

Phase 1	50	£85,600	£4,280,000
Phase 2	72	£85,600	£6,163,200
Phase 3	76	£85,600	£6,505,600
Totals			£18,318,400

Assuming these cost assumptions to be “savings” (sums not needing to be spent) and combining them with value attributable to the additional new builds as above enables us to produce a “result” which is an indicative outcome of cost against value as follows:

Summary of costs against values and savings

Phase	Cost of Redevelopment	Value of Additional Dwellings B	"Savings" in upgrade costs	Result
	A	B	C	A-(B+C)
Pilot Project	£3,253,135	£1,986,120	£1,369,600	£102,585
Phase 1	£8,261,554	£2,151,630	£4,280,000	£1,829,924
Phase 2	£12,289,584	£4,468,770	£6,163,200	£1,657,614
Phase 3	£13,211,644	£4,634,280	£6,505,600	£2,071,764
Totals	£37,015,918	£13,240,800	£18,318,400	£5,456,718

This result suggests that the regeneration of the entire estate would entail a net additional cost of circa **£5.5M**. It is important to reiterate that there are other value categories not attributed here and in particular no account is made of the additional £49M value which would be attributable to the replacement dwellings at market value. It also assumes no value in the reduction in long term maintenance which would be attributable between the differential in maintaining new dwellings and that for refurbishment. As a guide to this, we understand that the maintenance saving per dwelling per year would be in the region of £1,017 which taken over the total of new dwellings over 30 years would effect an overall saving in future costs of £9 million over that period. Even considering this issue only, there is a provable financial benefit to HC in carrying out a full redevelopment which will be greatly increased by consideration of the other value areas we have identified.

It should be noted that these assumptions are based on all additional dwellings being sold to the private market and are not considered as affordable housing. All of the figures above must be verified by updated full surveys, by more detailed design and by valuation surveyors.

The Briars, Ayletts Field and Copshall Close

As we have stated, there are inherent long term savings in the energy cost of new dwellings built to current sustainability standards and the prospect that these new dwellings may prevent the worsening situation of energy poverty amongst the residents.

Housing Tenure

We are aware that Harlow Council's housing policies require that 33% of new housing should be tenured as affordable with a more detailed tenure split of 50-50 between shared ownership and social rented properties. If this policy was enforced in the case of the new housing provision we preview for The Briars then assuming no value for the 33% of new dwellings set aside for affordable provision then this alters the financial output as follows:

Phase	Cost of Redevelopment	Value of Additional Dwellings B	"Savings" in upgrade costs	Result
	A	B	C	A-(B+C)
Pilot Project	£3,253,135	£1,330,700	£1,369,600	£552,835
Phase 1	£8,261,554	£1,441,592	£4,280,000	£2,539,962
Phase 2	£12,289,584	£2,994,076	£6,163,200	£3,132,309
Phase 3	£13,211,644	£3,104,968	£6,505,600	£3,601,077
Totals	£37,015,918	£8,871,336	£18,318,400	£9,826,182

This revised outcome table shows that by applying Harlow Council's affordable homes policies £9.8M would be required to complete the redevelopment.

It must also be made clear that the £18M referred to in these scenarios as future savings isn't money available today but will have to be budgeted for in the future. If this were not included in the figures then the net cost of the renewed estate rises in the scenario where all houses are sold at market from £5.5M to **£23.7M** and in the scenario accounting for 33% affordable homes from £9.8M to **£28.1 M**.

If this increased cost through provision of the affordable homes previewed were to be bridged fully by grant funding then after allowing for a value per unit driven by assuming a £100per week rental and an investment yield of 8% then there would be a gap of **£103,000** per dwelling to be met to balance costs.

The Briars, Ayletts Field and Copshall Close

Conclusion – The Briars

In our consideration of options for The Briars we have focused on the issues which have been highlighted as problems in previous studies and on the pragmatic means of delivery of Harlow Council's vision and principles for regeneration.

Those principles for regeneration are:

- Balanced and mixed neighbourhoods providing places of choice for a range of ages and incomes
- Well designed layouts with good communal and public spaces that reflect changes in lifestyles
- Good quality of green space in terms of views, accessibility and security
- Provide sustainable dwellings that are economic to run in terms of energy, waste and long term maintenance
- Lasting improvements to community facilities, education and well-being through the development of partnerships
- Appropriately connected and accessible neighbourhoods

The issues identified through consultation with residents beyond those of poor building quality are:

- Poor natural surveillance and narrow alleyways mean that public areas are not overlooked and prone to anti-social behaviour
- Poor security especially to gardens
- Damp and poorly insulated properties
- Inadequate public transport
- Badly maintained public realm
- Amenity space doesn't cater for a wide enough range of requirements

We also understand through anecdotal evidence that there is only one financing institution in the UK willing to advance mortgages on the Dorran properties and only after £45K has been spent in refurbishing the concrete panels. This makes it very difficult for those wishing to exercise the right to buy and as there is no competition in the mortgage market it is expensive.

Beyond these concerns of residents there are others issues to be addressed as identified by Harlow Council in their investment and renewal initiatives. These include:

- The disproportionate use of resources spent on maintenance

The Briars, Ayletts Field and Copshall Close

- The requirement to intensify housing areas wherever appropriate
- The need to compete regionally to offer viable neighbourhoods that offer a high quality of place and high quality of life
- Property types do not create a mixed, balanced community

By consideration of refurbishing the existing dwellings on the estate only, it was clear that whilst issues concerning the poor build quality and excessive cost of both maintenance and heating may be in part addressed, by maintaining the estate in its current layout there is no opportunity to tackle the wider issues highlighted.

In contrast, by considering the redevelopment of the areas occupied by the Dorran bungalows it is possible to deliver the following benefits which respond to all of the issues identified:

- New dwellings with the benefit of lower ongoing energy and maintenance costs redressing the current imbalance of resource spent on the estates
- Wider mix of dwelling types to provide for a more balanced community
- Additional dwellings for market or affordable tenure addressing the need for additional housing for Harlow
- A well laid out estate addressing security, access and connectivity issues
- Additional car parking provision to match current standards
- Creation of a sense of place and enhancement and greater usage of green spaces

These benefits are, we believe, aligned to the delivery of the Vision. We also believe that the figures presented in the assumptions we have made are compelling. There are not only principled grounds for renewing the estate but also there is a sound positive fiscal argument for complete estate regeneration.

We have identified a route which seeks to minimise disruption through construction and decanting, which is achievable by minimising the number of hurdles to delivery.

That route begins with the commencement and delivery of a pilot project which not only forms the starting point for redevelopment but which will be highly visible, signifying Harlow Council's and Harlow Renaissance's commitment to the regeneration of the priority estates.

The Briars, Ayletts Field and Copshall Close

Information Gap – The Briars

It is clear that in order to confirm all of the above assumptions and in order to progress detailed work toward implementing such regeneration program the following information will need to be supplied and/or commissioned:

- Detailed Tenancy Schedule
- Detailed Dwelling Schedule
- Detailed Occupancy Schedule
- Housing Need Assessment
- Detailed Condition Survey
- Updated Market Value Report

Northbrooks

Overview

The proximity of this estate to the town centre makes it appropriate for increasing density to support the Government's sustainable communities agenda and ensure that the most efficient use is made of the available land. PPS3 notes that while more intensive development is not always appropriate 'when well-designed and built in the right location it can enhance the character and quality of the area.'

The existing stock is a mix of houses and maisonettes, with houses arranged in non-traditional form with fronts facing backs and many accessed via tortuous footpaths rather than directly from the street. This must present significant problems for residents with disabilities or young children, creates a sense of unease about personal space and risk of crime. This is a situation which is further exacerbated by a change in level at the western end of the estate.

The arrangement of the housing along Third Avenue mostly presents gable walls and back gardens to this important thoroughfare. Views to the 'Green Wedge' opposite do not appear to have been acknowledged as an opportunity in the original design concept.

The maisonettes on the estate are arranged in blocks of vertical pairs - a two-storey maisonette on top of a two-storey maisonette. All dwellings are provided with a garden; the lower dwelling having direct access at ground floor. The upper maisonettes are separated from their gardens both vertically and horizontally and hence are largely under-used.

There are pockets of other housing types around the estate with traditional looking brick-built family houses providing the most significant contribution to the character of the estate. These homes are generally in better condition than those consisting of mixed materials.

Northbrooks

Approach

If it is accepted that the current low estate density of approximately 34 dwellings per hectare provides an opportunity to deliver more housing, and that simply refurbishing existing dwellings does not provide the opportunity to deliver the Vision, then a strategy for redevelopment is appropriate. This should perhaps start with the retention of the popular housing to retain some of the existing character and sense of place. These two-storey homes would form the central core of the estate. New buildings and public realm should then enhance the character of the area providing taller buildings as an edge to the estate along Third Avenue and Haydens Road.

Northbrooks

The levels across the site provide the opportunity to step down in scale towards the 'Green Wedge' ensuring that new development doesn't create a fortress-like wall along the main road. This stepping in scale would also promote views out over the 'Green Wedge' which is currently poorly acknowledged from within the estate.

