



ALICE SHEPHERD HOUSE
OAK HOUSE

Alice Shepherd House and Oak House
Results Summary of Exhibition 2 -
Option Appraisal Assessment
August 2020

One Housing

How to use this document

This is a virtual exhibition. Each page of the exhibition has a video clip which will explain the information and give you more detail on the options for your estate. The video clips can be viewed using the QR code on each page and the guide below shows you how to do this.

If you are reading the booklet you received in the post

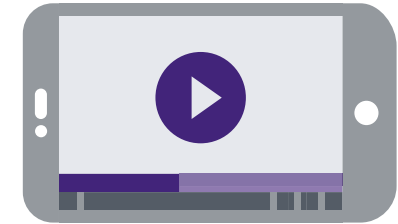
- 1 Look for the QR code on each page



- 2 iPhone/iPad users should open the Camera app, point it at the QR code, and follow the link to view the video clip. Android users should use the QR code scanner app, point it at the QR code, and follow the link to view the video clip. You may need to download the QR code scanner app.



- 3 Watch the video clip on your device



If you are viewing the booklet online via your device

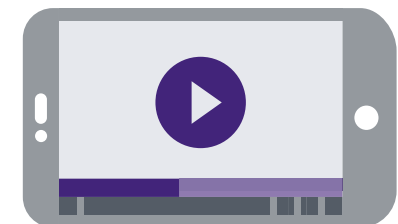
- 1 Look for the QR code on each page



- 2 Click on the QR code and follow the link to view the video clip



- 3 Watch the video clip on your device



Hello & welcome

Hello and welcome... to part 2 of the second residents' exhibition event in the Alice Shepherd House and Oak House options appraisal. A few weeks ago we published the first draft designs of options for change at Alice Shepherd House and Oak House. We will now present to you the assessment results of those draft options.

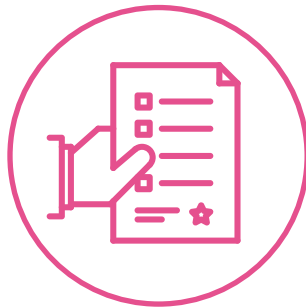
Today we are looking at:



How the options are assessed



A brief summary of each option



Assessment results of each option

See the video for
hello and welcome



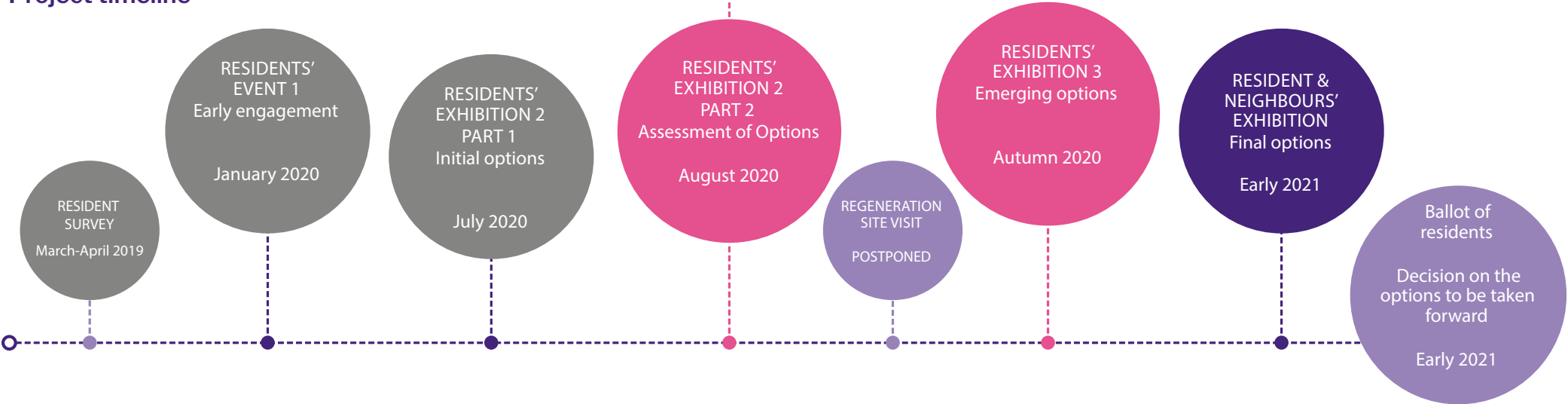
Next steps -

The figures and assessment scores presented in this exhibition are just the first round of assessment work in the options appraisal process, just as the option designs that have been shown are only the first drafts.

Following this exhibition we will use the feedback we receive from residents to review and update the designs for the options. We will also look to see which options are not popular with residents and have scored poorly in the assessment, as well as which are more popular and have scored well. Further work will be carried out to see if options can be changed to improve their assessment score and in particular make them more financially viable, therefore the figure and scores presented in this exhibition are likely to change as the design process progresses.

Project timeline

We are here



The assessment of each option has been completed by an independent company called SQW. It is their job to check that any proposed plans can be afforded by One Housing, how it benefits the local community, and whether the Council are likely to approve it. Each option has been scored against four criteria:

See the video for
how the options
are assessed



1. Residents' Brief



- Each regeneration option is scored on how well it meets the agreed objectives from the residents' brief. These are improvements or changes you have told us you would like to see should the regeneration go ahead. You can see more information about the residents' brief using the QR code below.
- Each objective is scored between 0 and 5 (0 = fails / 5 = achieves). The score is then summarised into a 3-tick system so that the scoring of the options can easily be compared.

