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Northampton East
Estates Review Round Two

November 2009

NORTHAMPTON
BOROUGH COUNCIL

NORTHAMPTON EAST PFI

ESTATES REVIEW ROUND TWO

1. Introduction

1.1. Northampton Borough Council (NBC) has asked AECOM Design + Planning (formally EDAW) to rerun the estates prioritisation process that was previously undertaken as part of the original Private Finance Initiative (PFI) Round 6 Expression of Interest (EOI) in October 2008.

1.2. This review helps to identify the scope for transformational change on each estate and will inform a decision by the PFI Project Board and NBC Cabinet on the final two estates to include in the EOI. A reduction in the number of estates will reduce the level of PFI credits required by NBC to around £100m.

1.3. The four estates included in the original EOI were Bellinge, Blackthorn, Eastfield and Thorplands. Whilst this review identifies the two estates with the greatest potential for transformational change, it is important to note that there is significant scope for such change on all four estates and all are in need of regeneration.

1.4. "Transformational change" is taken to mean a complete alteration to the neighbourhood rather than simple refurbishment and replacement, which will lead to a dramatic improvement to the layout and appearance of the area as a place to live. The guidance document to support bids made as part of the original EOI in October 2008 stated it funds regeneration projects that can achieve 'transformational change' by:

- Improving the design, quality and diversity of housing

- Improving the reputation of and demand for housing on selected estates

- Providing more affordable rented housing

- Creating employment opportunities

- Supporting communities

1.5. Additionally, this work has been used to engage residents and members in agreeing the process by which the final decision will be made.

1.6. The estates review assessment considered four areas:

Stock condition need	
Socio-economic need	**Site capacity/design**
Estate popularity	

1.7. Stock condition need, socio-economic need and estate popularity are assessed to identify the need for transformational change. Once need has been established, a site capacity assessment will be made, which will assess potential for transformational change via the PFI scheme.

1.8. The datasets and the assessment criteria for each element are set out at the beginning of each sub-section. Where possible, we have scored estates against the NBC average or another suitable average related to the dataset. In other instances, we have used the estates ranking to derive a score. All assumptions are clearly stated. The scores are set out on a 1 to 5 scale, with 1 used to indicate the most need or most potential for transformational change and 5 the least need or potential. It is important to bear in mind that PFI is more suitable for higher levels of investment need.

1.9. It should also be noted that on Eastfield, not all properties on the estate were included in the original PFI EOI. Therefore only those properties identified as potentially part of the PFI scheme have been assessed (a total of 213 properties out of 578), unless otherwise stated. In most cases it is Eastfield flats which are included and Eastfield houses in council ownership which are not in the current proposal.

1.10. As part of the PFI EOI, Potential Infill Sites (PIS) were established on parts of the estates where demolition and redevelopment through infill was deemed appropriate, as opposed to refurbishment. As these are subject to HCA approval they are indicative and will require further work and consultation with residents should an estate be taken forward through PFI funding. To this end, they have not been consulted on as part of any previous consultation in relation to the PFI EOI and should not be used until approval is received from the HCA and appropriate further feasibility work undertaken (likely to be at Outline Business Case (OBC) stage).

1.11. Where Potential Infill Sites (PIS) are used to support assessment criteria, revised PIS boundaries have been used. These represent an amendment from the original PIS put forward in the October 2008 EOI. These new sites represent the outcome of a review undertaken by NBC and AECOM Design + Planning to maximise the potential for physical transformational change across the estates by creating larger sites and more viable development opportunities. It should be noted that to ensure consistency with the previous submission to the HCA, the PFI model that will be submitted in early 2010 with the revised EOI, will be based on the original October 2008 PIS. The revised PIS will instead be used as part of the evidence base that will inform further work towards the Outline Business Case, which is the next stage of the PFI process, once the EOI has been approved. The revised PIS have been used to indicate the maximum potential on each estate for the sole purpose of this review.

1.12. This report is based on providing an assessment framework for both the need and capacity for transformational change through the PFI housing scheme. It is therefore focused on physical housing issues and projected housing interventions and not wider aspects of transformational change that might be required or possible on the estates. It has been assumed that Housing PFI investment in the estates will act as the catalyst for such change, and as such could help bring about improvements to social, green and transport infrastructure. This in turn could lead to improved life chances for residents, healthier and safer lives and more sustainable living patterns. Much of this will be identified and realised through more detailed design and

development phases should proposals for the estate be realised. However, it is beyond the scope of this report to try and assess either the need or capacity of the estates in these areas.

2. STOCK CONDITION

2.1. Stock condition has been assessed by looking at projected 30-year investment costs per dwelling, averaged across each estate and then compared to the NBC average. Furthermore, the average of the combined actual costs for preparing void properties and undertaking responsive repairs has also been compared, again against the NBC average. In effect, it is contended that areas which need more investment are more suitable for the PFI approach.

30-year investment costs per dwelling

2.2. The average 30-year investment costs across NBC are £24,819 per flat and £29,655 per house. Each estate therefore has a different typical average depending on the mix of flats and houses. The estates with average costs higher than this derived average will score low as it is assumed that the stock is in a poorer condition on the basis that their investment costs are higher than the average. Based on an assessment of all Council-owned properties across each of the four estates, the estates are scored below.

- 5% to 7% below the average – SCORE 5 (lowest investment need)

- 2% to 4% below the average – SCORE 4

- Minus 1% to Plus 1% above the average – SCORE 3

- 2% to 4% above the average – SCORE 2

- 5% to 7% above the average – SCORE 1 (highest investment need)

2.3. The 30-year investment table relates to the maps as set out in Appendix 1.

Estate	Total 30-year investment cost derived NBC borough average	Total 30-year investment costs estate average	% difference	Score (highest investment / poorest condition scores 1)
Bellinge	£29655	£30571	3%	2
Blackthorn	£28951	£27261	-6%	5
Thorplands	£27475	£29148	6%	1
Eastfield	£25682	£25333	-1%	3

Cost of preparing voids for habitable use and responsive repairs

2.4. The average costs per dwelling involved in preparing voids for habitable use, along with the costs associated with responsive repairs has also been assessed against the NBC average, as another proxy for stock condition. The assumption is that the higher the costs of void preparation and responsive repairs, the poorer condition of the stock. The data is taken from April 2006 through to September 2009 (3 ½ years).