Northbrooks

The rationalisation of pedestrian and cycle routes through the estate and the enhancement of connections to the 'Green Wedge' would create a better relationship between the estate and its open space and the open space of the 'Green Wedge'. The enhancement of this relationship is important in redefining the character of the estate.

Pilot Scheme

The maisonette blocks are of a construction that doesn't allow simple enhancement for Decent Homes or Retrofit. The exposed slabs are likely to be a source of water ingress and cold bridging. Visually they make little positive contribution to the character of the estate and represent a period of poor quality housing design and construction. However, because of their double-garden arrangements they provide attractive sized plots for redevelopment.

One of the maisonette sites would provide a good opportunity for a pilot scheme and provide visual demonstration of the intention to improve the estate environment. The most attractive site for this purpose is adjacent to Third Avenue. The particular attraction of the proposed site is that new homes can be built on open space to allow the following decant of the existing maisonettes. Demolition of the maisonettes would provide the site for a second stage of the pilot scheme. A mix of maisonettes and flats would be provided in the completed pilot.

Decanting

The pilot site currently houses 12 maisonettes. The first part of the pilot scheme could be built without the need for decanting with the second stage being decanted into the new dwellings once complete.

All the maisonette sites contain some element of leasehold so a strategy for buy-back or re-provision should be embarked on early to allow the pilot scheme to progress unhindered.

Development Roll-out and Phasing

The estate is currently set out in relatively small blocks. This will allow the easy roll-out of the pilot scheme across further blocks and into large phases through sequential decanting and redevelopment. We have considered the estate in fifteen different plots which could be split into three phases as shown following a pilot project. The main issue will be the time and cost involved in repurchasing freeholds which make up a significant proportion of the existing homes. As such the feasibility of the groupings of plots suggested will have to be examined further and confirmed with accurate information regarding tenancy schedules and with due consideration given to the practicalities of re-purchasing the required dwellings to complete each phase.

A potential planning approach would be a hybrid application - an outline application for the whole site with a detailed phase 1 submission.

Alternatives Involving Land-Swaps

If it is possible to arrange land swaps on the playing fields and open space to the west and with Essex County Council for the Adult Education site, then a first phase in this area could overcome any decanting issues. Two options are illustrated for further consideration. These are only schematic but demonstrate how the open space could be used more effectively, increasing the value of new homes and providing a positive link with the 'Green Wedge'.

Proposal

Redevelopment within the site boundary

As stated we have considered the estate in 15 different plots for redevelopment. We have identified two plots A and B as above which are suitable to be constructed as a “pilot scheme” and which could form a starting point for the regeneration of the estate. The concept of the pilot scheme is for the construction of 15 new dwellings on plot A where HC already control the plot and then to decant the tenants of plot B into the completed dwellings. The build out of plot B would follow this decant process.

The following schedule reflects a possible dwelling number accommodation schedule after redevelopment which increases the density from a relatively low 34 dwellings per hectare to approximately 45. In our area planning, account has been made of the required car parking spaces as per the ratios previously set out for The Briars.

Plot	Existing Dwellings to be demolished	New build Dwellings
A	0	15
B	12	15
C	7	15
D	32	12
E	12	25
F	24	24
G	15	44
H	28	43
I	18	35
J	18	35
K	14	21
L	30	47
M	30	56
N	38	27
O	8	9
Totals	286	423

Northbrooks

Typologies and unit sizes

Using this total figure for new dwellings, and having made reference to HC's stated policies on densities and typology mixes, we have made the following assumptions regarding the numbers and types of replacement dwellings to be constructed.

Unit type	Unit Gross Internal Area GIA - M2	Unit Net Internal Area NIA - M2	Unit numbers
1 bedroom 2 person flat	63.2	50.0	115
2 bedroom 4 person flat	92.8	73.5	166
3 bedroom 4 person flat	108.6	86.0	8
3 bedroom 5 person maisonette	121.3	96.0	71
3 bedroom 5 person house	102.0	102.0	50
4 bedroom 5 person house	113.0	113.0	13
Totals			423

We have used the following matrix as the basis for calculation of redevelopment costs:

Plot Costs	1 bed 2 person flat	2 bed 4 person flat	3 bed 5 person flat	3 bed 5 person maisonette	3 bed 5 person house	4 bed 5 person house
Storeys	3 st block	3 st block	3 st block	3 st block	3 st terr	3 st end terr
Gross Internal Areas (m2)*	63.2	92.8	108.6	121.3	102.0	113.0
Net Internal Areas (m2)	50.0	73.5	86.0	96.0	102.0	113.0
Car Parking	1 space	1 space	1 space	2 spaces	2 spaces	2 spaces
Plot cost (substructure /superstructure)	£64,590	£94,842	£108,600	£114,629	£91,086	£100,909
Parking cost	£1,875	£1,875	£1,875	£3,750	£3,750	£3,750
Balcony/garden cost	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
Sub total	£70,465	£100,717	£114,475	£122,379	£98,836	£108,659
Design fees 5%	£3,523	£5,036	£5,724	£6,119	£4,942	£5,433
Abnormal's/Contingency 5%	£3,523	£5,036	£5,724	£6,119	£4,942	£5,433
Total cost per unit type	£77,512	£110,788	£125,923	£134,616	£108,720	£119,525

Northbrooks

Combining this matrix with the predicted numbers of new dwellings and adding allowances for infrastructure and external costs, provides a total cost for the demolition and construction of new dwellings as follows:

Unit type	Unit Gross Internal Area GIA M2	Unit no's	Total type GIA M2	Construction cost per type	Infrastructure and externals cost per type	Total cost per unit	Total Cost	Cost/m2 constructed
1b2p flat	63.2	115	7,268.0	£77,512	£7,576	£85,088	£9,785,142	£1,346
2b4p flat	92.8	166	15,404.8	£110,788	£11,125	£121,913	£20,237,538	£1,314
3b4p flat	108.6	8	868.8	£125,923	£13,019	£138,941	£1,111,529	£1,279
3b5p maisn	121.3	71	8,612.3	£134,616	£14,541	£149,157	£10,590,181	£1,230
3b5p hse	102.0	50	5,100.0	£108,720	£12,227	£120,947	£6,047,355	£1,186
4b5p hse	113.0	13	1,469.0	£119,525	£13,546	£133,071	£1,729,924	£1,178
Totals		423	38,722.9				£49,501,669	

Northbrooks

Re-purchase and Compensation Costs

Using figures as per The Briars of £166,000 for repurchase of dwellings, and £8,000 for decant compensation cost, the following table shows the cost of both repurchasing and compensating tenants to allow the redevelopment to progress.

Plot	Dwellings to purchased	Dwellings to decant	Cost of re-purchase	Cost of compensation	Total cost of repurchase and decant compensation per plot
A	0	0	£0	£0	£0
B	3	9	£498,000	£72,000	£570,000
C	4	3	£664,000	£24,000	£688,000
D	7	25	£1,162,000	£200,000	£1,362,000
E	9	3	£1,494,000	£24,000	£1,518,000
F	5	19	£830,000	£152,000	£982,000
G	11	4	£1,826,000	£32,000	£1,858,000
H	8	20	£1,328,000	£160,000	£1,488,000
I	18	0	£2,988,000	£0	£2,988,000
J	14	4	£2,324,000	£32,000	£2,356,000
K	8	6	£1,328,000	£48,000	£1,376,000
L	16	14	£2,656,000	£112,000	£2,768,000
M	16	14	£2,656,000	£112,000	£2,768,000
N	6	32	£996,000	£256,000	£1,252,000
O	4	4	£664,000	£32,000	£696,000
Totals	129	157	£21,414,000	£1,256,000	£22,670,000

Values

Using the values based on the latest market study produced by CBRE, we have calculated both the potential value of all new dwellings which totals **£86.5M** and also of those which are surplus to the re-provision requirement of HC tenanted dwellings and so potentially available for market sale which totals **£46.9M**:

Northbrooks

Unit type	Unit NIA M2	Unit no's	Value per M2	Total Market Value of new dwellings	Assumed reprovisioned HC dwellings	Assumed dwellings available for market sale	Value of available dwellings for market sale
1b2p flat	50.0	115	£2,700	£15,525,000	0	115	£15,525,000
2b4p flat	73.5	166	£2,700	£32,942,700	28	138	£27,386,100
3b4p flat	86.0	8	£2,700	£1,857,600	8	0	£0
3b5p maisn	96.0	71	£2,700	£18,403,200	71	0	£0
3b5p hse	102.0	50	£2,700	£13,770,000	50	0	£0
4b5p hse	113.0	13	£2,700	£3,966,300	0	13	£3,966,300
Totals		423		£86,464,800	157	266	£46,877,400

These figures equate to individual dwelling type market values as follows:

Unit type	Market Value
1 bedroom 2 person flat	£135,000
2 bedroom 4 person flat	£198,450
3 bedroom 4 person flat	£232,200
3 bedroom 5 person maisonette	£259,200
3 bedroom 5 person house	£275,400
4 bedroom 5 person house	£305,100

Option to upgrade existing dwellings

We have referred to the Ridge report on the condition of dwellings on the estate and again it does not provide any explicit detail on actual stock condition but summarises the results of an unnamed sample. We have therefore made calculations as per The Briars of the likely costs and conclude that the result would be a similar £85,600 per dwelling based on the requirement to raise standards both to decent homes and also to structurally and retrofit the superstructure and roof to today's standards.

