



Department for
Communities and
Local Government

Estate Regeneration National Strategy

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Communities and
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The need for regeneration





National Strategy - components

- Executive summary
- Resident engagement and protection
- The role of the local authority
- Finance and funding
- Good practice guide
- Activity map
- Design and quality
- Case studies

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Guidance

Estate Regeneration National Strategy

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Estate regeneration can transform neighbourhoods by delivering high quality, well designed places, more homes and opportunities for residents.

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Executive summary

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Estate Regeneration National Strategy Executive Summary

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A key role for local authorities as place leaders

- Place and plan makers
- Elected representatives
- Service commissioners
- Collaborators
- Guardians of quality design





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Resident engagement





6 Principles

Engagement with residents should start early and continue throughout regeneration

1

Engagement should be accessible and include all residents including tenants, leaseholders and freeholders

2

Residents should have access to opportunities to build their capability to take part in regeneration

3

Engagement needs trust to be effective. Conversations should always be honest, open and inclusive

4

Residents should be involved at all stages including feasibility, option appraisal, design, procurement & construction

5

Residents should have the chance to be involved in the future management of the estate

6



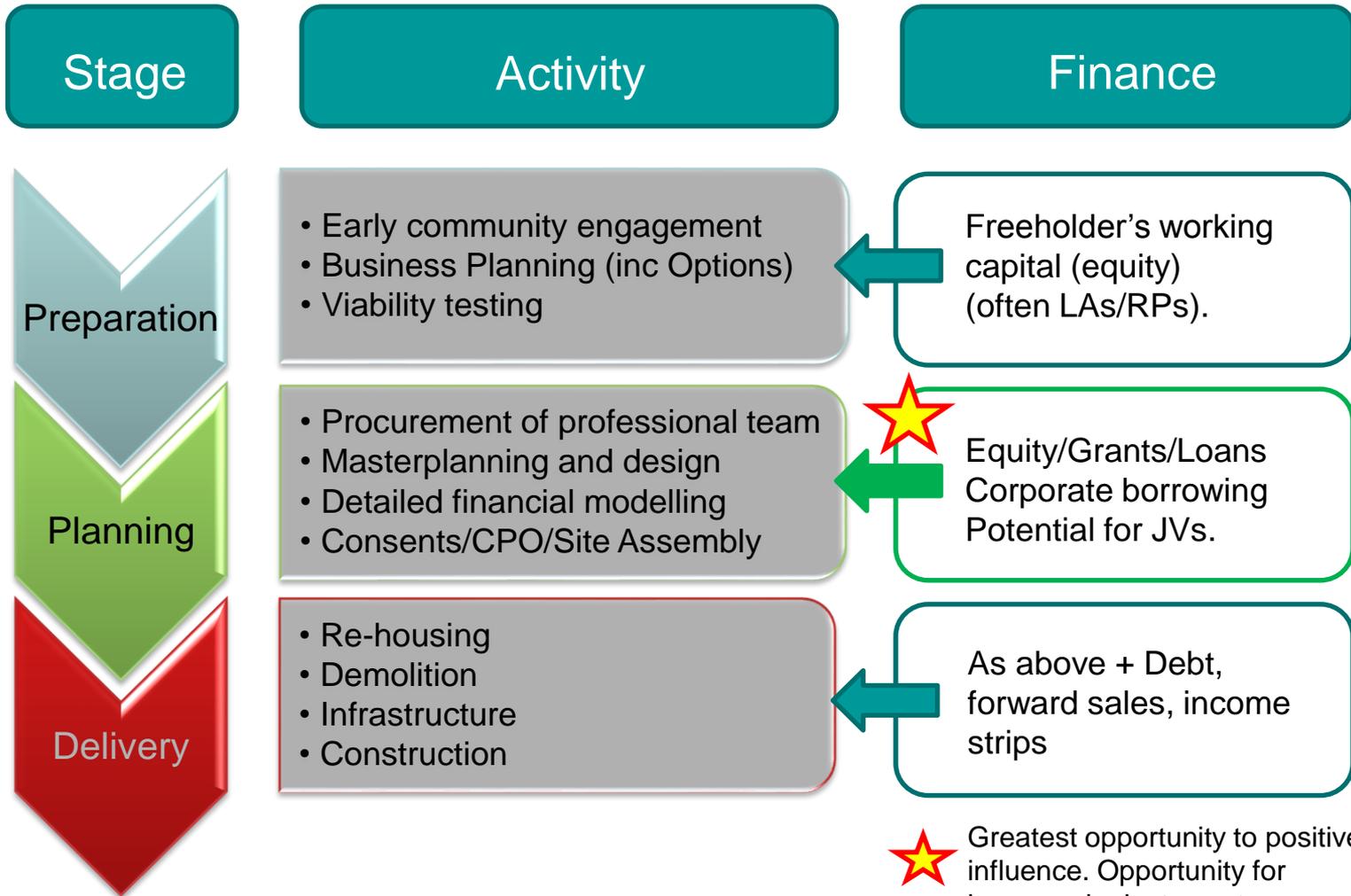
Demonstrating support

- Demonstrate majority resident support at key stages
- Identify and agree a mechanism for agreeing proposals at key stages
- Scale of intervention should determine approach: ballot for full demolition, workshop and surveys for lesser scale
- Consider the wider community
- Consider the status of residents





The regeneration process



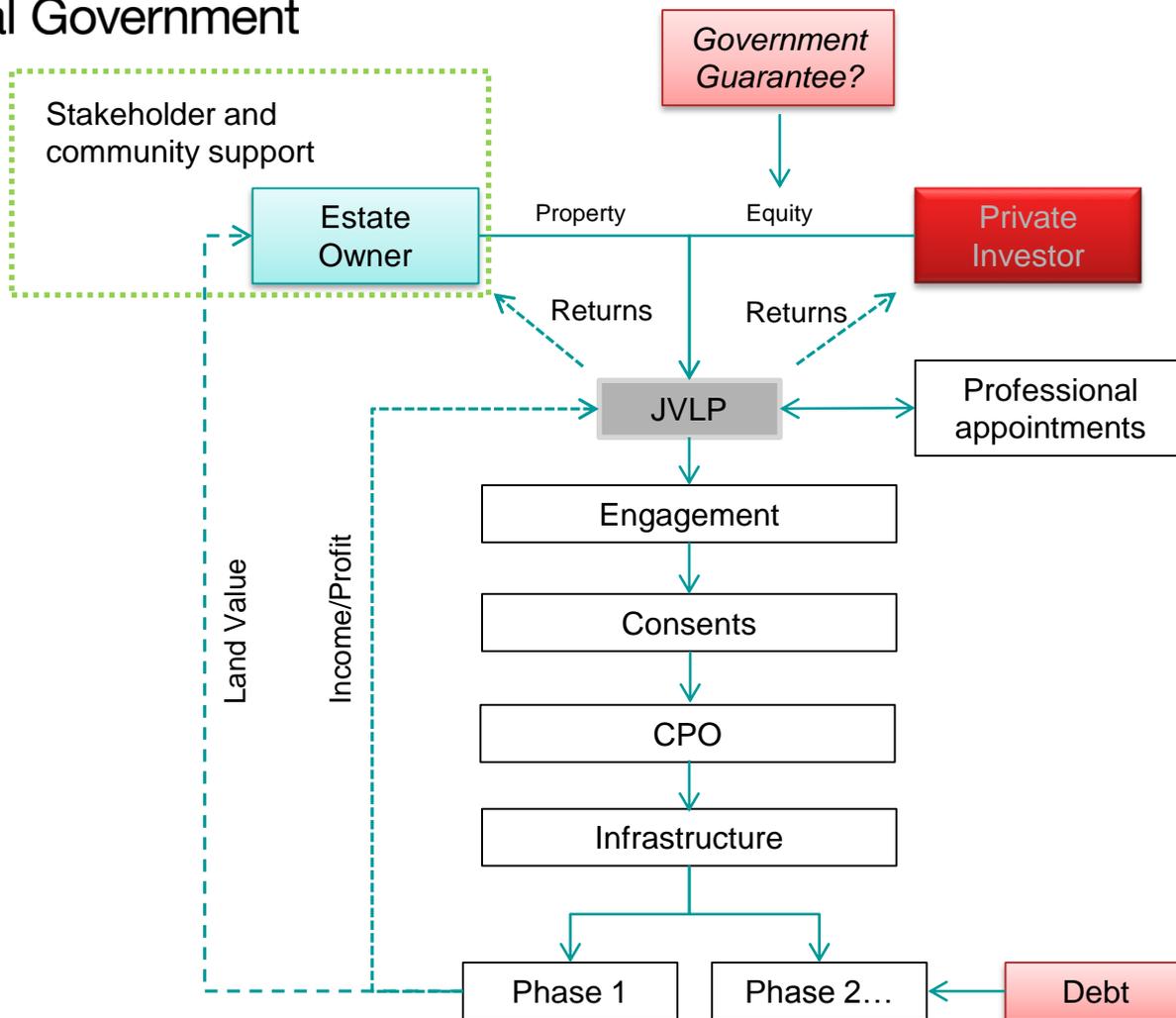
 Greatest opportunity to positively influence. Opportunity for increased private sector engagement



