

Additional Estate Renewal projects option appraisal matrix

New Estate Renewal Scheme – option analysis matrix

Gascoigne West

Basic data and costs

Total number of homes	Total number of tenants	Total number of leaseholders	Property size breakdown	Tenant decant costs	Leasehold buyback costs
180	91	89	37 X 0 bedroom 53 X 1 bedroom 66 X 2 bedroom 24 x 3 bedroom	£500,500	£12,549,300 to £15,058,800

This is a collection of sites along the Abbey Road the St Pauls Road edges of the West side of the Gascoigne, the properties proposed for inclusion are as follows:

- 105 – 135 Abbey Road
- 55 – 87 Tomlins Orchard
- 1 – 16 The Shaftesburys
- 94 – 117 The Clarksons Boundary Road West
- 2 – 55 Linsdell Road
- 28 – 63 Hardwicke Street

Stock condition, maintenance and Decent Homes

The general condition of the internal communal areas within these blocks is poor. The Shaftesbury's and Abbey Road are included in the current Decent Homes contract for internal works to kitchens, bathrooms, heating and rewiring; the other properties included in this site are not identified as those in the highest need but will be undertaken before 2018/19. The estimated costs of the Decent Homes works are £1m.

The general external condition of these blocks is reasonable as they have benefited from investment in new windows and roof works in previous programmes.

Environmental and social considerations

Abbey Road

These properties are made up of both houses and low rise flats where there are both council tenants and owner occupiers. There is a communal public space area in the near vicinity which has had new play equipment fitted. There is small car park in front of the House and Maisonette properties on Abbey Road which is a resident's only zone.

There are currently no management issues or ASB within these blocks

55-87 Tomlins Orchard

This is a small low rise block, which has a play area at the side of the block with a small grassed area and a drying area. It is within 5 minutes walk of the town centre and Barking station

Block inspections have shown that the internal decoration needs to be updated and the area around the outside has to be continually maintained.

There are currently no management or ASB issues within this block.

1-16 The Shaftesburys

These are two low rise blocks which are attached and there is a grassed area at the front and rear of the blocks and a small drying area. As above it is within 5 minutes walk of the town centre and Barking station.

There are currently no management or ASB issues within this block.

94-117 The Clarksons

These are two low rise blocks which are attached, there are grassed areas at the front and rear of the block and a small play area is within the local vicinity.

Block inspections have indicated that the internal decoration to the block require updating.

There are currently no management or ASB issues within this block.

2-55 Linsdell Road

These are small low rise blocks, and most of the blocks are grassed at the front and rear and there are 2-3 large play areas within close vicinity. The blocks are a 5 minute walk from both the town centre and Barking station.

There are currently no management or ASB issues within this block.

28-63 Hardwicke Street

These properties are contained within a number of low rise blocks, all have grassed areas at the front and rear and large drying areas. There is a large play area within the local vicinity. The blocks are a 5 minute walk from both the town centre and Barking station.

A notice of seeking possession has been served on one tenant in Hardwicke Street for ASB. This is being monitored and will be taken to court for eviction should further incidents occur.

All of the above blocks have refuse areas attached and have a regular weekly collection.

Planning and design considerations

This site is the linear edge of the Western side of the Gascoigne Estate and incorporates both flats and houses. The Abbey Road scheme opposite has given this area a 'cliff edge' against the new higher density development on the west of Abbey Road. A much higher density development should be possible in this area.