Summary:

The following table considers the combined costs of construction, re-purchase and decant compensation against the potential value of selling those 266 dwellings which are additional to the re-provision requirement at market values. It also includes the savings

possible in not retrofitting and upgrading the existing dwellings to achieve decent homes standard.

Summary of Costs, Value and Savings	
Construction cost	£49,501,669
Compensation and repurchase cost	£22,670,000
Total Costs	£72,171,669
Value of dwellings available for market sale	£46,877,400
"Savings" per unit required on cost required to attain decent homes standard per existing dwelling	£85,600
Number of existing dwellings requiring up-grade	286
Total value of savings	£24,481,600
Total of Value of Sales plus Savings	£71,359,000
Costs minus Value and Savings	£812,669

This summary intimates that the result of redeveloping those areas we have prescribed as A to O and which would entail the acquisition and decanting of 286 dwellings and replacing them with 423 new dwellings, is a net cost of £812K. As per The Briars this takes no account of the further fiscal benefit of the 157 new dwellings re-provided, HC tenanted dwellings, nor of either the long term financial saving in maintenance costs or in energy savings.

Housing Tenure

We are aware that HC's housing policies have the provision that 33% of new housing should be tenured as affordable with a more detailed tenure split of 50-50 between shared ownership and social rented properties. If this policy was enforced in the case of the new housing provision for Northbrooks, then assuming no value for the 33% of new dwellings set aside for affordable provision, the financial output is altered as follows:

Summary of Cost and Value/Savings - with Affordable Units at 33% of new availability	
Total construction cost	£49,501,669
Total compensation and repurchase cost	£22,670,000
Total Costs	£72,171,669
Value of dwellings available for sale	£31,407,858
Total value of savings	£24,481,600
Total of Value of Sales plus Savings	£55,889,458
Costs minus Value and Savings	£16,282,211

The result of considering Harlow Council's affordable homes policy in full and in assuming no value to the affordable dwellings then there is a further funding requirement of **£16.2M** beyond assumptions made. We have previously stated that this report cannot be taken as a valuation but as an indication only of results. All value assumptions need to be confirmed by valuers.

It must also be made clear that the £24.4M referred to in these scenarios as future savings isn't money available today. It would have to be budgeted for in the future and if this is not included in the figures, then the net cost of the renewed estate rises when all houses are sold at market from £800K to **£25.2M** and in the scenario accounting for 33% affordable homes from £16.2 to **£40.7M**.

If this increased cost through provision of the affordable homes was to be bridged fully by grant funding, then after allowing for a value per unit driven by assuming a £100per week rental, and an investment yield of 8%, then there would be a gap of **£110,000** per dwelling to be met to balance costs. The increase from the figures attributable to The Briars is due to a larger infrastructure cost required to cope with the greater increase in density of dwellings.

Conclusions – Northbrooks

In considering the Northbrooks estate we have focused on the issues which have been highlighted as problems in previous studies and on the pragmatic means of delivery of HC's vision and principles for regeneration.

Those principles for regeneration are:

- Balanced and mixed neighbourhoods providing places of choice for a range of ages and incomes
- Well designed layouts with good communal and public spaces that reflect changes in lifestyles
- Good quality of green space in terms of views, accessibility and security
- Provide sustainable dwellings that are economic to run in terms of energy, waste and long term maintenance
- To enable lasting improvements to community facilities, education and well-being through the development of partnerships
- Appropriately connected and accessible neighbourhoods

The issues identified through consultation with residents beyond those of poor building quality are:

- Poor parking provision
- Damp properties
- Unsafe garage areas
- Unsafe alleyways
- Insufficient recreation space

We do not consider that the costs inherent in upgrading the existing estate would provide value for money. The maisonette blocks have exposed concrete slabs which are a source of water ingress and condensation. Forming a waterproof and insulated envelope around these slabs is impossible to achieve satisfactorily - the slab that forms the second floor walkway is also the first floor walkway soffit and the floor slab between maisonettes. This makes the elimination of cold bridges impossible to achieve.

On a larger scale, a similar type of construction has been used at Wornington Green estate in North Kensington. Similar issues with achieving Decent Homes standard and long-term resolution of water and damp issues have led Catalyst Housing Group to pursue demolition and full redevelopment of the estate built in the 1970's.

Northbrooks

The construction of the houses is more suitable for a Retrofit solution but merely extending the life of the stock wouldn't offer the opportunity to address the issues of poor and unsafe access to these houses and ineffectual public amenity space throughout the estate. There is however empirical evidence that the redevelopment of the majority of the estate is a fiscally viable prospect and that such an approach would not only provide opportunities to address the infrastructure needs of the estate but would also provide the potential for increasing housing stock by provision of additional dwellings possibly for sale in the market which would attract a more affluent mix of residents to the estate.

If substantial redevelopment as proposed was implemented at Northbrooks the following benefits could be delivered as part of this strategy:

- New dwellings with the benefit of lower ongoing energy and maintenance costs redressing the current imbalance of resource spent on the estates
- Potential for Combined Heat and Power District Heating system providing heat for all homes and electricity for nearby commercial or civic uses
- Wider mix of dwelling types and tenure to provide for a more balanced community
- Additional dwellings for either market, affordable or shared-ownership tenure addressing the need for intensifying housing
- Well laid out estate with a range of building heights appropriate to location and clear definition of public and private space
- Better connectivity of pedestrian and cycle routes through the estate
- Better connectivity and relationship to the adjacent Green Wedge
- Better sense of place within the estate building on the existing character
- A recognisable gateway development at the Third Way/Haydens Road junction

Due to the high percentage of existing owner occupied homes requiring to be re-purchased which we estimate at 157, it is likely that the entire redevelopment timeframe could be protracted. We therefore conclude that before further detailed work is carried out on Northbrooks that the opportunities we have identified to effect land swaps, which could short circuit the redevelopment process, should be investigated further.

If a land swap, or swaps, could be achieved then this could not only potentially speed up regeneration but there are also other significant urban benefits which the opportunity could provide:

- Further improvements to connectivity of pedestrian and cycle routes through the estate
- Better access to open space for residents
- Improve relationship between open space on the estate and adjacent Green Wedge
- Provide better arrangements of and relationships between housing and civic land uses

Lower Meadow and Barley Croft

Lower Meadow and Barley Croft

Overview

Although these are effectively two separate estates for the purpose of this study they have been grouped together because of their similarities.

The principal reason for treating the two estates as one are that they contain the same housing types and appear on plan as a single estate divided by Paringdon Road. The latter arrangement suggests that perhaps where these estates have failed to create a traditional and sustainable piece of townscape is in failing to respond to this main road and thereby failing to create a sense of place.

The geometries of both estates are at odds with Paringdon Road and all other housing in the area with the houses in east/west rows with south-facing gardens. The logic for the layout of these estates has not translated into a narrative that defines the places. There are no external clues as to what has driven the layout of these places. Indeed it would seem to be the arrangement of these places which is at the heart of their lack of coherence and failure to create good places. The geometry of buildings and roads results in 'left over' spaces of awkward shape and little practical use. The 'collecting' roads within the estates are loops made up of meandering curves with little relationship to the houses.

Lower Meadow also edges on to Commonsides Road to the south but has no physical relationship or vehicular connection to it. There is a change in level between the site and the road and a more traditional arrangement of buildings lining the road has been adopted on the other side of Commonsides Road. This serves to demonstrate the opportunities lost in setting out the estates in the way in which they have been.

To summarise the two existing estates, they consist of three principal building types - rows of two-storey terraced houses, 3 storey blocks of flats over garages and blocks of garages. The houses are arranged such that fronts face backs and access is via paths and alleyways rather than direct from the street. The flats are concentrated at the west side of each site, either side of Paringdon Road. The garage blocks are either inserted into the plan instead of a block of houses or are squeezed in to left over zones around the edges and corners of the estates. The garages are supplemented by parking areas along the road edges and un-restricted parking on all roads. There are a number of open green spaces within the estates but these are not formally linked and do not form a rational hierarchy of spaces or activities.

Lower Meadow and Barley Croft

Approach

All of the above leads to two very different alternatives to the approaches to these two estates.

The first approach would be to ignore the fundamental design issues on the estates and accept that although not well-designed or laid out that a number of 'interventions' could improve the legibility of these places and also improve the quality of the physical environment.

The second approach would be to tackle all of the issues in one go and accept that the only way of really making significant improvement is to redevelop both estates.

Approach One - Interventions

The main intent in this approach would be to promote 'Retrofit' to the existing homes, to achieve a higher environmental standard and achieve greater longevity from the existing housing stock. The immediate problem this would need to tackle is the tenure of homes. A high proportion of the existing homes are freehold, which would result in a piecemeal approach to refurbishment.

