



HOUSING VISION

Charlemont, Tibbington and Durham Estate Masterplans

Client: Sandwell MBCI

In collaboration with John Thompson & Partners

INTRODUCTION

The masterplans, produced separately for each of the three estates, addressed three key challenges:

- Matching the supply of housing to demand and identifying ways of promoting choice, including options for aspirational and affordable housing;
- Improving overall housing quality and securing the sustainability of potentially vulnerable neighbourhoods; and
- Identifying appropriate delivery options.



BACKGROUND AND CONTEXT

The estates occupied three contrasting locations across Sandwell and the approach developed had to be tailor made for each.

Charlemont, a 1960's estate of mixed property types and tenures, includes a significant high-rise component, and is a fragmented neighbourhood with poor local facilities;

Previous and continuing demolition on the 1960's Durham estate created the potential for comprehensive re-development in a popular locality on the Birmingham boundary.

Tibbington is well located and consists mainly of inter-war low density local authority houses but is highly deprived with problems focused more on social conditions than its physical fabric.

PROJECT APPROACH

The project began with a review of key strategies, policies and research at a time when the financial crisis was just beginning to be understood.

Housing Vision's role was then to develop a detailed cross-tenure profile of each estate and to assess their potential in the housing market as the basis for scenario modelling of the options for intervention. Practical recommendations were centred on bringing supply and demand into closer alignment and improving housing choice.

Comprehensive community and stakeholder engagement lay at the heart of the process, in which

Housing Vision undertook a tailored and in-depth Housing Market Assessment exercise for each estate.

CONCLUSIONS AND RECOMMENDATIONS

For the Charlemont estate, the key intervention was focused on the high-rise blocks. Partial demolition was recommended, with the retention of one block for conversion to a *Vertical Warden Scheme*, and another to provide *access housing* – subject to refurbishment and comprehensive housing management – for single people, couples and families, possibly with an internal differentiation of floors by age/client group.

At Tibbington, the priority was the need to provide housing with care and aspirational housing for older people to persuade them to downsize from family homes, along with the development and/or acquisition of homes for the intermediate housing market to help to diversify both tenure and social mix.

Recommendations for the Durham estate focused on the future of the estate's only high-rise block that had already been subject to a programme of partial investment. It was recommended that this should be retained as an important resource of affordable and spacious 2 bed housing in a higher value area, Re-modelling was seen as the other primary driver of intervention, particularly the need to replace maisonettes with a range of more conventional family housing across all tenures.

SO WHAT?

All Housing Vision output has to pass our simple “So what” test – “So what does this mean for the client or householder?” and “So what practical applications can this information be used for?”.

This test means that everybody is able to understand how the research and analysis has been conducted **and** the final results; how conclusions have been reached **and** how they can best be applied.

So, it's as simple as that.

So what for this project ...

The Assessment undertaken enabled Sandwell Council and its partners to identify the distinctive trajectory of each estate and the options available to meet current and future housing requirements and preferences.

WHAT WE OFFER

Established in 2001, Housing Vision has completed over 100 projects for local authorities and housing associations; for the private sector and for sub-regional consortia, regional and national bodies including the CRC and HCA. We can offer the following core services:

Dynamic Area Profiles

GIS-based profiles of user-defined areas incorporating demographic, housing, health, education and socio-economic data to provide 20 year projections of change.

Site/Place-Based Housing Market Assessment

We have undertaken over 50 Assessments to determine the market potential of sites proposed for development, including affordable housing requirements.

Strategic Housing Market Assessment

We have completed analyses of housing need and housing market dynamics at local authority and sub-regional levels throughout the country.

Neighbourhood Sustainability Appraisals

We construct social, economic and housing profiles to determine the sustainability of local housing areas, then identify the interventions required to secure their future.

Research and Intelligence

We undertake challenging and original research, for example a sheltered housing sustainability toolkit and analysis of the interrelationship between housing and health.

Policy Review, Analysis and Revision

We specialise in reviewing and refining policies, for example, a project to evaluate the effectiveness of delivering affordable housing in the Bristol sub-region.

Strategic Development

We work with officers and stakeholders to develop housing and related policies and strategies at sub-regional, local authority and neighbourhood levels.

Testimonials

We work hard for and with our clients, and here are just a few of their views:

“The report produced by HVC was very, very good. It was clear, could be read and understood by a wide range of people”.

“One of the most successful aspects was the working relationship and communication; the sense of joint working and good engagement”.



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For further information please contact Dr Richard Turkington at:

e: info@housingvision.co.uk

w: www.housingvision.co.uk

m: 07714 106386

t: 01886 833118

f: 01886 830102