- De-risking projects at early stages
- Joint ventures with local authorities, housing associations, developers and investors
- Local authority led regeneration
- Attracting institutional investment
- Mitigating costs of procurement through jv's
- Procuring partners not projects



Partnerships for delivery





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Estate Regeneration National Strategy Good Practice Guide - Part 1

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Good practice guide

3. Ensuring resident engagement

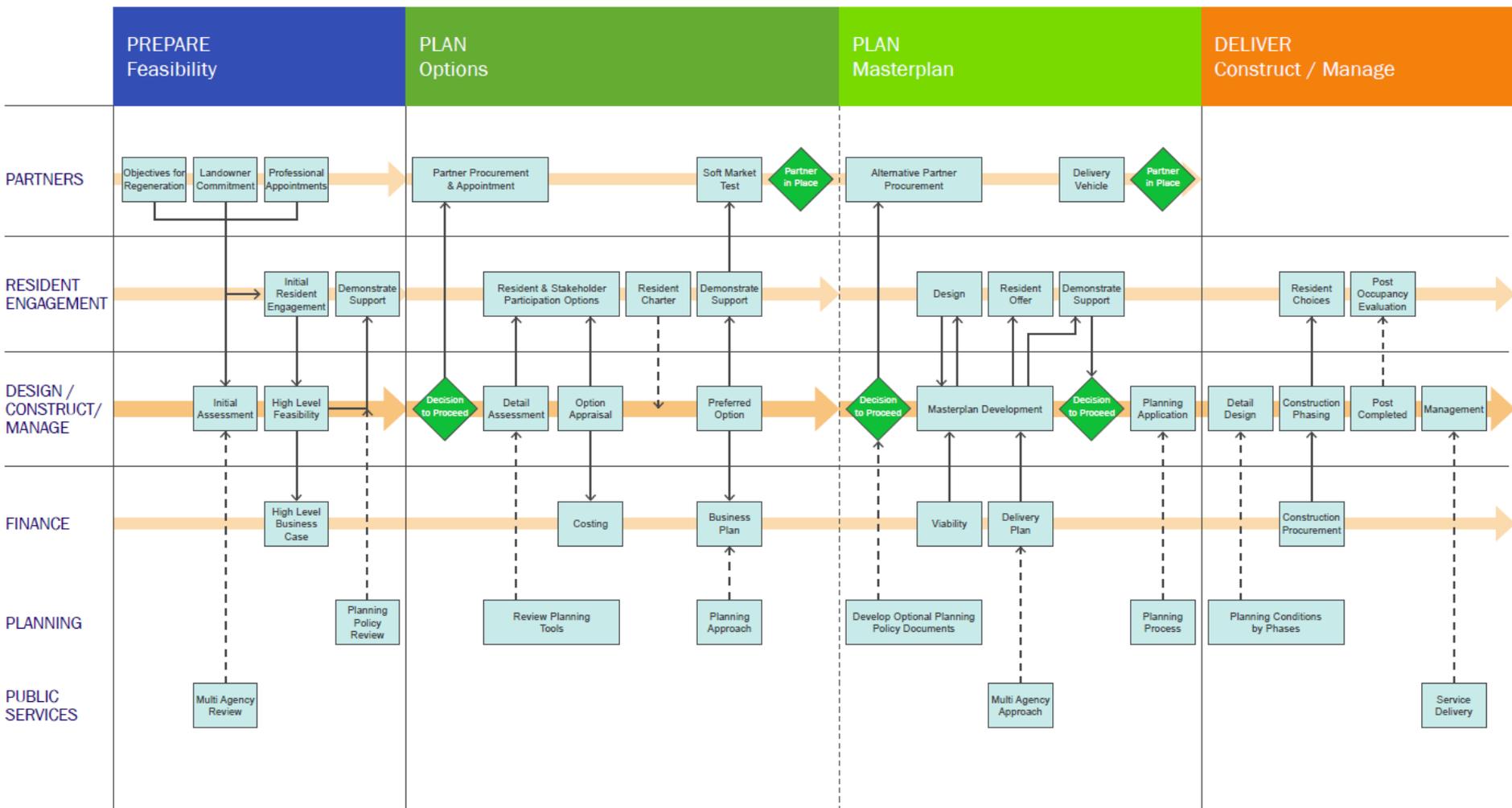
Have residents been empowered to participate at all stages?