In addition to the refurbishment of homes, there are opportunities to improve the quality of the environment of both Lower Meadow and Barley Croft. The starting point would be Paringdon Road running between the two estates. There are a number of end of block sites which could be developed as one-off houses addressing the road. These houses should be individually designed and also well-designed - a competition amongst local architects maybe appropriate. These houses may not be particularly viable in financial terms but the overall effect of this intervention will be to create a recognisable place at this point along Paringdon Road, creating a "neighbourhood" effect.

Better connections should also be made where the cycle routes cross north/south over Paringdon Road. There is the opportunity to create a new path that joins with The Briars and the playing fields beyond. This would become an important local transport node point - a new building on the southern side of Paringdon Road (perhaps with some connection or connotation with the allotments) would be appropriate to define the node.

Lower Meadow and Barley Croft

Within both Lower Meadow and Barley Croft there is the opportunity to rationalise car parking and open space to create better public realm. Connections and footpaths could be strengthened and improved. Some of the parking garages appear to be better used than others - where possible the garages can be re-arranged to become more open.

Lower Meadow and Barley Croft

Pilot Scheme

The pilot scheme emerging from the lower level of intervention would be to develop a new block of houses on the site of parking garages on Lower Meadow. This would allow decanting of existing properties to enable them to be 'Retrofitted'. It would therefore be a combination of new build and Retrofit.

The illustrated scheme shows how the new block could be inserted to create a more traditional relationship between fronts and backs.

Decanting

The new block proposed in the pilot scheme will provide space to decant into for the following Retrofit stage.

Development Roll-out and Phasing

The roll-out of this pilot scheme would require at least one other infill block to be created if the Retrofit was to be carried out quickly. The new homes would act as temporary homes for those undergoing Retrofit and so allowance should be made for repairs and refitting of the new homes after the departure of temporary tenants.

Approach Two - Redevelopment

A long-term approach to these two sites would be to accept that the only way to fix what is wrong is by redeveloping both sites homogenously and creating townscape that has some immediate reference to its context. This could allow the re-alignment of roads, new access points, better open space and connected routes and traditional lined streets.

This approach would require detailed Masterplanning and could provide the opportunity to increase the density a little (say an additional 5-10 dwellings per hectare). The main issue preventing this approach would be the level of freehold on both sites and the likely cost of repurchase/CPO.

Lower Meadow and Barley Croft

Conclusions – Lower Meadow and Barley Croft

The consideration of the approach to both these estates is complex and requires further consultation and study to test and support the assumptions and approaches suggested here. In order to deliver HC's vision for regeneration in full it would seem that on balance full redevelopment of both estates would be much more successful than any attempt to refurbish or retrofit the estate.

The principles for regeneration are as follows:

- Balanced and mixed neighbourhoods providing places of choice for a range of ages and incomes
- Well designed layouts with good communal and public spaces that reflect changes in lifestyles
- Good quality of green space in terms of views, accessibility and security
- Provide sustainable dwellings that are economic to run in terms of energy, waste and long term maintenance
- To enable lasting improvements to community facilities, education and well-being through the development of partnerships
- Appropriately connected and accessible neighbourhoods

However, the 'scientific' conclusion to demolish and redevelop needs to be balanced against the impact such development would have on an established community whose view of the merits of their environment is less polarised. Through consultation the residents have expressed their concerns about the following issues:

- Poor quality and badly maintained streets and pavements
- Unsafe garages
- Insufficient and poor quality open space
- Homes that are expensive to heat

Perhaps the key to unlocking this conundrum of redevelopment or Retrofit is in the 'illogical' layout of the existing houses – their orientation could become a virtue if a purely environmental approach to improvement was adopted. The orientation is ideal for maximisation of solar and passive energies and could form the basis of an approach to refurbishment of the existing properties, perhaps aiming for higher environmental standards than any of the other priority estates.

Lower Meadow and Barley Croft

BEDZED

This approach ignores the fundamental poor urban design of the existing estate but like BEDZED (Beddington Zero Energy Development by Peabody Trust and BioRegional) puts environmental achievement ahead of place-making. However, combined with some specific interventions as described above, this approach could deliver:

- Refurbished dwellings with the benefit of lower ongoing energy and maintenance costs
- A reinforced sense of community
- Better sense of place within the estate, building on the existing character
- A recognisable gateway at the eastern end of Paringdon Road
- Better connectivity of pedestrian and cycle routes through the estate

A full redevelopment of both estates could offer a more comprehensive solution to the delivery of the vision but the issue of ownership is intrinsic to the solution to these estates. With a high level of ownership the cost of repurchase/CPO may prove prohibitive to full redevelopment even if that option had widespread support. Instead a pilot scheme with high environmental aspirations would prove if Retrofit is a long-term viable solution to the issues of housing stock, coupled with interventions to address the poor quality of public realm, open space and distinctiveness.

Next Steps

Next Steps

We would recommend the following for each of the estates:

The Briars

- Confirm acceptance of the strategy as set out in this report
- Procure development management services to take ownership of the delivery of the regeneration and to accelerate delivery of the pilot project
- Confirm feasibility of the proposed strategy by procuring valuation advice on proposed redevelopment
- Procure a detailed paper considering delivery and financing options
- Procure master-planning of the estate and fulfil the information gap requirement and initiate the design for full planning of the pilot project

Northbrooks

- Investigate the possibilities for land swaps prior to any further action
- Procure a development management service to take ownership and deliver the pilot project

Lower Meadow and Barley Croft

- Agree the level of approach to be taken
- Procure development management and masterplanning services to detail proposals prior to consultations

Appendix A

Phased costs and assumptions for The Briars

Construction costs per phase:

PILOT PHASE Unit Type	Unit GIA (m2)	Unit NIA (m2)	Unit no	Phase GIA (m2)	Phase NIA (m2)	Type Plot Cost	Externals (unit)	Total Unit Cost	Total Phase Cost	Cost/m2 (GIA)	Cost/m2 (NIA)
1b2p flat	60.0	50.0	4	240.0	200.0	£67,875	£8,862	£76,737	£306,947	£1,279	£1,535
2b4p flat	84.0	70.0	8	672.0	560.0	£85,875	£10,339	£96,214	£769,709	£1,145	£1,374
3b4p flat	88.8	74.0	2	177.6	148.0	£90,675	£13,115	£103,790	£207,580	£1,169	£1,403
2b4p hse	87.0	87.0	4	348.0	348.0	£87,675	£12,849	£100,524	£402,098	£1,155	£1,155
3b5p hse	102.0	102.0	9	918.0	918.0	£100,550	£15,065	£115,615	£1,040,533	£1,133	£1,133
4b5p hse	106.0	106.0	1	106.0	106.0	£104,150	£15,656	£119,806	£119,806	£1,130	£1,130
Totals			28	2,461.6	2,280.0				£2,846,672	£1,156	£1,249
PHASE 1 Unit Type	Unit GIA (m2)	Unit NIA (m2)	Unit no	Phase GIA (m2)	Phase NIA (m2)	Type Plot Cost	Externals (unit)	Total Unit Cost	Total Phase Cost	Cost/m2 (GIA)	Cost/m2 (NIA)
1b2p flat	60.0	50.0	12	720.0	600.0	£67,875	£8,862	£76,737	£920,840	£1,279	£1,535
2b4p flat	84.0	70.0	18	1,512.0	1,260.0	£85,875	£10,339	£96,214	£1,731,845	£1,145	£1,374
3b4p flat	88.8	74.0	8	710.4	592.0	£90,675	£13,115	£103,790	£830,322	£1,169	£1,403
2b4p hse	100.0	87.0	10	1,000.0	870.0	£87,675	£14,769	£102,444	£1,024,444	£1,024	£1,178
3b5p hse	102.0	102.0	13	1,326.0	1,326.0	£100,550	£15,065	£115,615	£1,502,993	£1,133	£1,133
4b5p hse	106.0	106.0	2	212.0	212.0	£104,150	£15,656	£119,806	£239,611	£1,130	£1,130
Totals			63	5,480.4	4,860.0				£6,250,055	£1,140	£1,286

