Estate Regeneration National Strategy

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January 2017
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
A key role for local authorities as place leaders

- Place and plan makers
- Elected representatives
- Service commissioners
- Collaborators
- Guardians of quality design
Resident engagement
Engagement with residents should start early and continue throughout regeneration

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

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

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

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

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

**Stage**
- **Preparation**
  - Early community engagement
  - Business Planning (inc Options)
  - Viability testing

- **Planning**
  - Procurement of professional team
  - Masterplanning and design
  - Detailed financial modelling
  - Consents/CPO/Site Assembly

- **Delivery**
  - Re-housing
  - Demolition
  - Infrastructure
  - Construction

**Activity**

**Finance**
- Freeholder’s working capital (equity) (often LAs/RPs).
- Equity/Grants/Loans
- Corporate borrowing
  - Potential for JVs.
- As above + Debt, forward sales, income strips

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

- 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

- **Government Guarantee?**
  - Property
  - Equity
  - Private Investor

- **Estate Owner**
  - Returns

- **JVLP**
  - Engagement
  - Consents
  - CPO
  - Infrastructure
  - Phase 1
  - Phase 2...

- **Stakeholder and community support**
- **Land Value**
- **Income/Profit**
- **Professional appointments**
- **Debt**
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.

<table>
<thead>
<tr>
<th>Key Issues</th>
<th>Key Considerations</th>
<th>Key Participants</th>
<th>Sources</th>
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<tbody>
<tr>
<td>- Empower effective engagement</td>
<td>- Having an honest and open engagement with residents from the outset. Selecting the most appropriate consultation engagement or re-design method so that all parts of the community have effectively participated in the design process.</td>
<td>Community residents</td>
<td>Consultation for advice - Non-Governmental Organisation (NGO) Consultation guidelines.</td>
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<tr>
<td>- Ensure resident commitment</td>
<td>- Securing the commitment and dedication of residents to the regeneration process.</td>
<td>Leaseholders</td>
<td>Understanding the potential of consultation - A guide to taking an efficient and effective approach to community engagement.</td>
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<tr>
<td>- Create a Resident Charter with residents</td>
<td>- Making a clear and bountyful commitment to existing residents and supporting them in the regeneration process.</td>
<td>Volunteers</td>
<td>Planning for Neighbourhood - A community based, engagement tool.</td>
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<tr>
<td>- Visit similar regeneration projects</td>
<td>- Ensuring residents understand the range of options for redevelopment, including the opportunity to remain in their homes.</td>
<td>Community Masterplan</td>
<td>NCP Communities - a Framework to help minimize the need for major developments.</td>
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<tr>
<td>- Ensuring the consultation processes to demonstrate clear evidence of engagement with all community interest groups.</td>
<td>- Setting out a clear vision for the physical, social and economic development of the estate informed by robust engagement with residents.</td>
<td>Co-design technics</td>
<td>Co-Design Approaches - Housing and Development.</td>
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<td>- Making a clear and deliberate commitment to existing residents and set out in a formal document. This could take the form of a residents Charter designed</td>
<td>- Engaging with residents, businesses and other stakeholders, including special interest groups beyond the traditional boundary for their input in the proposals.</td>
<td>Neighbourhood Planning</td>
<td>Collaborative Planning - The Engagement - Design Council UK.</td>
</tr>
</tbody>
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December 2016
Department for Communities and Local Government
Activity map – the process
Many different approaches

- Re-use heritage assets
- Demolish and re-develop
- Re-use and improve
- Infill and densify
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