- ✓ One tick means the option scored between 0-55 out of 115
- ✓✓ Two ticks means the option scored between 56-85 out of 115
- ✓✓✓ Three ticks means the option scored between 86-115 out of 115



2. Financial viability



- Each regeneration option is checked to be sure that One Housing can **afford** to do the work proposed.
- If an option costs less than the 'Business as Usual' option, then it is **viable**.
- If an option costs more than the 'Business as Usual' option, then it is **unviable**.
- If an options costs around the same as the 'Business as usual' option then it is potentially viable which means we can look at ways it can be changed to improve its viability.
- Each option is given a maximum of **up to 3 ticks** - this shows **how well the option performed** (whether it is viable or not). The following diagram shows what is needed for 1, 2 or 3 ticks.

- ✓ One tick means the option is completely unviable
- ✓✓ Two ticks means the option is potentially viable
- ✓✓✓ Three ticks means the options is viable

3. Economic benefits



- Each regeneration option could have **other benefits to the local area and community** in addition to improving existing homes and providing new ones. These could include **local jobs and apprenticeships** during construction.
- Options that include the construction of new homes will also be required to make a **payment to the Council**, to be used for other community benefits.
- Each option is given a maximum of **up to 3 ticks** - this shows **how well the option performed in providing benefits** to the local area and community. The following shows what is needed for 1, 2 or 3 ticks.

- ✓ Provides **minimal** economic benefit to the local area and community
- ✓✓ Provides **reasonable** economic benefit to the local area and community
- ✓✓✓ Provides **significant** economic benefit to the local area and community

4. Implementation



- The section checks the option against the planning & construction guidelines from both the **Council and the Government**. It takes into account the following:
- Phasing** – how many residents will need to be temporarily re-housed off-site? The more off site moves, the more difficult the project.
- Programme** – The Council will expect disturbance to be as little as possible.
- Buildability** – how technically difficult is it to build the option?
- Planning** – is the option likely to get planning permission?
- Each aspect is rated as:

- Red (potentially high risk)
- Amber (potentially moderate risk)
- Green (potentially low risk)

Each option is given a maximum of up to 3 ticks - this shows how well the option scored against all of the planning and construction guidelines.

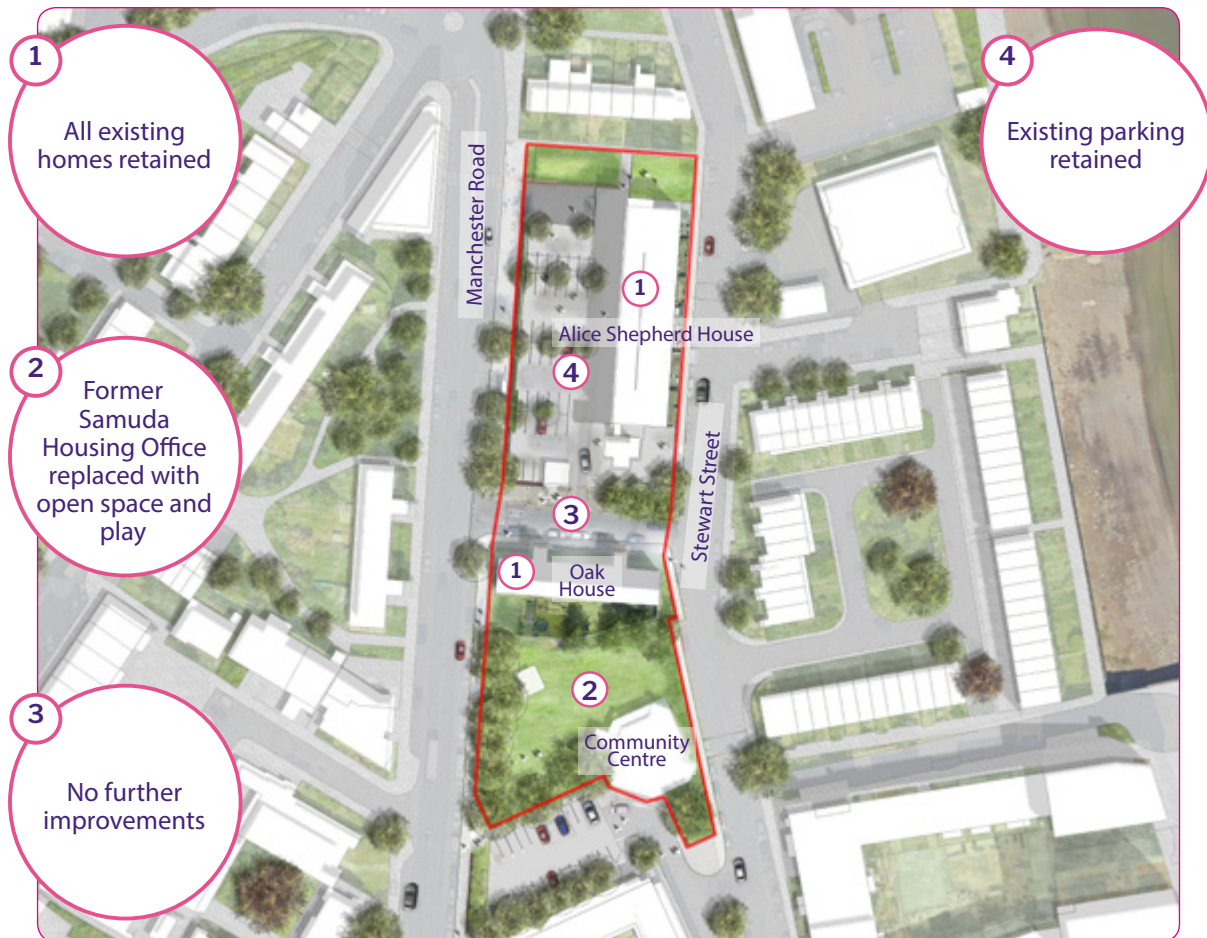
In this option Alice Shepherd House and Oak House would remain as they are, with routine repairs and maintenance by One Housing continuing to be carried out.

The former Samuda Housing Office behind Oak House would be demolished and replaced with an improved open green space which would include a play area for younger children. The existing community centre will remain as it is.