PHASE 2 Unit Type	Unit GIA (m2)	Unit NIA (m2)	Unit no	Phase GIA (m2)	Phase NIA (m2)	Type Plot Cost	Externals (unit)	Total Unit Cost	Total Phase Cost	Cost/m2 (GIA)	Cost/m2 (NIA)
1b2p flat	60.0	50.0	17	1,020.0	850.0	£67,875	£8,862	£76,737	£1,304,523	£1,279	£1,535
2b4p flat	84.0	70.0	28	2,352.0	1,960.0	£85,875	£10,339	£96,214	£2,693,981	£1,145	£1,374
3b4p flat	88.8	74.0	11	976.8	814.0	£90,675	£13,115	£103,790	£1,141,693	£1,169	£1,403
2b4p hse	100.0	87.0	16	1,600.0	1,392.0	£87,675	£14,769	£102,444	£1,639,111	£1,024	£1,178
3b5p hse	102.0	102.0	24	2,448.0	2,448.0	£100,550	£15,065	£115,615	£2,774,756	£1,133	£1,133
4b5p hse	106.0	106.0	3	318.0	318.0	£104,150	£15,656	£119,806	£359,417	£1,130	£1,130
Totals			99	8,714.8	7,782.0				£9,913,480	£1,138	£1,274
PHASE 3 Unit Type	Unit GIA (m2)	Unit NIA (m2)	Unit no	Phase GIA (m2)	Phase NIA (m2)	Type Plot Cost	Externals (unit)	Total Unit Cost	Total Phase Cost	Cost/m2 (GIA)	Cost/m2 (NIA)
1b2p flat	60.0	50.0	18	1,080.0	900.0	£67,875	£8,862	£76,737	£1,381,260	£1,279	£1,535
2b4p flat	84.0	70.0	31	2,604.0	2,170.0	£85,875	£10,339	£96,214	£2,982,622	£1,145	£1,374
3b4p flat	88.8	74.0	12	1,065.6	888.0	£90,675	£13,115	£103,790	£1,245,483	£1,169	£1,403
2b4p hse	100.0	87.0	16	1,600.0	1,392.0	£87,675	£14,769	£102,444	£1,639,111	£1,024	£1,178
3b5p hse	102.0	102.0	24	2,448.0	2,448.0	£100,550	£15,065	£115,615	£2,774,756	£1,133	£1,133
4b5p hse	106.0	106.0	3	318.0	318.0	£104,150	£15,656	£119,806	£359,417	£1,130	£1,130
Totals			104	9,115.6	8,116.0				£10,382,647	£1,139	£1,279
ALL PHASES Unit Type	Unit GIA (m2)	Unit NIA (m2)	Unit no	Phase GIA (m2)	Phase NIA (m2)	Type Plot Cost	Externals (unit)	Total Unit Cost	Total Phase Cost	Cost/m2 (GIA)	Cost/m2 (NIA)
1b2p flat	60.0	50.0	51	3,060.0	2,550.0	£67,875	£8,862	£76,737	£3,913,569	£1,279	£1,535
2b4p flat	84.0	70.0	85	7,140.0	5,950.0	£85,875	£10,339	£96,214	£8,178,156	£1,145	£1,374
3b4p flat	88.8	74.0	33	2,930.4	2,442.0	£90,675	£13,115	£103,790	£3,425,078	£1,169	£1,403
2b4p hse	100.0	87.0	46	4,600.0	4,002.0	£87,675	£14,769	£102,444	£4,712,444	£1,024	£1,178
3b5p hse	102.0	102.0	70	7,140.0	7,140.0	£100,550	£15,065	£115,615	£8,093,037	£1,133	£1,133
4b5p hse	106.0	106.0	9	954.0	954.0	£104,150	£15,656	£119,806	£1,078,250	£1,130	£1,130
Totals			294	25,824.4	23,038.0				£29,400,534	£1,138	£1,276

Infrastructure Costs included in M2 values above:

Harlow Priority Sites- Pilot, Phases 1-3

**Infrastructure
Costs**

	All Phases	
Demolition and Site		
1 Clear	£428,000	2k/existing unit
Roads and		
2 sewers	£735,000	2.5k/unit
3 Paths/pavings	£588,000	.5k/unit
4 Utilities	£735,000	2.5k/unit
5 Landscaping	£560,000	13.86231 Acres say 20% @£60
6 Play areas	£75,000	
		15no/acre
7 Street lighting	£207,935	@£1500/each
8 Fencing/Walls	£485,181	35000/acre
Total	£3,814,116	
	£148 /m2	

Phase data and general assumptions:

Harlow Priority Sites- Pilot, Phases 1-3							
Existing Units	Pilot	Phase 1	Phase 2	Phase 3	Totals	Area (ha)	No/ha
Local Authority Owned Leasehold Properties	16	41	68	63	188		
Privately Owned	0	9	4	13	26		
Total Existing units per Phase	16	50	72	76	214	5.61	38
Proposed Units	28	63	99	104	294	5.61	52

Accommodation Schedule, Plot Costs	1b2p flat	2b4p flat	3b4p flat	2b4p hse	3b5p hse	4b5p hse
Storeys	3 st block	3 st block	3 st block	3 st terr	3 st terr	3 st end terr
GIA (m2)*	60.0	84.0	88.8	100.0	102.0	106.0
NIA (m2)	50.0	70.0	74.0	87.0	102.0	106.0
Parking	1 space	1 space	1 space	1 int,1 sp	2 spaces	2 spaces
Plot cost (subs/supers)	£66,000	£84,000	£88,800	£78,300	£91,800	£95,400
Parking	£1,875	£1,875	£1,875	£9,375	£3,750	£3,750
1st fl balcony/gdn					£5,000	£5,000
Plot type, parking, etc cost	£67,875	£85,875	£90,675	£87,675	£100,550	£104,150

Notes:

GIA (m2)*- add 20% on NIA (flats)

2b4p hse, ddt 13m2 for gar from

GIA

No tenures allocated

Costs based on typical affordable housing spec, single stage D&B open market tendering

Masonry cavity wall structure (brick/insulated cav/block)

Brick clad ext walls, PVCu windows, conc pantile roofs ,
no lifts

Individual gas fired central heating, basic fitted kitchens, no appliances, floor tiling to wet areas, fit out standard to normal affordable level

CfSH level 3

3 storey 2b4phse- wc on gfl, one

b/room

3 st 3/4bhse- wc on gfl, two

b/rooms

Costs exc asbestos removal, any remediation, S106, VAT

Foundations 1.0m deep trench fill, no piling

allowed

Appendix B

Case Studies Referred to in this Report

Whole House Retrofit - Dartford

PRP has designed an innovative whole house retrofit solution at 98 Willow Road in Dartford, as part of the Technology Strategy Board's (TSB) Retrofit for the Future Competition. The project was in conjunction with Dartford Borough Council and Connaught Partnerships Ltd (who undertook the construction and installation process) and aimed to adapt this post second world war suburban terrace house to significantly reduce its energy consumption and carbon emissions through the incorporation of innovative materials and technologies.

Retrofit is an area which is enjoying renewed interest since the Government pledged to cut 80% of UK carbon emissions by 2050. Domestic emissions from residential buildings will need to be cut by 33% over the next ten years if the Government is going to meet these targets. The 98 Willow Road project is a pilot to test various technologies, prior to being rolled out on a larger scale.

The 98 Willow Road retrofit has achieved the following key improvements:

- Improved the Energy Performance Rating to A
- Significant reduction in carbon dioxide emissions (below 17kg/m²/yr) and primary energy consumption (115kWh/m²/yr)
- Substantial improvements to the thermal performance of the external fabric
- Significantly improved the external appearance of the house through new insulated render and new triple glazed windows and doors

PRP's Environmental Director comments: "PRP's aim was to develop an energy reduction solution which was innovative yet replicable, as well as being economically viable. The design proposals had to be simple to construct, operate and maintain and we believe the final product achieves these aspirations."

Paul Dosad, Head of Housing, Dartford Borough Council adds: "Dartford Borough Council is extremely proud of the works that have been undertaken to our property and wholeheartedly support the TSB pilot. As a Council we are committed to reduce the energy used by our tenants and residents and the carbon emissions of our properties. We are looking forward to moving our new tenant into the property in order that we can assess the benefits of the technologies installed.

"Dartford Borough Council would like to replicate elements of this initiative and install them into its other properties and offer it to the private sector, and this is why the TSB pilot is vital in terms of informing our future planning and investment decisions."

A short animation film compiled by Dartford Borough Council, Connaught Partnerships Ltd and PRP, which explains the retrofit process and how it was applied at 98 Willow Road, can be viewed at http://www.youtube.com/watch?v=deKo8oic_rQ

Appendix C

Glossary of Terms

Retrofit – Improvement to existing building structure and fabric with the aim of improving the building performance with regard to life-span, energy efficiency and comfort.

Decant – The process of re-housing residents, to temporary or permanent accommodation, in order to allow an area or building to be re-developed.

Intervention – A process which incorporates a series of physical changes to a given area or building, the aim is to provide improvement to the environment and residents well-being.

Refurbishment – The process of major maintenance or repair of a building to extend it's usable life

Decent Homes – The Decent Homes Standard is legislation that aims to provide a minimum standard of housing conditions for all those who are housed in the [public sector](#) - i.e. [council housing](#) and [housing associations](#).

Densification – The increase in the number of people inhabiting a given urbanized area

Pilot Project - A project planned as a demonstration or trial to check the feasibility of a proposal intended to be applied on a larger scale. It can provide the kick-start to a larger and more complex development.

Placemaking – The process of creating places of distinction that will attract people because they are pleasurable or interesting. This can be done by drawing inspiration from a neighbourhood's character strengthening the local identity.

Sense of place – A consciousness of the physical surroundings associated with the neighbourhood, community, city or region. Awareness of the essential character of an area, and what makes the place special or unique.