Successful estate regeneration projects involve communities effectively and meaningfully in the assessment, options, design and master planning process from inception to completion.

Key Issues	Key Considerations	Key Participants	Sources
<ul style="list-style-type: none"> Empower effective engagement Joined up engagement from scheme partners Choose resident engagement process Ensure resident commitment Consider resident training Create a Resident Charter with residents Consult on options Visit similar regeneration projects 	<ul style="list-style-type: none"> Having an honest and open engagement with residents from the outset. Selecting the most appropriate consultation engagement or co-design method so that all parts of the community have effectively participated in the design process. Dedicating appropriate amount of time and resource to resident engagement, including identifying community leaders empowering and training residents to participate in the process effectively. Appraising all aspects of the existing estate including inside the home, the block, the neighbourhood, the external environment and landscape as well as connectivity to the wider community. Ensuring residents understand the range of options for redevelopment, infill or refurbishment including the 'do nothing' option. Defining strategies that maintain community commitment and momentum when faced with delays and uncertainty. Recording the consultation processes to demonstrate clear evidence of engagement with all community interest groups. Setting out a clear vision for the physical, social and economic potential of the estate informed by issues articulated by residents to establish community buy-in and support. Making a clear and deliverable commitment to existing residents set out in a formal document. This could take the form of a Residents' Charter, designed with residents and setting out the offer for tenants, leaseholders and freeholders and opportunities for resident management of the estate post-regeneration. Engaging with residents, businesses and other stakeholders, including special interest groups beyond the red line boundary for their input in the proposals. 	<ul style="list-style-type: none"> Community Residents Leaseholders Freeholders Commercial tenants Landowner Consultation adviser Masterplanner 	<p>Consultation for scheme approval (stationery)</p> <p>Gov code of practice on consultation – 2008</p> <p>Unleashing the potential of residents, JRF, 1995 – a guide to taking an asset based approach to community engagement</p> <p>Community Engagement Methodology eg</p> <p>Planning for Real – a community based engagement tool</p> <p>BREEAM Communities – a framework to help improve, measure and certify the sustainability of large-scale development plans</p> <p>BIMBY Housing Toolkit – a design engagement tool</p> <p>LEED for Neighbourhood Development</p> <p>Co-design techniques</p> <p>Neighbourhood Planning. Guidance – National planning policy framework guide to Neighbourhood planning</p> <p>Community led Design and Development – Design Council Caba</p> <p>Collaborative Planning - Participation not Consultation – Princes Foundation</p>