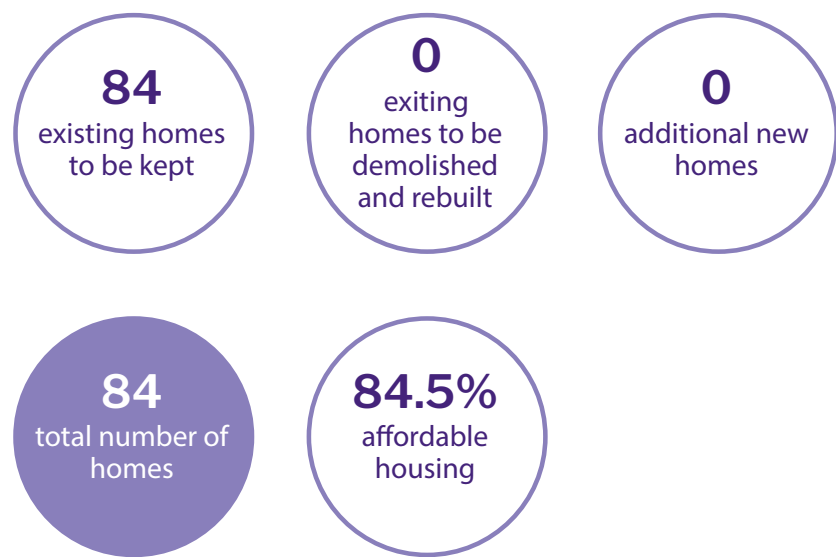


See the video for
Business as usual

Plan showing the existing site:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief

- In this option all residents would retain their current home and so the needs of residents who are overcrowded is **not addressed**.
- The blocks would remain as they currently are meaning issues which residents have raised are **not addressed**, such as damp and poor water pressure.
- There are **no improvements** to make the homes or estate areas easier to access and move around in for those who are elderly, disabled, or have young children.
- There are no improvements to the communal outdoor space and car park.
- Includes **demolition** of the disused Samuda housing office which is currently seen as an eyesore. The existing community centre would remain.
- **No improvements** to landscaping play areas and open space areas on site other than to replace the disused office.

Assessment: 35/115

Financial viability

- Overall, this option makes a **financial loss of -£72,691**

Assessment: Potentially viable

Economic benefits

- As there are no new homes being built the Council **would not** require any financial contributions to be put towards community benefits and improvements.
- As there is no change to the site, **no jobs or apprenticeships** are created, nor are any new business or community spaces created to increase the economic activity of the local area.

Assessment: Provides minimal economic benefit

Implementation

- **Low risk** of not receiving planning permission, if it is needed at all.
- It would take **two months** for the works to demolish the disused housing office and replace it with some landscaping.
- Given the relatively short timeframe and the location of the demolition works, **minimal impacts** are anticipated for existing households.
- All residents to remain on site during 2-month programme.

Assessment: Phasing Programme Buildability Planning

Option 2: Open space improvements - Option Summary

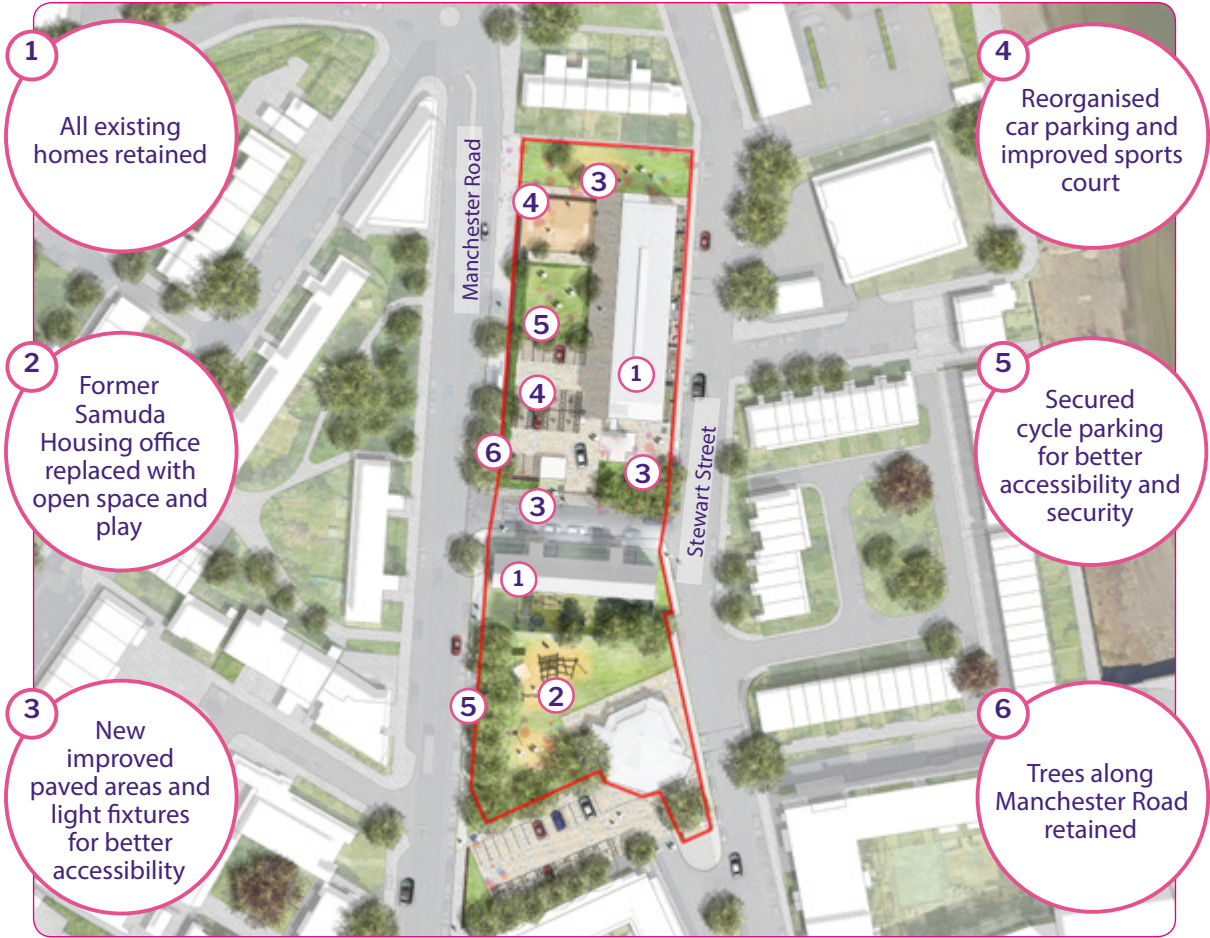
This option looks at improvements to the outdoor communal and public spaces on the estate, such as paving, planting and lighting, as well as improvements to security and refuse.