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Harlow Priority Estates

Implementation Strategies

Technical Note on Dorran Bungalows

October 2010

EC HARRIS
BUILT ASSET
CONSULTANCY

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The Briars – Dorran Bungalows

Historical Content

In response to the post war need to re-house the nation following the destruction and damage to some 30% of existing housing stock the Government initiated a program to deliver 300,000 “temporary” dwellings with a design lifespan of between ten to fifteen years. The program was based on re-directing manufacturing skills and capabilities learnt from the efficient delivery of armaments into the production of prefabricated homes. Whilst the production was indeed efficient, the materials available at the time were poor and it turned out that these pre-fabricated homes were in fact more expensive to build than traditional homes. During that program only 150,000 pre-fabricated dwellings were in fact completed.

The Dorran Bungalows, built by the firm of R.Tarran, Hull, which form the heart of The Briars Estate, were a later derivative of this type of construction instigated from 1951 when Churchill’s Government made a promise of 300,000 further new houses. We understand that, of the Dorran Bungalow type, there were only a total of 600 of them built nationally. At the time, the big attraction was the relatively large internal spaces that they provided. As dwellings, they resulted in a low building density of, typically less than 20 dwellings per acre.

What has happened elsewhere?

There are many precedents for large scale redevelopment of estates made up of similar pre-fabricated housing types. One such prominent and recent example being, the Excalibur Estate in Catford, South East London. The Excalibur Estate comprises 186 prefabricated bungalows (very similar but not identical to the Dorran Bungalows) built under the Governments re-housing initiative with an intended lifespan of 10 years. In 2005 the London Borough of Lewisham Council looked into the cost of bringing them up to Decent Homes Standard by 2010. They decided that, subject to tenants voting in favour, the best option for Excalibur in order to meet the standards was to transfer all the homes to a housing association, who could raise the funds to re-develop new homes for the future.

In February 2007, London and Quadrant Housing Trust (L&Q) were selected to be the partner for what was to be a stock transfer. This decision was endorsed by the Council in April 2007. Following close consultation with residents an Offer Document with L&Q’s commitments was sent to residents in July 2008 by the Council. The ballot was intended to be carried out in the October of 2008. At that point six of the Excalibur bungalows, those which had been least altered, were given grade II listed status. Thus preventing the construction of the required number of new homes which balanced the costs, so creating a funding gap.

In order to be legible for the gap funding required, the project had to be converted from a stock transfer into a regeneration project. In March 2010 the Mayor of Lewisham decided to ballot the residents.

There was a vocal residents group that campaigned vigorously against the redevelopment. However the result of the vote, carried out in July, was a 56% vote in favour of demolition. Quotes from delighted tenants are testament to the conditions they had been living under:

“Its brilliant, I’m very happy. At last people get decent homes to live in.”

“We can’t live here any longer. They are falling down. My daughter lives in Ector Road and they are falling down”

“They were good in their day but I get Ice on the inside of my bedroom window”

The proposal for Excalibur consists of redeveloping the whole estate and rebuilding a mixture of affordable homes with additional flats and houses for sale, shared ownership and equity ownership. The 186 bungalows are to be replaced with 397 new homes and we understand the regeneration is now getting under way.

We are aware of a similar but smaller scale scheme at St Georges, Telford which concerned Dorran bungalows and where consultations began in 1999. The resident’s priorities at that time were for individual established gardens, adequate and secure resident and visitor parking facilities, improved drainage and easy adaptability of the dwellings for the residents changing mobility and care needs. A Residents Focus Group (RFG) was set-up and individual consultations were undertaken with each resident regarding the design and layout of their new home. We understand that the creation of that Group removed many of the traditional barriers between tenant and landlord and that through the entire project good communications and support was maintained, the regeneration was successfully delivered.

There are other examples of planning consents being granted for the demolition of Dorran Houses and replacement by new dwellings, an example of which is from The Banff and Buchan Area Committee where permission was granted for demolition of five Dorran bungalows. The planning report states that the Dorran Construction was classified as a “defective house type” by the Housing Act of 1985 and that structural surveys suggest the houses would only be structurally stable for a further seven to ten years. In conclusion it was deemed that *“The Dorran properties no longer met building standards and in the wake of specialist investigations that they had a very limited future as tenanted accommodation”*. Permission was granted for demolition of the 5 Dorran bungalows and replacement by 18 new dwellings of various types providing densification of the estate. Importantly the proposal was supported by all of the existing tenants.

The fact that there are still surviving Dorran Homes today, some sixty years after their design life, is testament to the quality to which they were in fact built. There is a specialist company that provides refurbishment solutions

for these dwellings and other prefabricated dwelling types. The solutions that company, Landmark PRC, provide involve replacing all external concrete panels with new insulated panels which whilst extending the life of the dwelling, do not, without additional refurbishment, meet Decent Homes Standards. This cannot match the life span and performance of newly constructed dwellings.

Conclusion

There is therefore documented evidence supporting the premise that the most successful route to regeneration and achievement of Decent Homes Standards with Dorran Bungalows is through their demolition and re-development.

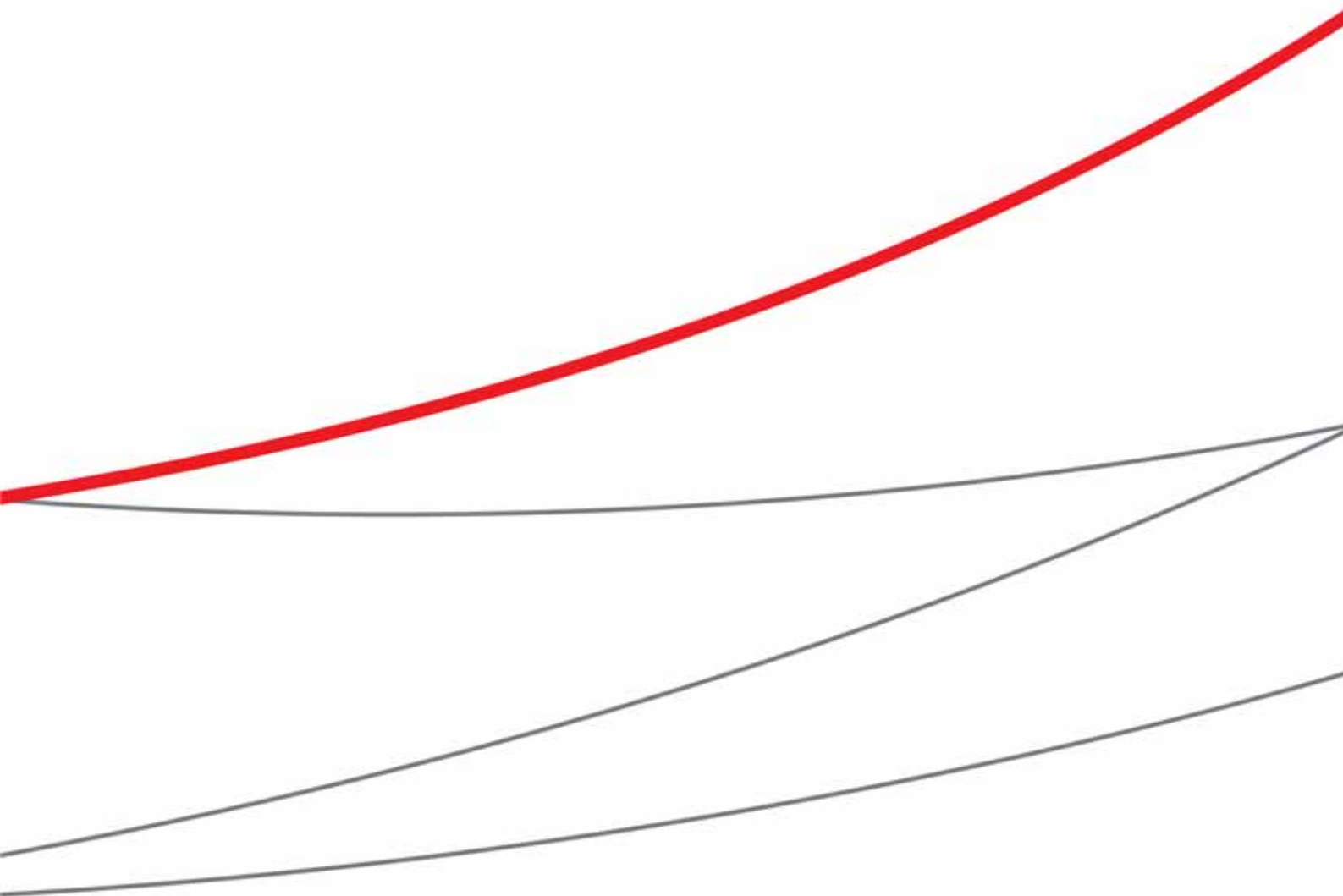
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Priority Estates

Harlow Council Harlow Renaissance

Report of the workshops that took place between:

09 November 2010

and

16 November 2010

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2.2 Barley Croft and Lower Meadow Estates – 10 November 2010

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2.3 Barley Croft and Lower Meadow Estates – Analysis

3. Aylets Field, the Briars and Copshall Close

3.1 Aylets Field, the Briars and Copshall Close Estates – 12 November 2010

3.1.1 Group Discussion – Table 1

3.2 Aylets Field, the Briars and Copshall Close Estates – 12 November 2010

3.2.1 Group Discussion – Table 1

3.2.2 Group Discussion – Table 2

3.3 Aylets Field, the Briars and Copshall Close Estates - Analysis

1. INTRODUCTION

Following the first programme of workshops, undertaken in February 2010, Green Issues ran a second round of workshops designed to gain residents' feedback on the emerging options for the Priority Estates. These workshops took place between 9 November 2010 and 16 November 2010 and 4 workshops were held.