HRA business planning considerations

Has the rent loss been accommodated within the business plan?	Yes – this has been incorporated into rental income assumptions for 16/17 onwards.
Does the site maximise its economic potential? (E.g. could more or better homes be built and how would that balance with the rental loss)?	The site does not currently maximise its economic potential due to the low density of the homes and the footprint of the site. The significant long term investment requirements of the block, mean that the ongoing costs of the block make it economically unsustainable. Increasing the number of homes on this site would improve its economic viability. Further, the location of the blocks could increase the value of any new homes there, creating an opportunity for the Council to diversify tenures.
Does the site maximise its potential to meet the objectives of the Housing Strategy? (E.g. are the homes fit for purpose and meet the demands of the waiting list)?	The site currently provides a mix of bedsits, 1, 2 and 3 bedroom homes which meet the objectives of the Housing Strategy – although the bedsit accommodation should be replaced with larger 1 bed units. There is a high proportion of leaseholders which will increase the costs of redevelopment. However, the condition of the homes does not meet the reasonable standards which should be provided.
Is investment in the site feasible within the current HRA Business Plan and cash flow?	Yes
Is investment in this site the best used of HRA funds at that point (E.g. are there other priorities which would either improve the economic or social performance of the site)?	This is a priority site for redevelopment due to the poor condition of the homes and the potential to create better quality homes and introduce alternative tenures. The land around the current blocks means that the site creates a good opportunity to develop more homes.

Economic Viability

Delivery options and viability will be tested through the Development process, looking at the tenure mix linked to viability. This site represents one of the highest value areas being within a short distance of the Town Centre

Oxlow Lane – 265 – 285 Rainham Road North & 291- 301 Oxlow Lane

Basic data and costs

Total number of homes	Total number of tenants	Total number of leaseholders	Property size breakdown	Tenant decant costs	Leasehold buyback costs
17	11	6	4 X 0 bedroom 2 X 1 bedroom 11 X 2 bedroom	£60,500	£800,000

Stock condition, maintenance and Decent Homes

The general communal areas and external appearance of these blocks is poor. The block could do with upgrading the flooring (currently concrete) and the door entry system– digi lock system currently. Internal decent homes works are planned for Rainham Road next year, but the properties in Oxlow Lane are not yet identified as in the highest need however they will be surveyed and if they require replacement elements internally this would have been done before the 2018/19. The estimated costs of the Decent Homes works are £170,000

Environmental and social considerations

There is a bus stop about 100 yards in either direction on Rainham Road North. The Eastbrook Public House is roughly about 100 yards and local shops about 150 yards.

There is a large car parking area at the rear of the block which is in need of attention and could be used as possible development. Historically (last three years) there has not been much ASB in the area. The adjacent old Wantz Hall is now being used/run to by the community which hold events.

Planning and design considerations

The site is prominent being on a major junction, but is in easy reach of the station and a higher density scheme would be easily achieved on this site. There could be the possibility of looking at a joint development with the adjacent church that has indicated an interest in redeveloping their current premises.

HRA business planning considerations

Has the rent loss been accommodated within the business plan?	Yes – this has been incorporated into rental income assumptions for 16/17 onwards.
Does the site maximise its economic potential? (E.g. could more or better homes be built and how would that balance with the rental loss)?	The site does not currently maximise its economic potential due to the low density of the homes and the footprint of the site. The long term investment requirements of the block, mean that the ongoing costs of the block make it

	economically unsustainable. Increasing the number of homes on this site would improve its economic viability.
Does the site maximise its potential to meet the objectives of the Housing Strategy? (E.g. are the homes fit for purpose and meet the demands of the waiting list)?	The site currently provides a mix of bedsits, 1 and 2 bedroom homes which meet the objectives of the Housing Strategy – although the bedsit accommodation should be replaced with larger 1 bed units. There is a high proportion of leaseholders which will increase the costs of redevelopment. However, the condition of the homes does not meet the reasonable standards which should be provided.
Is investment in the site feasible within the current HRA Business Plan and cash flow?	Yes
Is investment in this site the best use of HRA funds at that point (E.g. are there other priorities which would either improve the economic or social performance of the site)?	This is a priority site for redevelopment due to the poor condition of the homes and the potential to create better quality homes and introduce alternative tenures. The land around the current blocks means that the site creates a good opportunity to develop more homes.

Economic Viability

Delivery options and viability will be tested through the Development process, looking at the tenure mix linked to viability.