The former Samuda Housing Office behind Oak House would be demolished and replaced with an improved open green space which would include a play area for younger children. The existing community centre will remain as it is.



See the video for Open space improvements

Plan showing the proposed improvements:



Summary of homes:

84
existing homes
to be kept

0
existing
homes to be
demolished
and rebuilt

0
additional new
homes

84
total number of
homes

84.5%
affordable
housing

This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief



- In this option all residents would **retain their current home** and so the needs of residents who are overcrowded is not addressed.
- The blocks would remain as they currently are meaning issues which residents have raised are **not addressed**, such as damp and poor water pressure.
- There are **no improvements** to make within the homes and blocks easier to move around in for those who are elderly, disabled, or have young children.
- Improvements to the quality and security of the car park, open space, play areas and pathways on the estate areas would mean that it is safer and easier to move around the external areas and it would be more pleasant with better lighting, planting and green areas. This is something residents have asked for.
- Includes demolition of the disused Samuda housing office which is currently seen as an eyesore. The existing community centre would remain.

Assessment: 64/115



Financial viability



- Overall, this option makes a **financial loss of -£1,165,521**

Assessment: Potentially viable



Economic benefits



- As there are no new homes being built the Council **would not require any financial contributions** to be put towards community benefits and improvements.
- As there is only a little change to the site it is expected that **two jobs** would be created.
- There are **no new business or community spaces created** to increase the economic activity of the local area.

Assessment: Provides minimal economic benefit



Implementation



- **Low risk** of not receiving planning permission, if it is needed at all.
- It would take **six months to complete** the works, which would include all the landscaping and open space improvements as well as the demolition of the disused housing office.
- Given the relatively short timeframe and the location of the demolition works, **minimal impacts** are anticipated for existing households.
- All residents to remain on site during the works.

Assessment:  Phasing  Programme  Buildability  Planning



Option 3: Refurbishment - Option summary

This option looks at what improvements can be made to Alice Shepherd House and Oak House through refurbishment and repair works. It does not include any change to the open space and external communal areas, except the demolition of the former Samuda Housing office behind Oak House which would be replaced with an improved open green space. The existing community centre will remain as it is:

See the video for Refurbishment



1-Refurbishment level 1

- Boiler and water pump upgrade
- Improvements to refuse chutes
- CCTV upgrades
- Improved communal lighting

2- Refurbishment level 2

As level 1 but also includes:

- Bolt on balconies installed to all flats where possible
- Thermostatic radiator valves installed within flats
- Solar panels installed if possible
- Improved to bin and cycle stores
- Possible conversion of unused garages in Alice Shepherd House into cycle store or other resident storage

3- Refurbishment level 3

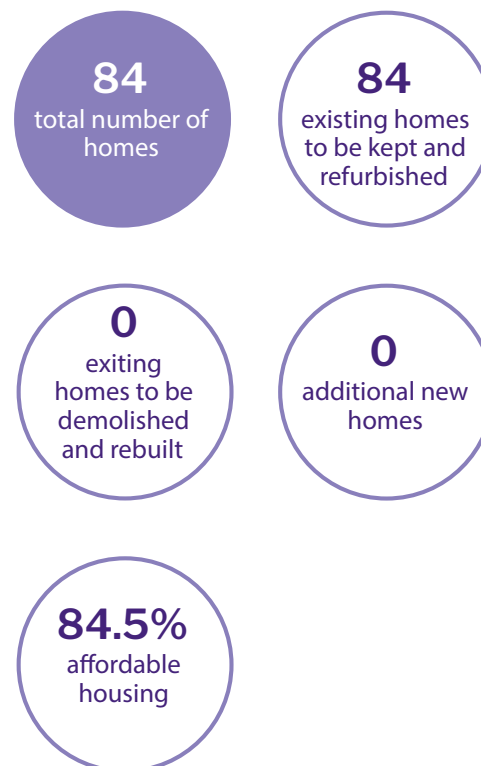
As level 2 but also includes

- Kitchen and bathroom renovations
- Improved energy efficiency through smart controls for heating installed in flats, floor and external wall insulation if required and mechanical ventilation
- Upgrades to lifts if required

Plan showing the proposed improvements:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief

- In this option all residents would **retain** their current home and so the needs of residents who are overcrowded is not addressed.
- Both blocks would be **refurbished** so improvements would be made to the internal communal areas and the outside of the buildings themselves but there would be **no improvements to landscaping and open space** areas on site.
- The inside of the homes of One Housing tenants would be **refurbished and updated**.
- In this option there are **no improvements** to the communal outdoor space and car park area but improvements would be made to the accessibility within the blocks and One Housing tenants' homes.
- The disused Samuda housing office would be **demolished**. The existing community centre would remain.