Activity map – the process





Many different approaches





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Getting the design right

A placemaking approach

Popular design

Connectivity

Safety and security

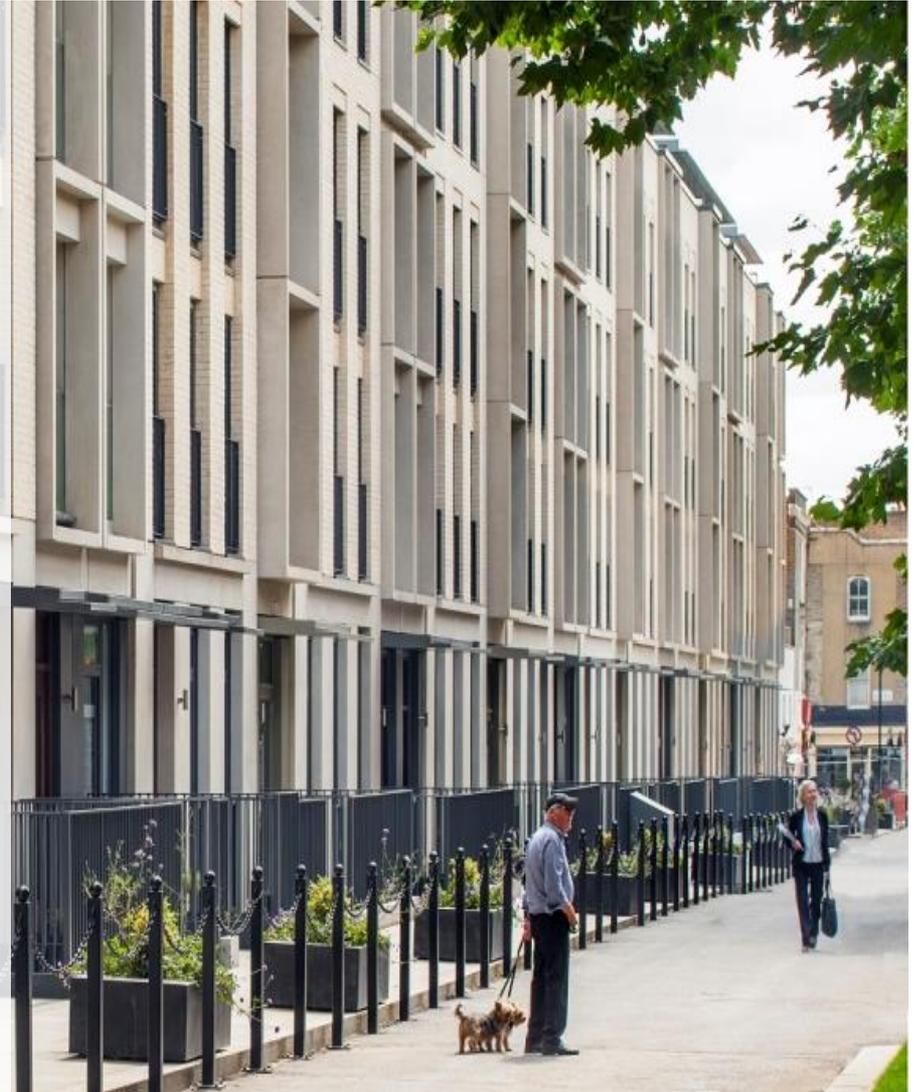
Healthy

Transformed character

Internal environment

Environmentally sustainable

Management





Design priorities

- Clear objectives and vision.
- Robust masterplan and implementation plan.
- Optimised development potential and density.
- Neighbourhood identity and character.
- Mixed neighbourhoods, balance of tenures.
- Connectivity to wider area and linkages with other programmes.
- Resident involvement in masterplanning and design.



Learning from other projects





Ongoing work

Continuing work on:

- Regional networks, CABE experts
- Research on 4 pilots
- True costs of sustaining places
- Place based solutions
- Workshops on themes
- Case studies