2.5. The average annual cost for the combined voids and responsive repairs across NBC is £951. The four estates have been scored against this as set out below:

- 16% to 25% below the average – SCORE 5 (lowest expenditure)

- 15% to 5% below the average – SCORE 4

- Minus 4% to 5% above the average – SCORE 3

- 6% to 15% above the average – SCORE 2

- 16% to 25% above the average – SCORE 1 (highest expenditure)

Estate	Average combined cost	% difference from the average	Score
Bellinge	£1122	18%	1
Blackthorn	£770	-19%	5
Thorplands	£865	-9%	4
Eastfield	£1027	8%	2

Stock condition summary

2.6. The summary analysis captures properties that would be in line for refurbishment as well as those which could be replaced, and is summarised below.

Estate	30-yr investment costs	Cost of preparing voids and responsive repairs	Stock condition section total
Bellinge	2	1	1.5
Blackthorn	5	5	5
Thorplands	1	4	2.5
Eastfield	3	2	2.5

3. SOCIO-ECONOMIC NEED

3.1. Socio-economic need has been assessed using the same Index of Multiple Deprivation (IMD) data analysed for the October 2008 EOI. The overall IMD score has been used and not specific elements within it. This is because it is expected that the PFI scheme will act as a catalyst for wider regeneration of the area that should serve to affect all need and not just housing related issues. The scoring system is set out below.

3.2. Where the majority of an estate falls within:

- The 5-10 per cent most deprived wards in the UK – SCORE 1 (highest priority)

- The 11-20 per cent most deprived wards in the UK – SCORE 2

- The 21-40 per cent most deprived wards in the UK – SCORE 3

- The 41-60 per cent most deprived wards in the UK – SCORE 4

- The 61-100 per cent most deprived wards in the UK – SCORE 5 (lowest priority)

3.3. The map in Appendix 2 demonstrates that the large majority of Eastfield is among the 5-10 per cent most deprived wards in the UK, scoring one. Approximately two-thirds of Bellinge is among the most deprived 5-10 per cent of wards, and the other third falls in the 21-40 per cent band – on balance we therefore score Bellinge as two. All of Thorplands is among the most deprived 11-20 per cent of wards in the UK, scoring two. Blackthorn is split: approximately half the estate (the central area) lies in the 11-20 per cent range, while the other half (areas to the south and east) fall in the more prosperous 21-40 per cent range. On balance, we score Blackthorn 2.5 Accordingly, the four estates have been scored in terms of socio-economic need as follows:

Estate	Score by IMD (most deprived scores lowest)
Bellinge	2
Blackthorn	2.5
Thorplands	2
Eastfield	1

4. ESTATE POPULARITY

4.1. Estate popularity was assessed using results from the recent residents' survey.

Residents' survey

4.2. Data for 'net satisfaction with condition of house and immediate area' was averaged across the three measures (condition of immediate area, external and internal) and scored as follows:

- Average satisfaction of minus 6 to minus 15 – SCORE 1 (least popular)

- Average satisfaction of 5 to minus 5% – SCORE 2

- Average satisfaction of 6 to 15 – SCORE 3

- Average satisfaction of 16 to 25 – SCORE 4

- Average satisfaction of 26 and above – SCORE 5 (most popular)

Estate	Net satisfaction with condition of: immediate area / external / internal	Average of satisfaction figures	Score by satisfaction (least satisfied residents scores 1)
Bellinge	36% / 48% / 28%	37	5
Blackthorn	-1% / 23% / 28%	17	4
Thorplands	-28% / -15% / 12%	-10	1
Eastfield	-27% / -25% / 18%	-11	1

5. NEEDS-BASED SUMMARY AND RECOMMENDATIONS

5.1. The table below summarises the analysis across all the three 'needs measures'. In each case, the lowest score indicates the estate identified through the estates review model as most in need of transformational change through PFI investment.

Estate	Stock condition, total score	Socio-economic need, total score	Estate popularity, total score
Bellinge	1.5	2	5
Blackthorn	5	2.5	4
Thorplands	2.5	2	1
Eastfield	2.5	1	1

5.2. It is possible to rank the estates against each of the three elements as described and set out in the table below (lowest rank equals highest priority).

Estate	Stock condition, rank	Socio-economic need, rank	Estate popularity, rank	Average ranks
Bellinge	1	2	4	2.3
Blackthorn	4	4	3	3.7
Thorplands	2	2	1	1.7
Eastfield	2	1	1	1.3

- Eastfield performs worst in socio-economic need and is second worst in estate popularity and joint second worst performer in stock condition.

- Thorplands performs worst in estate popularity and joint second worst in socio-economic need and stock condition.

- Bellinge performs worst in stock condition and is the joint second worst in terms of socio-economic need but second best in estate popularity (i.e. is second most popular).

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- Blackthorn has the best stock condition, and performs reasonably in the other categories.

- These scores are not weighted, that is, no factor has been assumed to be more important than any other.

6. SITE CAPACITY/DESIGN

6.1. The site capacity/design assessment is based on the revised Potential Infill Sites (PIS) that were developed in partnership with NBC (shown in Appendix 1).

6.2. The PIS were identified based partly on an urban design analysis undertaken for the Strategic Regeneration Framework, which was appended to the October 2008 EoI submission. PIS within each estate were identified based on the following visual criteria:

- Continuity and enclosure

- Quality of the public realm

- Ease of movement

- Character

- Legibility

- Adaptability

- Diversity

6.3. The original methodology for identifying PIS that was submitted as part of the October 2008 EoI was also based on an assessment of stock condition per dwelling against the borough average (using decent homes costs as a proxy), along with an assessment of relative deprivation on the estates using the Indices of Multiple Deprivation (IMD) 2008.

6.4. Where dwellings performed badly against these criteria a further assessment was made, based on the extent to which their location formed a viable development site (i.e. where they were next to other council owned properties, or next to poor quality open space and where they could be combined to form a development site). These sites were originally identified as PIS. At this point NBC did not wish to include significant numbers of leaseholder properties or any freehold properties within the PIS as there were concerns about a reliance on a commitment to high levels of acquisitions at the Expression of Interest stage.

6.5. In April 2009, AECOM undertook a follow up site visit to re-confirm the original PIS areas and presented the findings to the PFI Steering Group. At this point a decision was taken to consider expanding the PIS sites, where appropriate based on the visual criteria, to create more viable development opportunities that would have an improved opportunity in leading to transformational change across the estates. The revised PIS areas include an increased number of leaseholders and freeholder properties as there is an acknowledgment that an extended

acquisition strategy might be necessary to realise the scale of change necessary to encourage viable development and lead to transformational change.