Assessment: 50/115

Financial viability

- Overall, this option makes a **financial loss of -£10,072,659** - potentially viable as part of a hybrid option.

Assessment: Potentially viable

Economic benefits

- As there are no new homes being built the Council **would not** require any financial contributions for community benefits and improvements.
- 3 local people are estimated to be employed out of **13 potential jobs and apprenticeships** for completing this option.

Assessment: Provides minimal economic benefit

Implementation

- Low risk** of not receiving planning permission, if it is needed at all
- All works across both blocks will be completed in a single **18-month** programme of works.
- Some temporary relocation of residents **may be required** - some internal refurbishment works may require a temporary short-term relocation of 2-3 days to a hotel located close to the site, if so the 'Phasing' assessment to be coloured amber.
- Some disruption** would arise for all existing residents during refurbishment works.
- Refurbishment works proposed are **unlikely** to generate any significant buildability concerns.

Assessment:

Phasing

Programme

Buildability

Planning

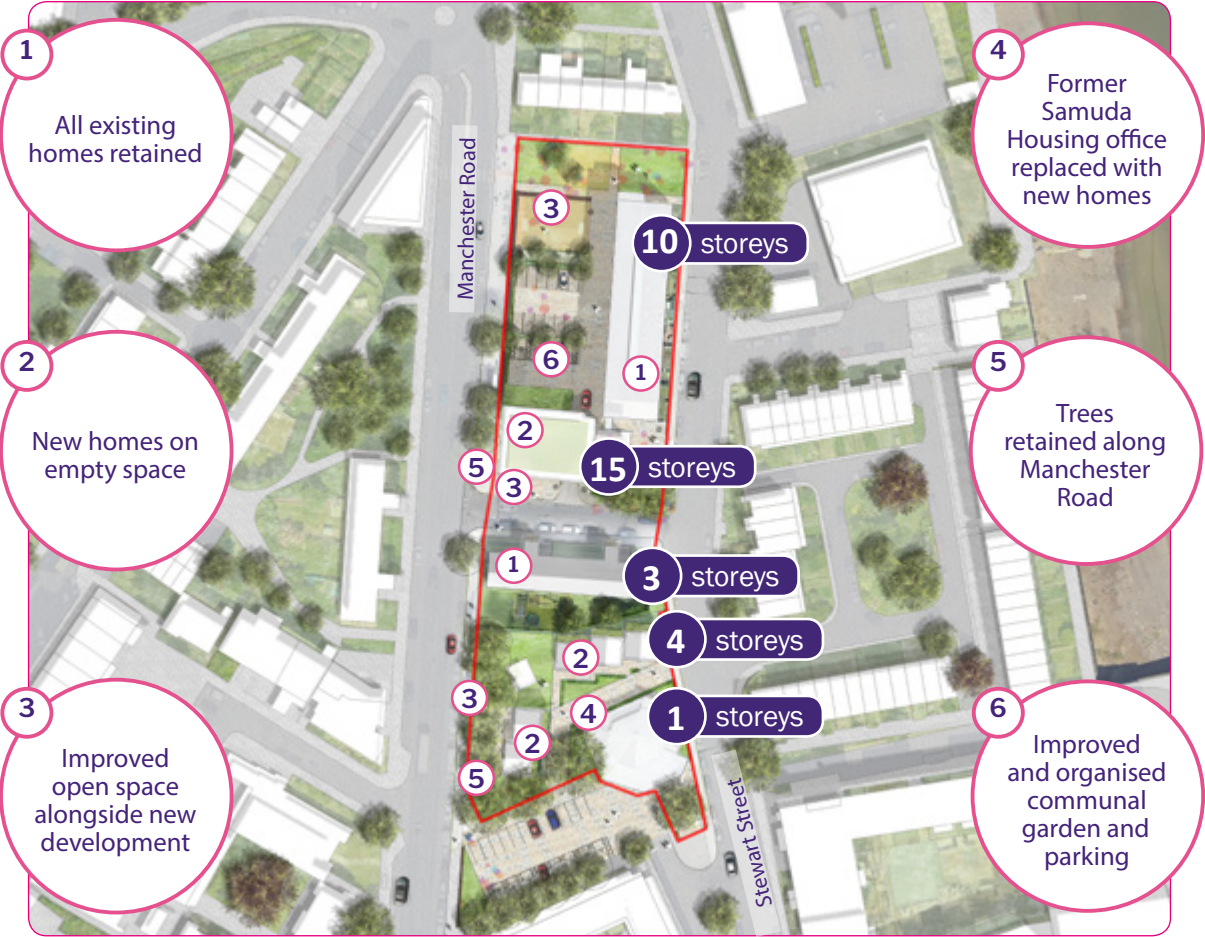
One Housing

This option looks at building new homes on empty areas of the site, while retaining all the existing homes. This would include a new 15-storey slim building on the corner of Manchester Road and Stewart Street. The existing community centre will remain as it is. The former Samuda Housing office would be demolished and replaced with a new 'Close' of 3-4 storey houses between Oak House and the existing Community Centre. Alice Shepherd House and Oak House would remain as they are with no improvements or change. In this option 61 new homes would be constructed and all 84 existing homes would be retained meaning that once the regeneration is completed there would be 145 homes in total.