The purpose of running these workshops was to:

- Provide residents with feedback on the previous workshops
- Set out Harlow Renaissance's draft recommendations for the Priority Estates
- Understand residents' views on Harlow Renaissance's recommendations
- Encourage dialogue between residents of the priority estates
- Encourage dialogue between local residents and Harlow Council
- Further understand residents' views on their living environment

This report, compiled by Green Issues Communications, provides a summary of the feedback received at the workshops.

2. BARLEY CROFT AND LOWER MEADOW ESTATES

2.1 Barley Croft and Lower Meadow Estates – 9 Nov 2010

2.1.1 Group Discussion – Table 1

Timetable/ Process

Residents of the Barley Croft and Lower Meadow estates demonstrated some concern about this process. They feel that they are not getting the answers they need when they need them and would like a decision on the future of the Priority Estates to be taken.

Comments received/ Concerns:

- What is the rationale for doing this now?
- Owners are not going to get answers at this session, when will answers be available?
- Concerned that residents are not getting any new information, which will cause further rumour

Practical Measures

Home owners are clearly concerned about the future of their assets. They fear that retrofitting may cost them money which they do not have and are too concerned about this to buy into the process at present. However, some residents, particularly tenants, accept that action must be taken and have put forward practical requests to be reviewed.

Comments received/ Concerns:

- Home owners may be happy and might not want to do anything
- How can home owners opt out of retrofitting?
- If two houses out of six opt out of retrofitting it will not look good
- New houses will be smaller
- Big rooms are liked

Financial

The financial bottom line is clearly a major concern for home owners. They do not want to be left out of pocket by any proposals and are looking to ensure that this does not occur.

Comments received/ Concerns:

- Concerned about value of properties at re-purchase stage
- Concerned that residents will be left out of pocket
- Concerned that residents will not be treated fairly
- Owners may be able to get work done more cost effectively than the council
- Can owners be compensated for taking part in the retrofit programme?
- Will owners be compensated for money they have spent on their homes over the last ten years?
- If there are grants for retrofitting it may be an attractive option

2.1.2 Group Discussion – Table 2

Timetable/ Process

The main cause of resident concern about this process is the practicalities surrounding decanting. Residents want to ensure that they are moved into an acceptable area and that they will, in time, be moved back to Barley Croft and Lower Meadow.

Comments received/ Concerns:

- Retrofit is a good option as there are currently problems with heating and windows
- Concerns about people who would move out temporarily
- Would not want to move into a 'bad' area

Workshop Report

- Would tenants remain as council tenants or transfer to a Housing Association?
- Would people have the right to move back into the same type/ size of house?

Practical Measures

Residents raised several good points about issues on the estates that need addressing. As was the case during previous rounds of consultation, both parking and traffic were raised as serious causes for concern.

Comments received/ Concerns:

- The estate has poor drainage
- Some small green areas could be given over to additional parking
- Some support for the one-way system, but also concerns about inconvenience and the possible speed of traffic
- Better use can be made of green spaces and garage blocks – additional housing/ parking

Community Issues

The residents of Barley Croft and Lower Meadow value their communities and this was once again drawn out in discussions.

Comments received/ Concerns:

- The layout of the estate works well as it is
- There is a good mix of people in the community
- There is no real trouble on the estate, this is a quiet area
- Concern about division of privately-rented houses

2.1.3 Group Discussion – Table 3

A poll was held at this table to find out how many residents were supportive of the retrofit option and how many residents were supportive of the rebuild option. Six residents supported retrofitting and none were supportive of rebuilding the estates.

Timetable/ Process

Residents had strong opinions about how the consultation should proceed and put forward their suggestions.

Comments received/ Concerns:

- Where do we go when work commences?
- No changes to the estate.
- Regular updates needed following workshops.
- Two or three people should act as a go between from the council to the residents.

Practical Measures

The practicalities of the process were discussed. During this discussion, suggestions were made and some residents demonstrated a level of concern about the decanting process.

Comments received/ Concerns:

Roof drainage and flooding needs to be examined

Will the garages go?

Concern about the inconvenience involved in decanting – upheaval

It's not practical to re-roof some houses and not others

Financial

Residents demonstrated that they want to know the financial figures involved in this process. Their questions highlight a need to take individual residents through the financial impact this process will have on them when this is known.

Comments received/ Concerns:

- What will be the cost?
- Grants for retrofit?
- What is the rebuild cost/ price?
- What is the sale price?
- Equity share?
- If the cost is right, the decision is right
- What are the energy efficiency savings?

2.2 Barley Croft and Lower Meadow Estates – 10 Nov 2010

2.2.1 Group Discussion – Table 1

Timetable/ Process

During this discussion it became clear that residents are now looking a step further on in this process. They have accepted that something needs to be done to address the issues on the Priority Estates and are keen to know the emerging details of such proposals as the decanting process.

Comments received/ Concerns:

- What are the timescales we are looking at?
- Where are people going to go for two years during the process?
- We wouldn't get put in bad areas would we?
- I like living where I live, will I be moved back?
- What is the life expectancy of the current properties?
- Will the council repair the houses now?

- Will this really happen?
- Why can't we do this in phases?
- If I sell my house to the council can I go back to being a council tenant?
- Will we be moved into houses of a similar size?
- Can't sell houses now due to uncertainty

Practical Measures

Residents chose to highlight inadequacies of their current dwellings in this section. Windows, roofs and insulation are serious concerns to residents of Barley Croft and Lower Meadow. Residents also chose to highlight individual problems and a very interesting point on the definition of a 'dependent' was raised.

Comments received/ Concerns:

- I'm for retrofit, but you can't retrofit one house and not another
- Where are you going to build new houses in Barley Croft?
- People use the garages
- There are council tenants and house owners, how would this work?
- I'm in favour of up-grading council houses
- Something needs to be done. My windows are falling out
- My house is cold in winter
- Flat roofs leak
- My children are no longer technically dependents, but they live with me. Will I be moved into a house big enough for all of us?
- Where will the new residents park? It's busy already.
- It's hard to park at the moment as cars can travel in both directions
- Could the new houses have pitched roofs?
- Insurance companies will not insure the current properties
- The current properties are not strong enough for new windows
- We should get like-for-like properties

- The houses are subsidizing
- The new houses could be built by the flats
- The pilot houses could be built by the athletics track

Financial

Mortgages and the impact that retrofitting will have on housing values in the area, dominated the financial discussions. It was agreed that, due to the economic collapse, many local residents were having a hard time financially. Questions were raised on the affordability of this process and on the impact it would have on residents' assets.

Comments received/ Concerns:

- These are hard times, how can we afford this?
- This process will down-grade the value of private properties
- Heating and insurance bills are currently very high
- I have a mortgage, what will happen to it if I sell?
- How much will the new houses cost?
- Moving will incur costs; we need the pricing on paper
- Why doesn't the council just buy back the houses?
- What will this do to the value of my house?
- The council should pay for all of this
- I will have to take another loan out for this
- I can't afford this
- Saving money on energy bills does not make cash available instantly
- If people's financial circumstances have changed due to the crash, they may not be able to get another mortgage
- If I do not allow my house to be retrofitted and the surrounding houses are, how will this impact upon its value?

Community Issues

Community issues did not form the basis of this discussion. However an important point on schooling was made by one resident.

Comments received/ Concerns:

- Where will our children go to school if we move?
- Everybody's situation is different

2.2.2 Group Discussion – Table 2

Practical Measures

During this discussion residents raised many points about individual features on the Priority Estates. Roofs, once again, proved problematic for local residents.

Comments received/ Concerns:

- Will the current structures be able to take new roofs?
- New roofs would help insulation
- Will the room sizes be smaller in the new homes?
- Where will we be moved to?
- Tenants want to be council tenants
- There are foundation issues with the garages
- There are problems surrounding the water-table
- If the garages are replaced with houses we will be overlooked
- A one-way street is an option
- We want to be involved in planning
- Owners have the choice of options on a menu
- Will councillors listen to us?

Financial

Residents exposed the differences of opinion between home owners and tenants in regards to finance. Tenants, generally speaking, are more supportive of the retrofitting option, whilst home owners, in general, are primarily concerned with protecting their assets.

Comments received/ Concerns:

- Why do owners need to do this?
- I have no spare income
- If it was affordable I would do it
- Tenants will have no issue with retrofit
- Some people have already improved their homes
- Owners want to lower heating bills
- If homes are knocked down what compensation will be offered?
- Where will the money come from?

Community Issues

Once again, community concerns proved secondary to financial issues and the practicalities of this process.