6.6. The PIS areas are now therefore expanded to include more properties and larger areas of each estate. Some small non-viable PIS areas have been removed as it was felt that on balance these areas would be less viable due to their location and proximity to existing freehold properties.

6.7. It should be noted that on Eastfield, an additional variable is included. A number of corner properties, currently flats, are included to be remodelled into family homes. This would result in four flats in each block becoming two houses. Furthermore, where these corner properties include at least one leaseholder, the remaining tenanted properties within this block are identified for refurbishment instead or remodelling. It would not be viable to acquire the leaseholder properties necessary to enable remodelling of these tenanted properties.

Number of council homes for demolition

6.8. This measure assesses the number of council homes to be demolished within each estate's PIS, expressed as a percentage of the total number of council homes across each estate. A high percentage of properties to be replaced is awarded a low score, suggesting an increased opportunity or potential to achieve transformational change.

6.9. The proportion of council homes that could be demolished and replaced based on the PIS is scored as follows:

- 81 to 100 per cent demolition – SCORE 1 (highest proportion)

- 61 to 80 per cent demolition – SCORE 2

- 41 to 60 per cent demolition – SCORE 3

- 21 to 40 per cent demolition – SCORE 4

- 0 to 20 per cent demolition – SCORE 5 (lowest proportion)

Estate	Tenanted properties in PIS (for demolition)	Tenanted properties outside PIS	Proportion of council homes for demolition	Score (low proportion scores 1)
Bellinge	181	107	63%	2
Blackthorn	135	442	23%	4
Thorplands	191	387	33%	4
Eastfields	125	332	27%	4

6.10.   It should be noted that the Eastfield figure includes properties for remodelling as well as demolition. Moreover, all Eastfield tenanted properties are included in this analysis, not just those within the proposed PFI EOI as this measure is linked to the transformational change of the whole estate.

Number of right-to-buy properties

6.11.   This measure (mapped in Appendix 4) assesses the number of right-to-buy properties to be acquired within each estate's PIS, expressed as a ratio of the development footprint (in dwellings per hectare). Each privately owned home would have to be purchased back by the Council or its partners before any demolition and replacement could take place. A high ratio would suggest potential viability issues with such development, and thus receives a high score (indicating a lower priority for intervention).

- 0.00 - 3 right-to-buy households per hectare of PIS – SCORE 1 Lowest proportion of RTBs)

- 3.1 - 6 right-to-buy households per hectare of PIS – SCORE 2

- 6.1 - 9 right-to-buy households per hectare of PIS – SCORE 3

- 9.1 - 12 right-to-buy households per hectare of PIS – SCORE 4

- 12.1 - 15 right-to-buy households per hectare of PIS – SCORE 5 (highest proportion of RTBs)

Estate	Hectares	No. of right-to-buy properties	Right-to-buy PIS density (Hhd/Ha)	Score (low ratio scores 1)
Bellinge	6.03	22	3.65	2
Blackthorn	5.35	14	2.62	1
Thorplands	3.83	31	8.09	3
Eastfields	4.19	59	14.10	5

Number of sheltered properties

6.12.   This measure assesses the number of sheltered properties occupied by tenants over retirement age within each estate's PIS, expressed as a proportion of the number of tenanted properties. A high ratio would suggest potential issues around the disturbance of elderly or frail tenants with such development, and thus receives a high score (indicating a lower priority for intervention).

- 0-10% sheltered properties within the PIS – SCORE 1 (least number of sheltered or older persons' accommodation)

- 11-20% sheltered properties within the PIS – SCORE 2

- 21-30% sheltered properties within the PIS – SCORE 3

- 31-40% sheltered properties within the PIS – SCORE 4

- 41-50% sheltered properties within the PIS – SCORE 5 (highest number of sheltered or older persons accommodation)

Estate	No. of sheltered properties	No. of tenanted properties	% of sheltered properties	Score (low ratio scores 1)
Bellinge	87	181	48%	5
Blackthorn	45	577	8%	1
Thorplands	0	125	0%	1
Eastfield	6	135	4%	1

In summary, Bellinge has a high proportion of homes occupied by elderly people and sheltered homes and re-modelling would therefore be most problematic.

Potential development opportunity

6.13.   This measure is based on a high level (desk top) assessment of the potential development opportunity of each PIS based on density and household size mix.

6.14.   A density of 62 dwellings per hectare was established as an indicative target in the October 2008 EOI for development on opportunity sites. While this is not established policy, it provides a basis for assessment ahead of more detailed work to set out planning requirements. The housing mix targets are also based on the agreed split as set out in the October 2008 EOI and consistent with current planning policy. These are 65 per cent private housing and 35 per cent intermediate tenure, of which 70 per cent should be social rented and 30 per cent shared

ownership/equity and other intermediate tenure options. The previously agreed split of property size for different tenures has also been used.

6.15.   The development potential of each estate is based on the combined size of the identified PIS on each estate and the density assumption set out in paragraph 6.8 above. For this exercise, it is assumed that all demolished tenanted properties on the estate would be replaced, with tenants re-housed as part of the new development. Therefore the high level calculation of the potential for new properties on the estate is made after the total number of existing tenanted properties required to be rebuilt has been accounted for.

BELLINGE	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
Additional social rented	5	14	21	5	2	47
Affordable	0	12	6	2	0	20
Private	38	69	13	6	0	126
TOTAL (NET)	**43**	**95**	**40**	**13**	**2**	**193**

BLACKTHORN	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
Additional social rented	5	14	22	5	2	48
Affordable	0	12	6	2	0	21
Private	38	70	13	6	0	128
TOTAL (NET)	**43**	**97**	**41**	**13**	**2**	**197**

THORPLANDS	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
Additional social rented	3	8	12	3	1	28
Affordable	0	7	4	1	0	12
Private	22	40	7	4	0	73
TOTAL (NET)	**25**	**55**	**23**	**8**	**1**	**113**

EASTFIELD	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
Additional social rented	3	9	14	3	2	30
Affordable	0	8	4	1	0	13
Private	24	44	8	4	0	81
TOTAL (NET)	**27**	**61**	**26**	**8**	**2**	**124**

6.16. The figures provided in the tables above were scored based on total provision of new housing, as follows:

- 161 to 200 new dwellings – SCORE 1 (greatest potential for additional housing)

- 121 to 160 new dwellings – SCORE 2

- 81 to 120 new dwellings – SCORE 3

- 41 to 80 new dwellings – SCORE 4

- 0 to 40 new dwellings – SCORE 5 (lowest potential for net additional housing)