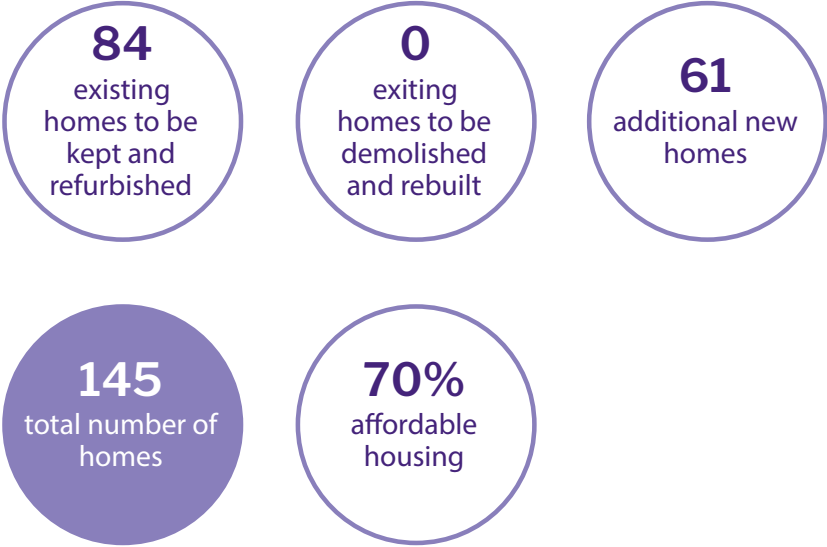


See the video for Infill Scenario 1

Plan showing the proposed improvements:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief



- In this option all residents would **retain** their current home and so the needs of residents who are overcrowded is not addressed.
- The blocks would **remain** as they currently are, meaning issues which residents have raised are **not addressed**, such as damp and poor water pressure.
- There are no improvements to make within the homes and blocks, making them easier to move around in for those who are **elderly, disabled, or have young children**.
- Improvements to the **quality and security** of the car park, open space, play areas and pathways on the estate areas would mean that it is safer and easier to move around the external areas and it would be more pleasant with better lighting, planting and green areas. This is something residents have asked for.
- Includes demolition of the disused Samuda housing office which is currently seen as an eyesore. The existing community centre would remain.
- 61 new homes would be constructed of which 31 will be for **affordable housing**. This would help meet the housing need of the local area.

Assessment: 77/115



Financial viability



- Overall, this option makes a **financial loss of -£3,247,736**

Assessment: Potentially viable



Economic benefits



- 6 local people are estimated to be employed out of **30 potential jobs and apprenticeships** for completing this option.
- An estimated **£654,770 of financial contributions would be required** from the Council towards community benefits and improvements.

Assessment: Provides reasonable economic benefit



Implementation



- There is **some risk of not receiving planning permission** because the Council may think this option does not maximise the number of new affordable homes which could be built on the site.
- All works across both blocks will be completed in a single **24-month** programme of works.
- There would be **significant disruption** for existing residents during the construction works.
- Construction of new homes are unlikely to generate any significant buildability concerns.
- **No relocations** are required by this option as existing residents remain in their existing home.