Comments received/ Concerns:

- Mainly happy where we are, if it is redeveloped many would want to move away
- Use local knowledge about the routes taken by children to make the estate safer

2.2.3 Group Discussion – Table 3

Timetable/ Process

Residents put forward suggestions as to how to execute the future public consultation programme.

Comments received/ Concerns:

- The two estates need a different approach, so separate consultation groups may be better
- Need to know details to be able to make a rational decision

- More detail is needed on the help available
- Some people are interested in smaller consultation groups

Practical Measures

The treatment of windows, roofs and garages proved popular topics of conversation once again.

Comments received/ Concerns:

- Concerned that some owner/ occupiers have already done most of the improvement work on their properties
- Drainage is a big problem in Lower Meadow/ Barley Croft
- Problems primarily surround council homes, which have not been maintained to the same standard as private homes
- Need to give thought to placing of play areas for children
- Redevelopment should be considered a 'non-starter'
- Don't build a garage behind 60 – 64 Lower Meadow
- Build more garages rather than more homes
- Current garages are a waste of space
- What will be lost will be a big issue
- Would rather have proper roofs with loft space but can't agree/ disagree until cost is known
- Problems with windows

Financial

The costs to individual residents and the impact that any proposals would have on housing values was discussed.

Comments received/ Concerns:

- How much is retrofit likely to cost owners/ occupiers?
- For £x I get a new roof, windows, etc. Will the value of my property increase?

2.3 Barley Croft and Lower Meadow Estates – Analysis

The two workshops that took place with residents of the Barley Croft and Lower Meadow estates demonstrate that residents wish to see and to discuss final proposals for the estates. The practicality of the decanting process, for example, is a serious cause for concern. Residents want to know where they will go and when, as well as details surrounding such issues as future schooling for their children. When these questions can be answered, residents will cease to feel threatened by these proposals and start to engage to a greater degree with the consultation process.

It is clear that residents value concrete information. They would like the future proposals to not only be inclusive, but to also create an environment where rumour is not allowed to abound. Many residents made suggestions on the format that any future consultation should take and these suggestions can be reviewed by Harlow Renaissance.

In regards to the practicalities of a retrofit/ rebuild, residents once again suggested aspects of their current dwellings/ estates that need to be improved. Roofs, windows, parking and traffic proved to be frequent causes of aggravation.

The financial discussion that took place demonstrates a difference of opinion between home owners and tenants. Home owners are much more wary about entering into this process as they are keen to ensure that their assets are protected in the first instance.

Tenants are more supportive of a programme of retrofitting as they believe that it will improve the quality of their accommodation. Both tenants and home owners will be keen to see the financial realities of this process on paper before agreeing to anything.

Community issues were less prevalent during discussions with residents of Barley Croft/ Lower Meadow. However, in general, residents appear content with the dynamics of their communities.

3. AYLETS FIELD, THE BRIARS AND COPSHALL CLOSE

3.1 Aylets Field, the Briars and Copshall Close Estates – 12 Nov 2010

3.1.1 Group Discussion – Table 1

Timetable/ Process

Residents demonstrated that they were appreciative of continued dialogue with Harlow Council.

Comments received/ Concerns:

- Pleased there is clarity
- When will Harlow Council look to prioritise people on the Priority Estates?

Practical Measures

Residents raised a range of issues whilst discussing the practical measures of this programme. These highlight a need for continued liaison between Harlow Council and residents on the Priority Estates.

Comments received/ Concerns:

- Keep the bungalows
- Concerned about the temporary housing
- Will residents have to bid through the local authority?
- There is a lack of four bed properties
- Will there be accommodation for disabled people?
- What materials will be used? Bricks?
- Will Moat Housing Association be involved?
- What impact will London displacement have?

Financial

Unlike the residents of Barley Croft and Lower Meadow, financial concerns were not prevalent during this discussion.

Comments received/ Concerns:

- Is the funding secured?
- What is the impact of 80% Market Rate?

Community Issues

The topic of future schooling was once again raised by a concerned resident.

Comments received/ Concerns:

- Where would our children go to school if we are moved?

3.2 Aylets Field, the Briars and Copshall Close Estates – 12 Nov 2010

3.2.1 Group Discussion – Table 1

Timetable/ Process

Residents demonstrated some degree of trepidation when discussing this process. They are concerned about the details of a possible estate refurbishment.

Comments received/ Concerns:

- Involvement of residents and a brief will be important
- Why can't all be built in one go?
- Will those who are in overcrowded homes be given priority?
- Could you first ask if people want to be moved away from the area?
- If you chose to stay on the estate, when will you be offered the chance to stay or move permanently?

Practical Measures

Some residents proved keen on the concept of a refurbishing these estates. Several residents see this process as an opportunity to make improvements to the estates.

Comments received/ Concerns:

- Overlooking of residents whose homes are not demolished – minimum of 25 meters
- Good idea to start again
- Need to involve other council departments, for example, pavements need to be able to accommodate disabled children
- Are you building any flats?
- Can roads cope with the increased density of housing?
- Redevelopment offers the opportunity to redesign roads
- The garages are too far from homes
- Will more garages be available?

Financial

The topic of compensation proved popular amongst residents. As this process moves forwards it will be important to have in-depth discussion with residents on this issue.

Comments received/ Concerns:

- What benefits will be made available to those who move into new homes to cover the cost of carpets etc?
- For those who own a Housing Association property, what impact on its value will the disruption have?
- Need to have discussions with owners/ occupiers.
- What compensation will be offered to those who live in homes that are not being redeveloped to cover the disruption?

Community Issues

Community issues proved a popular topic during discussions. Clearly the local community is important and residents are concerned with how this process will impact upon children and the elderly.

Comments received/ Concerns:

- Decanting houses won't be temporary accommodation
- Some residents are concerned about the quality of homes they will be moved into
- Some residents require bungalows as they need to live on the ground floor
- It is important to have mixed types of homes
- Larger homes are needed for families
- Some older residents in three bedroom homes could be offered smaller homes
- Need to work on local lettings policy
- Those with children need to be close to schools when they are decanted
- Social networks are important
- Will the additional homes be sold or will they be made available to those who have been on the waiting list for years?

3.2.2 Group Discussion – Table 2

Timetable/ Process

Residents are very concerned with the future consultation process and gave many suggestions as to how this should proceed. Residents feel that they have shown a level of loyalty to Harlow Council over past years and would like to see this respected moving forward.

Comments received/ Concerns:

- Speak to each individual resident about their needs
- Have you made a decision?
- You cannot do this in one go; it will need to be phased for residents.
- We were asked about flats on the Briars but were ignored
- Build to create privacy, but not confinement

Workshop Report

- Tenants voted to stay with the council; we need payback for being loyal to the council
- Current consultation on over occupation – consideration important
- How realistic is it that the council will retain the RSL?
- Phasing – residents will see what is being built
- Will the whole plan be agreed? Or will part be built and then changed?
- A model of the new estate is needed
- Have you more houses available for decantation? There are not enough here
- Can Harlow check the facts on our newsletter?
- Can I drive the bulldozer to the first building being demolished?
- In the future hold an open meeting
- Big and small meetings are needed to progress this, use 190 with Sarah if possible
- Undertake detailed work with smaller groups with a range of ages/abilities
- Build trust in the process
- Do not leave residents in limbo any more
- The council have received years of loyalty from tenants
- If the funding changes involve us in the new plans

Practical Measures

Residents of these estates requested greater reassurance on these proposals moving forward. They also put forward a range of suggestions which can be reviewed during the coming months.

Comments received/ Concerns:

- Vacant properties should not be used as temporary accommodation.
- Let residents should be allowed to stay as long as possible if they want to.
- Do not let this act as an opportunity for residents to jump the waiting list.
- Assurance will be needed.
- Will there be enough one, two and three bed options?
- Bungalows are needed.
- Local lettings policy needed.
- Disabled people used to be entitled to extra bedrooms.

Community Issues

Residents raised some concern over the type of accommodation that they would be moved in to. It is important to local residents that they are placed in large enough properties to suit their needs. Bungalows also proved to be a popular current feature on the estates.

Comments received/ Concerns:

- Going from a bungalow to a flat will be like moving into a prison – no gardens.
- We will be forced into one bed property.
- Can we have a community house back as a token for the community? It could be used as a Priority Estates base for Sarah Swan to operate on.
- The council is waiting on money from other areas.
- Is office going to be wheelchair friendly?

3.3 Aylets Field, the Briars and Copshall Close Estates - Analysis

The residents of Aylets Field, the Briars and Copshall Close clearly demonstrated a need for further reassurance regarding any emerging proposals. The workshop attendees raised questions and points regarding this process and the practical measures involved in it. These questions and points can be addressed through the provision of adequate information.

Unlike the residents of Lower Meadow and Barley Croft, financial discussions did not centre upon the differences in requirements between home owners and tenants. Instead the financial discussions focused on the levels of compensation that may be provided.

The amount of community issues raised demonstrates that residents feel a degree of fear about how this process is proceeding. In general, these concerns display a fear of the unknown and can be addressed through the future provision of information and a thorough consultation programme moving forward.