Estate	Total additional housing	Score
Bellinge	193	1
Blackthorn	197	1
Thorplands	113	3
Eastfield	124	2

Re-profiling the tenure mix

6.17. This measure sought to assess the PIS' impact on the mix of tenures as a means to demonstrate the achievement of transformational change. The current tenure mix was compared to the future projected tenure mix achievable through redevelopment of the PIS as shown:

EXISTING ESTIMATED TENURE	TENANTED		INTERMEDIATE		PRIVATE		TOTAL
Estate	Total	%	Total	%	Total	%	
Bellinge	288	39%	0	0%	459	61%	747
Blackthorn	577	48%	0	0%	629	52%	1206
Thorplands	457	33%	0	0%	944	67%	1401
Eastfield	578	56%	0	0%	452	44%	1030

FUTURE ESTIMATED TENURE	TENANTED		INTERMEDIATE		PRIVATE		TOTAL
Estate	Total	%	Total	%	Total	%	
Bellinge	335	37%	20	2%	562	61%	918
Blackthorn	625	45%	21	1%	743	53%	1389
Thorplands	485	33%	12	1%	986	67%	1483
Eastfield	608	56%	13	1%	474	43%	1095

6.18.   A summary table of the estimate actual and future proportions of each tenure is set out below.

Estate	Tenanted	Intermediate	Private
Bellinge existing	38.6%	0.0%	61.4%
Bellinge future	36.5%	2.2%	61.3%
Blackthorn existing	47.8%	0.0%	52.2%
Blackthorn future	45.0%	1.5%	53.5%
Thorplands existing	32.6%	0.0%	67.4%
Thorplands future	32.7%	0.8%	66.5%
Eastfield existing	56.1%	0.0%	43.9%
Eastfield future	55.5%	1.2%	43.3%

6.19.   Due to the small amount of new build properties relative to the large amount of existing properties, the changes achieved through this calculation are not statistically significant and no scoring was undertaken.

6.20.   It should be noted that due to the lack of available data, the freehold properties are an estimate based on a hand count of the number of properties from the OS base map.

Site capacity/design summary

6.21.   The table below summarises the three measures described above. In each case, the lowest score indicates the estate with greatest capacity for change:

Estate	No. council homes for demolition	No. right-to-buy properties	% of sheltered properties	Potential dev. opportunity	Site capacity / design section average
Bellinge	2	2	5	1	2.7
Blackthorn	4	1	1	1	1.0
Thorplands	4	3	1	3	2.3
Eastfield	4	5	1	2	2.7

7. Consultation

7.1. To support the development of the final Estates Review and feed into the decision making process, AECOM Design + Planning and NBC held a number of walk in exhibitions, which were preceded by a series of meetings to gain views on the emerging picture. These were:

- PFI Project Team and Project Board – held on 1st October at the Guildhall

- Local ward Councillors – held on 7th October at the Guildhall

- Strategic stakeholders – held on 8th October at the Guildhall

- Bellinge residents – held on 13th October at Bellinge Community Centre

- Thorplands residents – held on 15th October at Thorplands Community Shop

- Blackthorn residents – held on 20th October at Children's and Community Centre

- Eastfield residents – held on 22nd October at St Albans Church

7.2. Letters were sent to all residents on the estates inviting them to attend an exhibition, widening out the base from previous consultation that focussed on tenants and leaseholders.

7.3. At each of these sessions, exhibition boards explaining the methodology of the Estates Review were set out and participants were given a guided explanation of their contents by either an AECOM Design + Planning consultant or an NBC officer.

7.4. The 10 PFI Regeneration Principles established during the previous consultation with residents and stakeholders in early 2008 were also exhibited. Details of the feedback on this element will be included in the revised EOI.

PFI Project Team and Project Board, local ward councillors and strategic stakeholders

7.5. These sessions were designed to both test the methodology and ensure the message was clear and acceptable prior to the resident focused events. A number of suggestions in terms of amendments to wording, images and diagrams were made and subsequently taken forward.

7.6. Local ward councillors who attended their workshop expressed broad approval of the exhibition boards, the level of consultation proposed and the overall approach in terms of the methodology. Blackthorn ward councillors highlighted concerns previously raised with NBC, that the estate's boundary as defined in the original PFI submission did not include the most deprived and problematic part of the estate. It was explained that the PFI boundaries were based on existing NBC estate boundaries and that the area in question fell into Goldings Estate. It is not possible to add in further geographical areas at this stage and that we have to continue with the four estates as identified in the October 2008 EOI. It was also explained that NBC were aware of the specific issues raised by the councillors and a non-PFI solution was being explored in a specific area of the Goldings estate to resolve it.

7.7. At both the PFI Project Team and strategic stakeholder sessions the need to widen the assessment of transformational change in the Estates Review beyond physical development was discussed. The assessment does include the Indices of Multiple Deprivation (IMD) to assess need for change. It was concluded that as the PFI money is based on redevelopment and refurbishment of housing, which should subsequently act as a catalyst for wider social, economic and environmental change. Therefore at this level, an assessment largely focused on this type of physical development (but including the IMD) was appropriate. Once the final estates have been agreed, further work through the Outline Business Case will then be required to realise the maximum potential for wider transformational change based on the scope and breadth of housing change. Complementary regeneration programmes will then be developed to ensure that the maximum benefit is achieved for local people.

Resident exhibitions

7.8. The four resident exhibitions were attended by approximately 75 people. All visitors were taken round the boards either individually or in groups and the methodology explained and questions answered.

7.9. A questionnaire was provided for participants to complete, asking for feedback on the methodology. Respondents were asked to comment on whether they thought the methodology for each of the four elements of the criteria (stock condition, social and economic need, estate popularity and capacity) was suitable. The findings and comments are set out below:

Criteria	Yes	No	Don't know
The need for change - condition of the council's housing stock	96%	2%	2%
The need for change - social and economic need	100%	0%	0%
Popularity of the estates	78%	9%	13%
Opportunity for most change	89%	9%	2%

7.10.   The responses both during the exhibitions and through the questionnaire illustrate a broad consensus among residents that the process for decision making is seen as reasonable.

7.11.   A suggestion raised by some residents was that the potential available PFI credit should be shared around the four estates, rather than focused on two. Residents were informed that it was not felt that using the PFI money across all four estates would make the necessary impact and thus lead to the required transformational change. Indeed, it was felt that it would not be possible to demonstrate the ability to deliver the necessary level of change to the HCA to enable them to approve the revised EOI in early 2010. Furthermore, residents were informed that NBC Cabinet had already taken a strategic decision to focus resources to maximise impact, rather than make less of an impact over a wider area.