Marks Gate – 168 – 284 Padnall Road, Evens

Basic data and costs

Total number of homes	Total number of tenants	Total number of leaseholders	Property size breakdown	Tenant decant costs	Leasehold buyback costs
53	35	18	9 X 0 bedroom 13 X 1 bedroom 37 X 2 bedroom	£192,500	£3,100,000

Stock condition, maintenance and Decent Homes

These four blocks have had several reports of issues with damp related to condensation. There are also thermal and energy performance issues within the blocks which are caused by the age and design of the stock and their exposed aspect.

Properties located in Padnall Road are included in the current contract for internal decent homes works, contractors are currently on site. The estimated costs of the Decent Homes works are: £350,000.

Environmental and social considerations

Whilst these blocks sit in large areas of open land they do not provide the residents any private open space apart from the provision of some small balconies. Some use of the open space is made during the summer months.

Planning and design considerations

There are currently several large open spaces surrounding the four blocks, this means that the site as a whole has quite a low density. Redeveloping this site has been considered in the past but adjacent to the large open space is the A12 and more work will be required in the present to confirm if major services or culverts are present.

HRA business planning considerations

Has the rent loss been accommodated within the business plan?	Yes – this has been incorporated into rental income assumptions for 16/17 onwards.
Does the site maximise its economic potential? (E.g. could more or better homes be built and how would that balance with the rental loss)?	The site does not currently maximise its economic potential due to the low density of the homes and the footprint of the site. The long term investment requirements of the block, particularly to improve thermal comfort, mean that the ongoing costs of the block make it economically unsustainable.
Does the site maximise its potential to meet the objectives of the Housing Strategy? (E.g. are the homes fit for purpose and meet the demands of the waiting list)?	The site currently provides a mix of bedsits, 1 and 2 bedroom homes which meet the objectives of the Housing Strategy – although the bedsit accommodation should be replaced with larger 1 bed units. There is a high proportion of leaseholders which will increase

	the costs of redevelopment. However, the condition of the homes does not meet the reasonable standards which should be provided.
Is investment in the site feasible within the current HRA Business Plan and cash flow?	Yes
Is investment in this site the best used of HRA finds at that point (E.g. are there other priorities which would either improve the economic or social performance of the site?)	This is a priority site for redevelopment due to the poor condition of the homes and the potential to create better quality homes and introduce alternative tenures. The land that surrounds the block means that there is significant opportunity to increase the overall supply of housing.

Economic Viability

Delivery options and viability will be tested through the Development process, looking at the tenure mix linked to viability.

Sebastian Court

Basic data and costs

Total number of homes	Total number of tenants	Total number of leaseholders	Property size breakdown	Tenant decant costs	Leasehold buyback costs
65	59	6	34 X 1 Bedroom 31 X 3 bedroom	£324,000	£800,000

Stock condition, maintenance and Decent Homes

A recent feasibility study estimated that £2.2million investment is needed to bring this block up to standard. Fire risk assessments that have been carried out highlight numerous high priority interventions that are required.

Within this block there are ongoing issues with the roof leaking as well as the general condition of the internal communal areas being poor. The windows are single glazed crittal windows and offer poor thermal comfort for the residents. The security of the block is not sufficient which is made worse by the layout of the building.

The estimated costs of the internal Decent Homes works required are on average £10k per property.

Environmental and social considerations

This is a medium rise block consisting of 64 flats/maisonettes. It is on a main road and has a grassed area at the front and a car park with garages under the block at the rear. There is no communal garden attached to this block or any private balcony spaces. Upney underground station is within a minute walk from this block. The block has a concierge service between 10a.m. and 2a.m.

There have been a few minor issues of ASB within the block, which are being dealt with. The ASB issues are mostly from sub tenants and residents who are currently housed there by the private sector team on a license.

There has recently been a steering group formed for this block due to management issues such as the ongoing repairs to the roof, the security, ASB and other environmental issues.

