

Summary of Appraisal Matrix

Site	Summary of option Matrix
Gascoigne West	<p>The area 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 ideally be replaced with larger 1 bed units. There are a high proportion of leaseholders which will increase the costs of redevelopment. Whilst the conditions of the homes are not the worst in the proposed programme this site has the ability to meet a number of additional regeneration objectives and by utilising the Housing Zone funding it has 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.</p>
Oxlow Lane and Rainham Road	<p>The area 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 ideally be replaced with larger 1 bed units. This site occupies a prominent location at a major road junction and is within 10 minutes walk of Dagenham East Station. The site is currently very low density and redevelopment would provide the opportunity to maximise its economic potential.</p>
Sebastian Court	<p>The block currently provides a mix of 2 and 3 bedroom flats in a high rise block with a number of concerns relating to Decent Homes including major issues with the roof. 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. The windows are single glazed crittal windows and offer poor thermal comfort for the residents. The security of the block is not sufficient</p>

	<p>which is made worse by the layout of the building. The redevelopment options for the site will need to be carefully considered as this block occupies a small footprint due to the redevelopment of the adjacent garage areas some years ago. Due to the condition of the block this is considered the highest priority for immediate action.</p>
<p>Padnall Road</p>	<p>The area currently provides a mix of bedsits, 1, and 2 bedroom homes which meet the objectives of the Housing Strategy – although the bedsit accommodation should ideally be replaced with larger 1 bed units. These blocks sit within a large area of open land adjacent to the main A12 road. There are 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 and there is particular concern about dampness and condensation. The areas of open land will require more site investigation to establish the extent of development that is possible but this site represents the opportunity to provide a larger number of homes of all types.</p>
<p>Roxwell Road and Stebbing Way</p>	<p>The area currently provides a mix of bedsits, 1 and 2 bedroom homes which meet the objectives of the Housing Strategy – although the bedsit accommodation should ideally be replaced with larger units. There are a small number of Leaseholders in this area. However, the condition of the homes does not meet the reasonable standards which should be provided and the site of the blocks and adjacent parking areas represent the opportunity to increase housing numbers, diversify tenure and better address the park and road frontages.</p>