7.12.   One respondent raised a point about weighting the criteria. However, this has not been taken forward as it would be difficult to demonstrate objectivity in any weighting measure proposed (i.e. that one factor was more important than another). All other respondents were happy with the process as outlined.

Conclusions on consultation and engagement

7.13.   The consultation sessions were extremely valuable in explaining the complex and difficult decision that NBC Cabinet needs to make. Among residents that attended the exhibitions, there was broad consensus that the approach was fair and covered the main areas that should be assessed in order to make a final decision.

7.14.   During the consultation sessions, residents were also invited to join a Resident Steering Group. A steering group will be set up for each of the four estates, regardless of the two estates chosen for PFI credits, to discuss potential interventions on each estate as part of a wider consultation programme. Interest in the groups was reasonable, with a total of 23 volunteers.

8. SUMMARY AND RECOMMENDATIONS

8.1. The Estates Review provides a basis for decision making. The model above has been set out for review and discussion by the PFI Project Board and NBC Cabinet, both in terms of datasets used, assumptions made and the scoring derived to assess the estates.

8.2. A summary of the scores for each element is set out below:

Estate	Stock condition, total score	Socio-economic need, total score	Estate popularity, total score	Site capacity / design section average
Bellinge	1.5	2	5	2.7
Blackthorn	5	2.5	4	1.0
Thorplands	2.5	2	1	2.3
Eastfield	2.5	1	1	2.7

8.3. The completed ranking table shows the following split:

Estate	Stock condition, rank	Socio-economic need, rank	Estate popularity, rank	Site capacity / design section total	Average rank
Bellinge	1	2	4	4	3.3
Blackthorn	4	4	3	1	2.7
Thorplands	2	2	1	2	1.7
Eastfield	2	1	1	4	2.0

8.4. Based on the above it is possible to make a number of observations and subsequent recommendations.

Blackthorn

8.5. Blackthorn, as defined in the original October 2008 EOI, demonstrates a high level of capacity for transformational change. However, the review highlights that it has relatively good stock condition and less socio-economic need, when compared to the other three estates. It is also a relatively popular estate when considering the resident survey. Therefore, the estate does not

demonstrate relative need for transformational change compared to the others. It is important that the final estates demonstrate relative need first, to ensure that the change that should occur through PFI will have the most impact (i.e. be transformational).

8.6. As a result this report recommends that Blackthorn is not one of the final two estates. This is confirmed by its average rank of 3.3, the highest of the four estates.

Bellinge

8.7. The Estates Review highlights that Bellinge has the poorest stock condition relative to the other estates and some significant socio-economic problems. However, based on the resident survey it is the most popular estate. Furthermore, while the capacity for change highlights what appear to be good opportunities to establish redevelopment sites and deliver new replacement homes, a very high proportion of the stock to be replaced would be sheltered housing in the form of popular bungalows. Throughout the consultation process since the October 2008 submission it has been underlined that the demolition of sheltered housing should be avoided wherever possible, as disruption of such tenants should be kept to a minimum. In addition, the future of such stock is subject to a separate review within the Housing Asset Management Strategy (consultation draft) approved by NBC Cabinet in July. The focus of the NBC PFI submissions is on re-provision of general needs housing and to provide more family size units and refurbishment of other stock. Sheltered accommodation then, wherever possible, should not be considered for replacement except within the wider review as part of the Independent Living Strategy.

8.8. On this basis, and due to the estates popularity, this report recommends that Bellinge is not one of the final two estates. This is confirmed by its average rank of 2.7, the second highest of the four estates.

Eastfield

8.9. The HCA has already advised NBC that Eastfield should be taken forward as one of the PFI estates in the revised EOI due in early 2010. The Estates Review has highlighted that in terms of socio-economic need it is the poorest performer of the four estates. It is also the joint least popular among its residents. In terms of stock condition it is also relatively weak. In terms of capacity for change, the high number of site acquisitions proposed as part of the revised PIS areas will need to be reviewed as part of work towards the Outline Business Case. However, the original October 2008 PIS, upon which the next EOI will be based, is focused on limited site acquisition and is therefore not of significant concern at this stage.

8.10. On this basis the report recommends that Eastfield is one of the estates taken forward in the revised EOI. This is supported by its average rank of 2.0, the second poorest of the four estates.

Thorplands

8.11.   The Estates Review indicates that across the four elements of the criteria, Thorplands is highlighted as in relative need and has a capacity for transformational change. Along with Eastfield it ranks lowest in terms of resident popularity and also scores poorly against stock condition and socio-economic need. Furthermore, in terms of capacity it demonstrate scope for realising development opportunities.

8.12.   As a result of these findings, this report recommends that Thorplands is one of the estates taken forward in the revised EOI. This is supported by its average rank of 1.7, the poorest of the four estates.

Conclusions/Recommendations

8.13.   This Estates Review recommends that Thorplands and Eastfield are taken forward in the revised EOI, to be submitted to the HCA in early 2010.

APPENDIX 1 – STOCK CONDITON PLANS

Stock Condition
Northampton East Housing

Legend

30 Year Expenditure per Property
Percent from NBC Average

- 🟢 -42.6 to -20.0
- 🟢 -19.9 to -10.0
- 🟡 -9.9 to 0.0
- 🟠 0.1 to 20.0
- 🔴 20.1 to 81.3

▢ Estate Boundaries

osArea

- Other
- Building
- General Surface
- Inland Water
- Landform
- Natural Environment
- Rail
- Road Or Track

Note: Indicative for cost modelling only - subject to consultation, costing and planning