Planning and design considerations

The current design of the block is a large slab design which is similar to that of the Linton's and Cleveland Bloomfield and Wakering blocks. The access to the flats is via long corridors with poor surveillance due to storage areas. The development opportunities for this site are limited due to infill housing built in Meadow Close adjacent to the site. The site could achieve a similar density with the use of duplex units with ground floor access and flats above. |

HRA business planning considerations

Has the rent loss been accommodated within the business plan?	Yes – this has been incorporated into rental income assumptions for 16/17 onwards.
Does the site maximise its economic potential? (E.g. could more or better homes be built and	The site does currently maximise its economic potential due to the density of the homes and

how would that balance with the rental loss)?	the small footprint of the site. However, the long term investment requirements of the block mean that the ongoing costs of the block make it economically unsustainable. Its proximity to Upney tube station suggests that the site would have a reasonable value for rent.
Does the site maximise its potential to meet the objectives of the Housing Strategy? (E.g. are the homes fit for purpose and meet the demands of the waiting list)?	The site currently provides a mix of 1 and 3 bedroom homes which meet the objectives of the Housing Strategy. These homes are mostly rented. However, the condition of the homes does not meet the reasonable standards which should be provided.
Is investment in the site feasible within the current HRA Business Plan and cash flow?	Yes
Is investment in this site the best used of HRA funds at that point (E.g. are there other priorities which would either improve the economic or social performance of the site)?	This is a priority site for redevelopment due to the poor condition of the homes and the potential to create better quality homes and introduce alternative tenures.

Economic Viability

Delivery options and viability will be tested through the Development process, looking at the tenure mix linked to viability.

Thames View Estate – 53 – 135 Roxwell Road and 1 & 3 Stebbing Way

Basic data and costs

Total number of homes	Total number of tenants	Total number of leaseholders	Property size breakdown	Tenant decant costs	Leasehold buyback costs
41	35	6	9 X 0 bedroom 1 X 1 bedroom 31 X 2 bedroom	£192,500	£875,000

Stock condition, maintenance and Decent Homes

The general condition of the communal areas in these blocks is poor and in need of updating. The external perimeter fences are also poor and are nearing the end of their life span.

The communal wiring and lighting is due for renewal and would be included in the next programme of works of this nature.

The windows of 35 – 135 Roxwell Road have an estimated 20 years of life remaining and the pitched roof has 7. These properties are programmed to receive new internal multiple elements as part of the Decent Homes Programme. The estimated costs of the Decent Homes works are on average £10k per property.

Environmental and social considerations

The arrangement of the properties and adjacent park areas do lead to some anti social behaviour issues in the area.

Planning and design considerations

This site is adjacent to Newlands Park with access and parking currently in Stebbing Way. The site has easy access from both Roxwell Road and Stebbing Way. The position of the site next the park is attractive and it is also a regular shape, consideration should be given in the design process to the way any future development addresses the park and surrounding roads.

HRA business planning considerations

Has the rent loss been accommodated within the business plan?	Yes – this has been incorporated into rental income assumptions for 16/17 onwards.
Does the site maximise its economic potential? (E.g. could more or better homes be built and how would that balance with the rental loss)?	The site does not currently maximise its economic potential due to the low density of the homes. Alternative tenures could be provided on the site.
Does the site maximise its potential to meet the objectives of the Housing Strategy? (E.g. are the homes fit for purpose and meet the demands of the waiting list)?	The site currently provides a mix of bedsits, 1 and 2 bedroom homes which meet the objectives of the Housing Strategy – although the bedsit accommodation should be replaced with larger units. These homes are mostly rented. However, the condition of the homes does not meet the reasonable standards which should be provided.

Is investment in the site feasible within the current HRA Business Plan and cash flow?	Yes
Is investment in this site the best used of HRA finds at that point (E.g. are there other priorities which would either improve the economic or social performance of the site?)	Redevelopment of this site would create additional homes within the borough and is an opportunity to diversify the tenures available to residents.

Economic Viability

Delivery options and viability will be tested through the Development process, looking at the tenure mix linked to viability.