Thorplands

Blackthorn

Eastfield

Bellinge

Metres
0   195   390   780
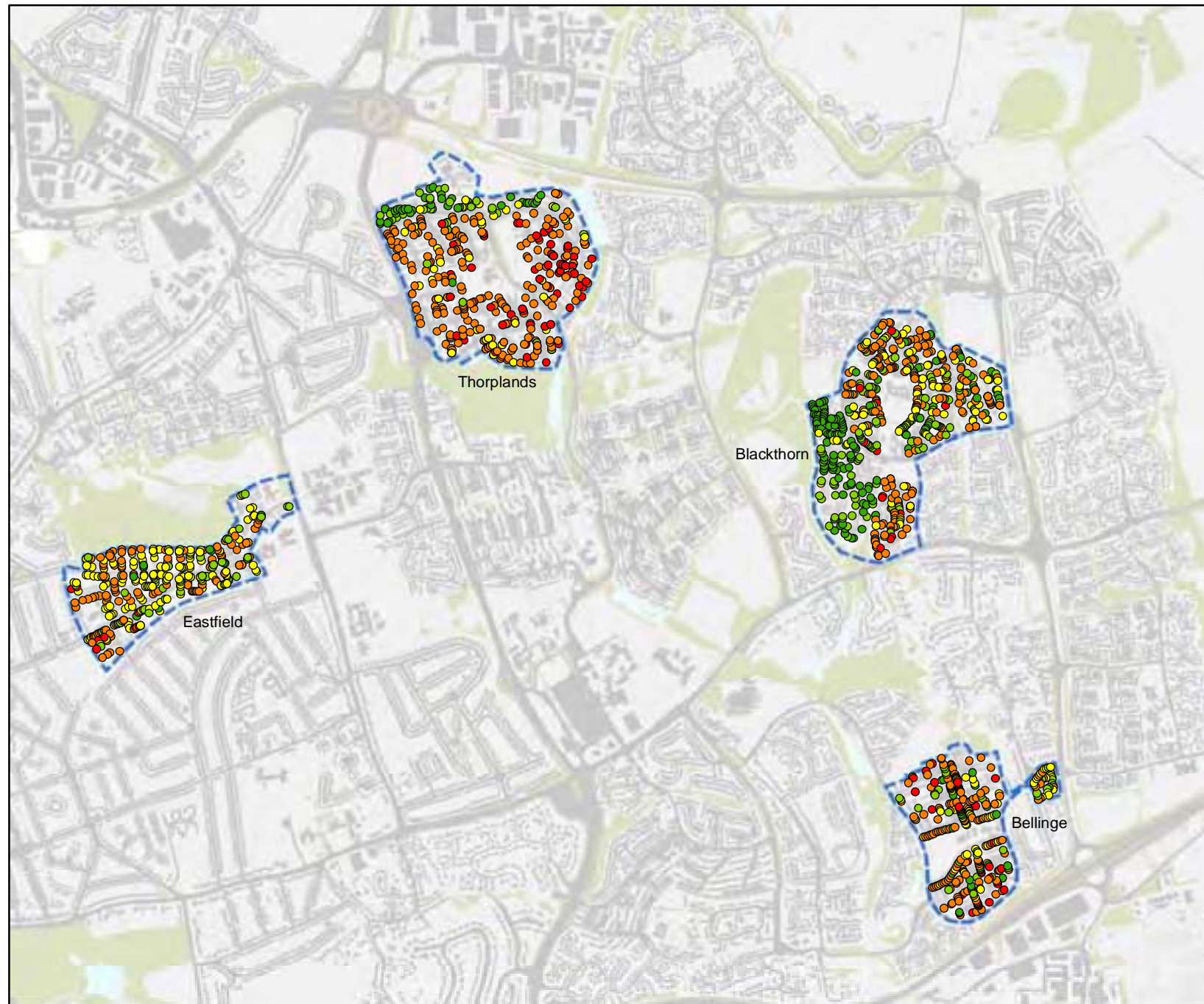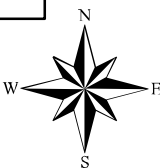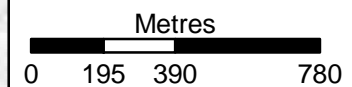
Stock Condition

Bellinge

Northampton East Housing

Legend

30 Year Expenditure per Property
Percent from NBC Average

- 🟢 -42.6 to -20.0
- 🟢 -19.9 to -10.0
- 🟡 -9.9 to 0.0
- 🟠 0.1 to 20.0
- 🔴 20.1 to 81.3
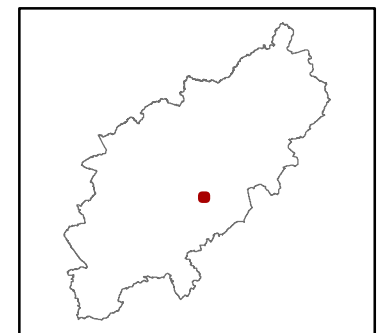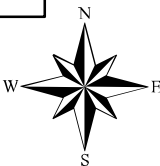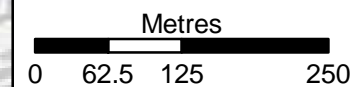
Estate Boundaries

Potential Infill Sites

- 🟥 Potential Infill Sites
- 🟪 Potential Infill Sites with Leaseholders

osArea

- Other
- Building
- General Surface
- Inland Water
- Landform
- Natural Environment
- Rail
- Road Or Track

Note: Indicative for cost modelling only - subject to consultation, costing and planning

Metres

0   50   100   200
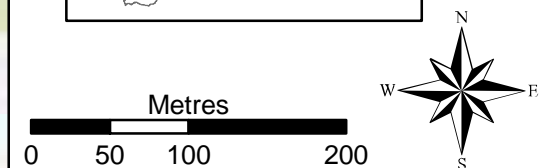
Stock Condition

Blackthorn

Northampton East Housing

Legend

30 Year Expenditure per Property
Percent from NBC Average
- 🟢 -42.6 to -20.0
- 🟢 -19.9 to -10.0
- 🟡 -9.9 to 0.0
- 🟠 0.1 to 20.0
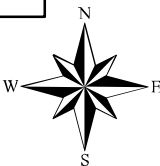- 🔴 20.1 to 81.3

⬜ Estate Boundaries

Potential Infill Sites
- 🟥 Potential Infill Sites
- 🟪 Potential Infill Sites with Leaseholders

osArea
- Other
- Building
- General Surface
- Inland Water
- Landform
- Natural Environment
- Rail
- Road Or Track

Note: Indicative for cost modelling only -
subject to consultation, costing and planning

Metres

0   62.5   125   250

Last Updated: September 2009

Stock Condition

Eastfield

Northampton East Housing

Legend

30 Year Expenditure per Property
Percent from NBC Average

- 🟢 -42.6 to -20.0
- 🟢 -19.9 to -10.0
- 🟡 -9.9 to 0.0
- 🟠 0.1 to 20.0
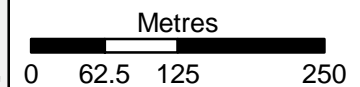- 🔴 20.1 to 81.3

◻️ Estate Boundaries

Potential Infill Sites

- ▭ Potential Infill Sites
- ▭ Potential Infill Sites with Leaseholders

osArea

- Other
- Building
- General Surface
- Inland Water
- Landform
- Natural Environment
- Rail
- Road Or Track

Note: Indicative for cost modelling only - subject to consultation, costing and planning

Metres
0   62.5   125   250

Last Updated: September 2009

Stock Condition

Thorplands

Northampton East Housing

Legend

30 Year Expenditure per Property
Percent from NBC Average
- ● -42.6 to -20.0
- ● -19.9 to -10.0
- ● -9.9 to 0.0
- ● 0.1 to 20.0
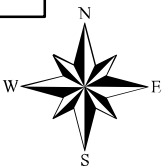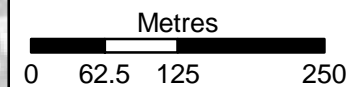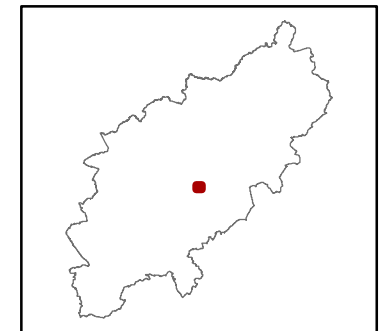- ● 20.1 to 81.3

- ⬛ Estate Boundaries

Potential Infill Sites
- ▭ Potential Infill Sites
- ▭ Potential Infill Sites with Leaseholders

osArea
- Other
- Building
- General Surface
- Inland Water
- Landform
- Natural Environment
- Rail
- Road Or Track

Note: Indicative for cost modelling only - subject to consultation, costing and planning

Metres

0   62.5   125   250

EDAW AECOM

● Last Updated: September 2009

APPENDIX 2 – SOCIO-ECONOMIC PLANS

IMD: Overall Rank

Northampton East Housing Round 6 PFI Expression of Interest

Thorplands

Blackthorn

Part of Eastfield

Bellinge

NENE VALLEY WAY
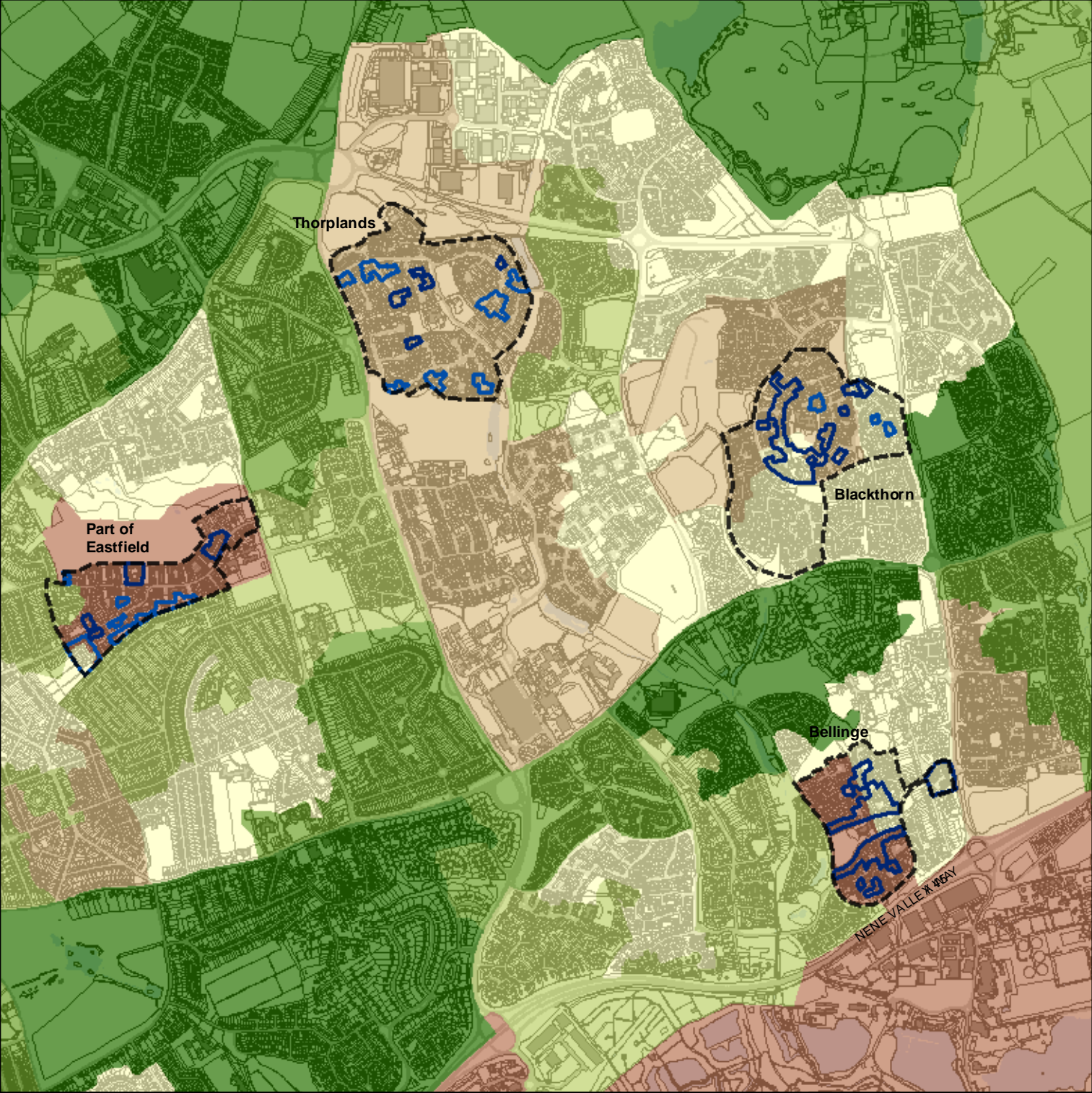
Legend

Overall

IMD National Rank

- <5% - Most Deprived
- 5-10%
- 11-20%
- 21-40%
- 41-60%
- 61-80%
- 81%+ - Least Deprived

- Building
- Inland Water
- Road Or Track
- Potential Infill Sites
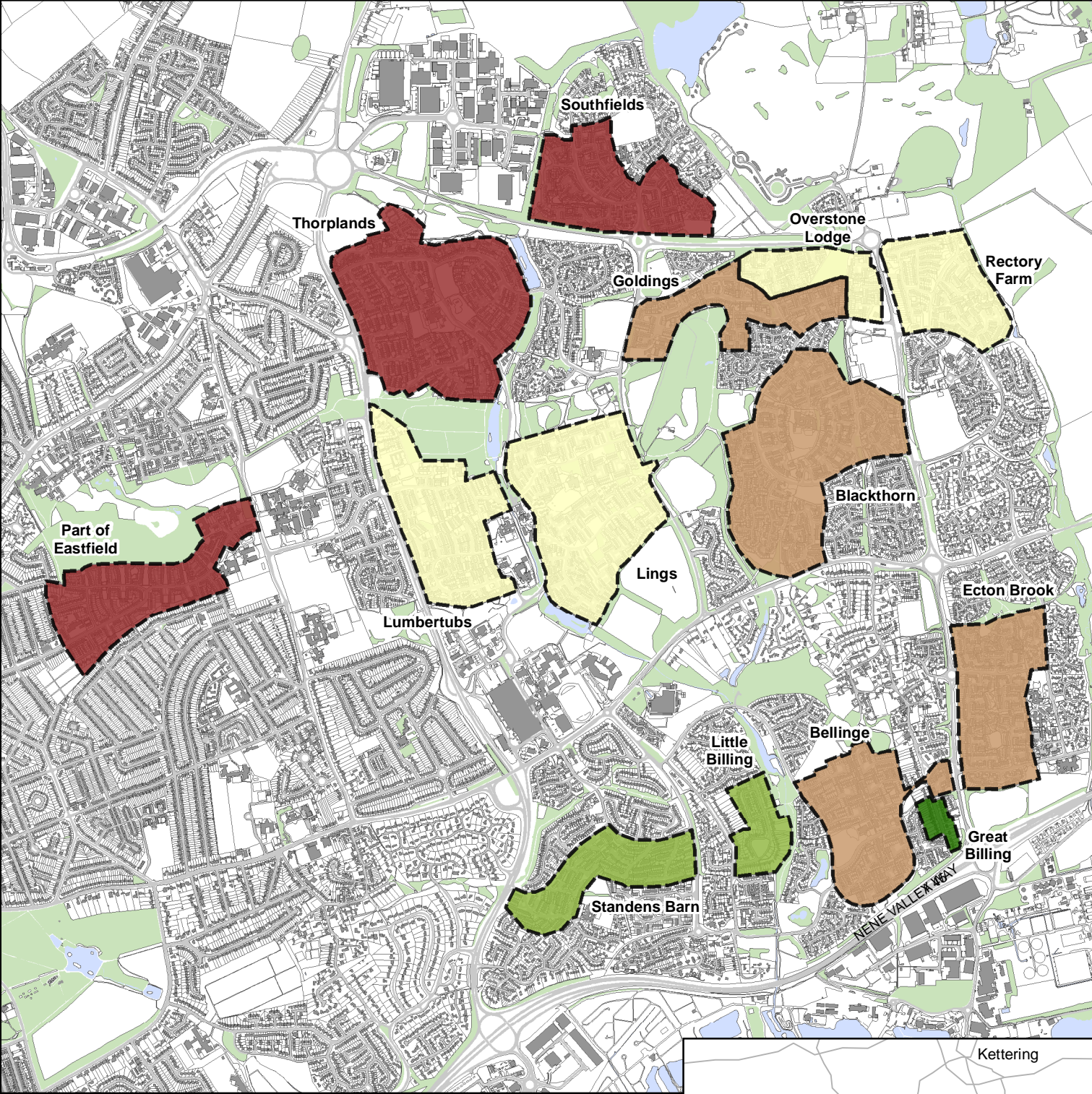- Potential Infill Sites with Leaseholders
- Estate Boundaries

Kilometres

0   0.25   0.5   1

Kettering

Wellingborough

Northampton

M1

Northamptonshire County

Bedfordshire County

APPENDIX 3 – ESTATE POPULARITY PLANS

Estates Ranked by % Total Voids Occurring (2006-2008)

Northampton East Housing Round 6 PFI Expression of Interest

Southfields

Thorplands

Overstone Lodge

Goldings

Rectory Farm

Part of Eastfield

Blackthorn

Lings

Ecton Brook

Lumbertubs

Little Billing

Bellinge

Standens Barn

Great Billing

NENE VALLEY WAY

Legend

% Total Voids Occurring

Difference from Borough Average

- -25 - Below Average
- -24 to -10
- -9 to -5
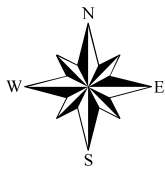- -4 to 0
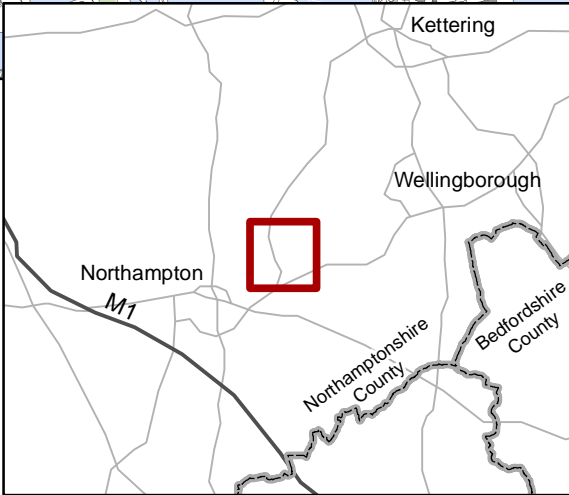- 1 to 3 - Above Average

Estate Boundaries

Building

Inland Water

Natural Environment

Road Or Track

N
W E
S
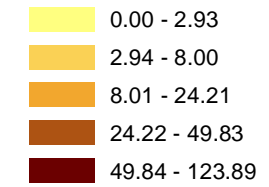
Kilometres

0   0.25   0.5   1

Kettering

Wellingborough

Northampton

M1

Northamptonshire County

Bedfordshire County

EDAW | AECOM

APPENDIX 4 – SITE CAPACITY/DESIGN PLANS

Right to Buy PIS Density
Northampton East Housing

Thorplands

Blackthorn

Eastfield

Bellinge

Legend

Right to Buy PIS Density (HHD/Ha)

	0.00 - 2.93
	2.94 - 8.00
	8.01 - 24.21
	24.22 - 49.83
	49.84 - 123.89
	Estate Boundaries

osArea

	Other
	Building
	General Surface
	Inland Water
	Landform
	Natural Environment
	Rail
	Road Or Track

Note: Indicative for cost modelling only - subject to consultation, costing and planning

Metres

0   170   340   680

Last Updated: September 2009