Assessment:  Phasing  Programme  Buildability  Planning

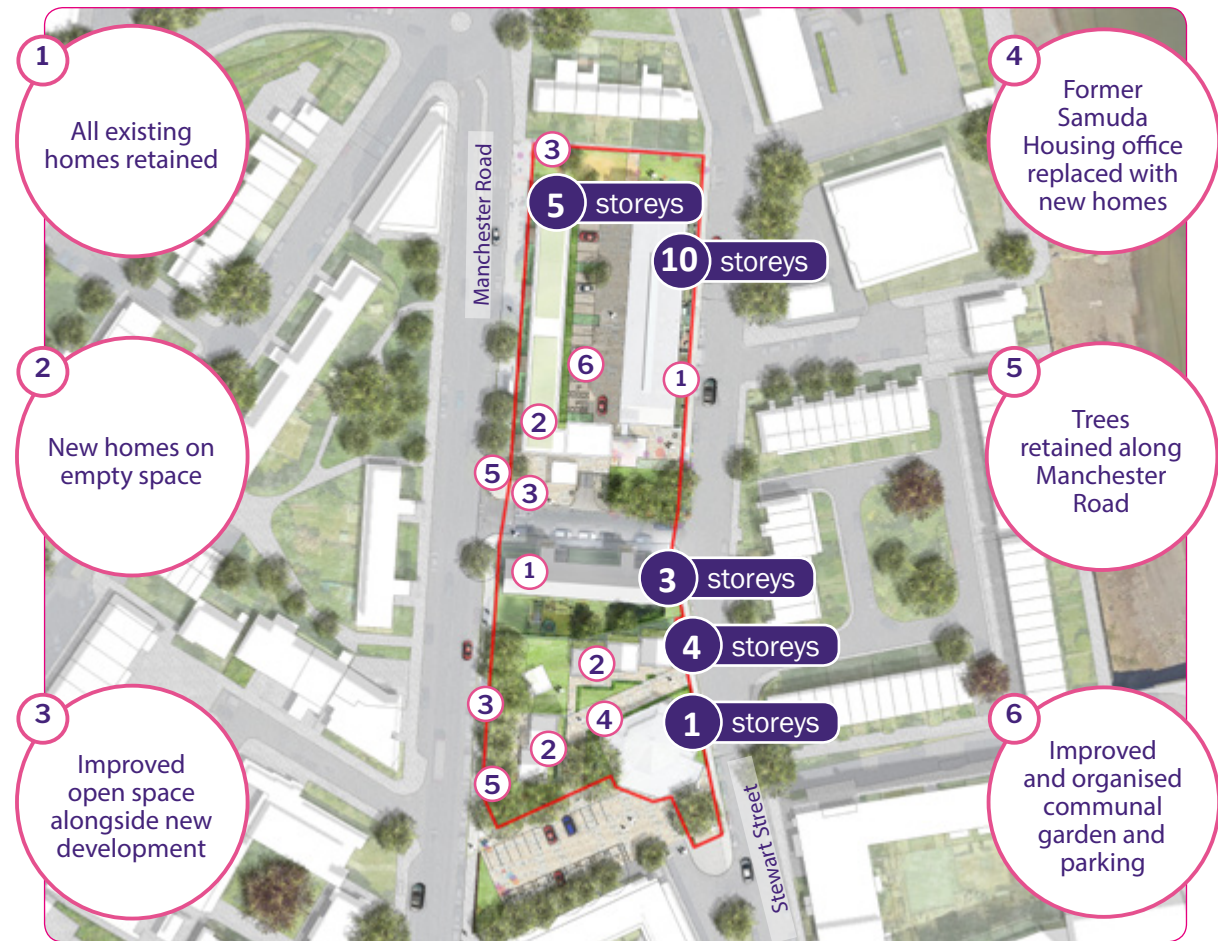


This option looks at building new homes on empty areas of the site, while retaining all the existing homes. This would include a new 5-storey block along Manchester Road. The existing community centre will remain as it is. The former Samuda Housing office would be demolished and replaced with a new 'Close' of 3-4 storey houses between Oak House and the existing Community Centre. Alice Shepherd House and Oak House would remain as they are with no improvements or change. In this option 34 new homes would be constructed and all 84 existing homes would be retained meaning that once the regeneration is completed there would be 118 homes in total.

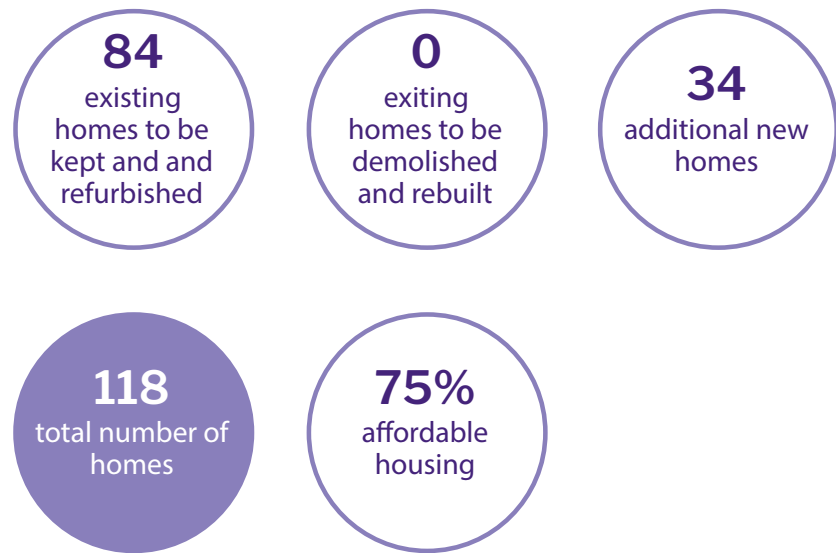


See the video for Infill Scenario 2

Plan showing the proposed improvements:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief

- In this option all residents would retain their current home and so the needs of residents who are overcrowded is **not addressed**.
- The blocks would remain as they currently are, meaning issues which residents have raised are **not addressed**, such as damp and poor water pressure.
- There are **no improvements** to make within the homes and blocks easier to move around in for those who are elderly, disabled, or have young children.
- Improvements to the quality and security of the car park, open space, play areas and pathways on the estate areas would mean that it is **safer and easier** to move around the external areas and it would be more pleasant with better lighting, planting and green areas. This is something residents have asked for.
- Includes demolition of the disused Samuda housing office which is currently seen as an eyesore. The existing community centre would remain.
- 34 new homes would be constructed of which 17 will be for affordable housing. This would help meet the housing need of the local area.

Assessment: 70/115

Financial viability

- Overall, this option makes a **financial loss of -£2,439,602**

Assessment: Potentially viable

Economic benefits

- 4 local people are estimated to be employed out of **20 potential jobs and apprenticeships** for completing this option.
- An estimated **£381,618 of financial contributions would be required** from the Council towards community benefits and improvements.

Assessment: Provides reasonable economic benefit

Implementation

- There is **some risk** of not receiving planning permission because the Council may think this option does not maximise of the number of new affordable homes which could be built on the site
- All works across both blocks will be completed in a single **21-month** programme of works.
- Construction of new homes are **unlikely** to generate any significant buildability concerns.
- **No relocations** are required by this option as existing residents remain in their existing home

Assessment:

Phasing

Programme

Buildability

Planning

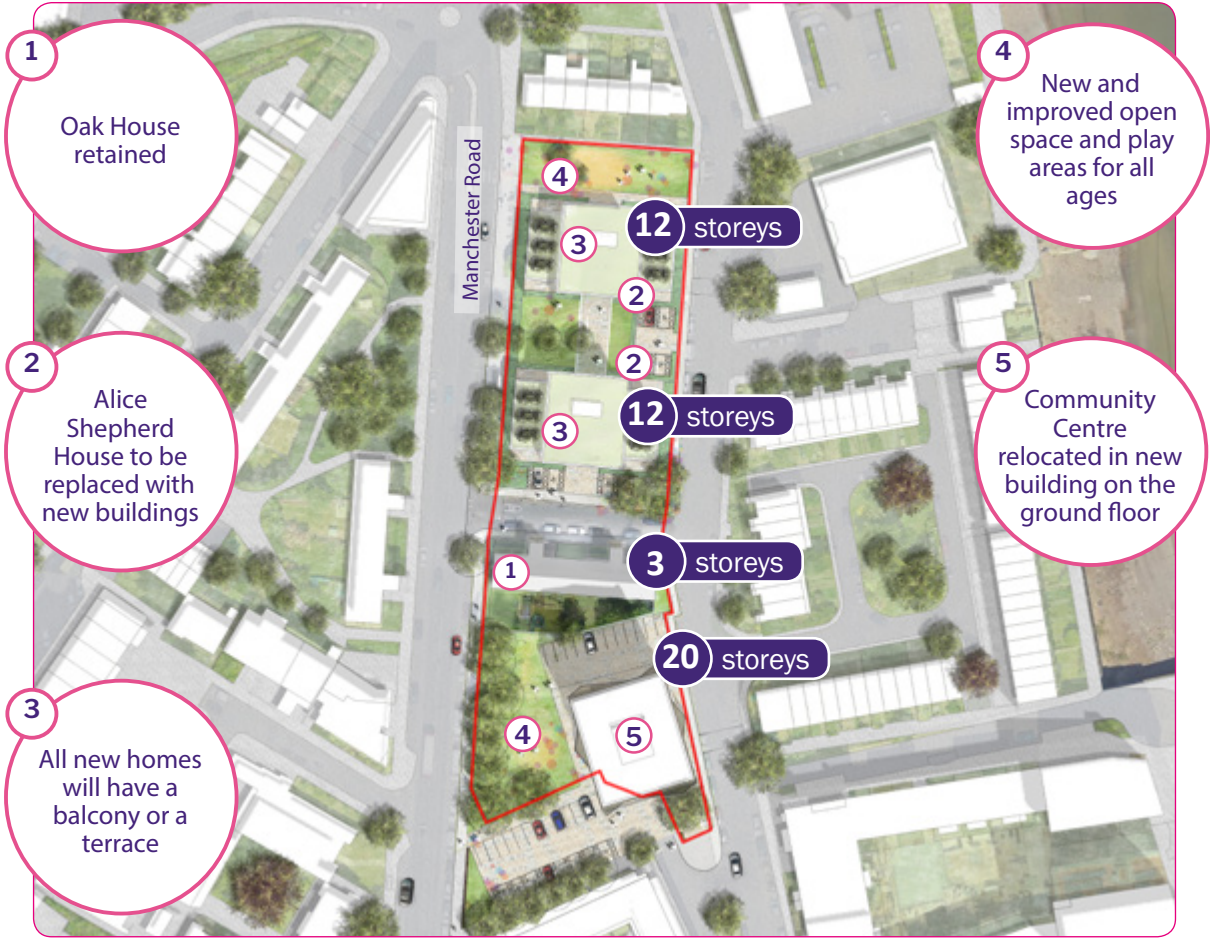
Option 5: Partial redevelopment (Scenario 1) - Option Summary

In this option Alice Shepherd House is demolished and replaced by two 12-storey buildings. Oak House is retained with no change. The former Samuda Housing office and the existing Community Centre would be demolished and replaced with a new 20-storey building, with new community centre facilities on the ground floor. All new homes will have a balcony, garden or a terrace. There will be new public open spaces and play areas appropriate for all ages. There would be 194 new homes in the new blocks and the 12 homes in Oak House would be retained, so once the regeneration is completed there would be a total of 269 homes.

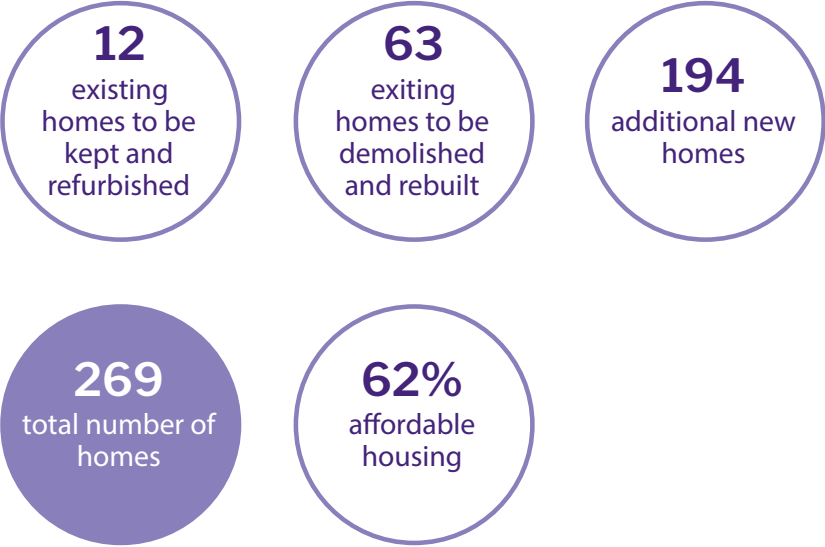


See the video for
**Partial Redevelopment
Scenario 1**

Plan showing the proposed improvements:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief

- In this option the residents of **Alice Shepherd House** would get **new homes** which meet their housing need. The new homes would be of a better quality than their current flat and would have a balcony, terrace or garden.
- Residents of **Oak House** would **retain their current home** and so their housing needs will not be addressed if they are overcrowded. Other issues in these blocks such as damp would not be addressed.
- There are improvements to the communal outdoor space and car park area which is something residents have asked for.
- **194 new homes would be built of which 97 would be affordable housing** – this would help to meet the housing need of the local area.
- The disused Samuda housing office would be demolished. The existing community centre would be replaced with a new modern community centre space.

Assessment: 100/115

Financial viability

- Overall, this option makes a **financial loss of -£13,328,033**

Assessment: Potentially viable

Economic benefits

- **26** local people are estimated to be employed out of **130 potential jobs and apprenticeships** for completing this option.
- An estimated **£2,230,364 of financial contributions would be required** from the Council towards community benefits and improvements.

Assessment: Significant economic benefit

Implementation

- This option has a **good chance of being granted planning permission** by the Council.
- The works would be completed in a **53-month** (4.4 years) programme of demolition and construction,
- Divided into **two phases** - Phase 1: 29 months, Phase 2: 24 months.
- All existing residents would be able to **remain living** in their homes during the works.
- **No relocations** are required by this option as existing residents remain in their existing home, Alice Shepherd House residents would move into the new block on the site of the existing community centre once the construction is completed.
- The demolition of the existing buildings and construction of new buildings should **not** create any significant buildability concerns.

Assessment:  Phasing  Programme  Buildability  Planning

Option 5: Partial redevelopment (Scenario 2) -Option Summary

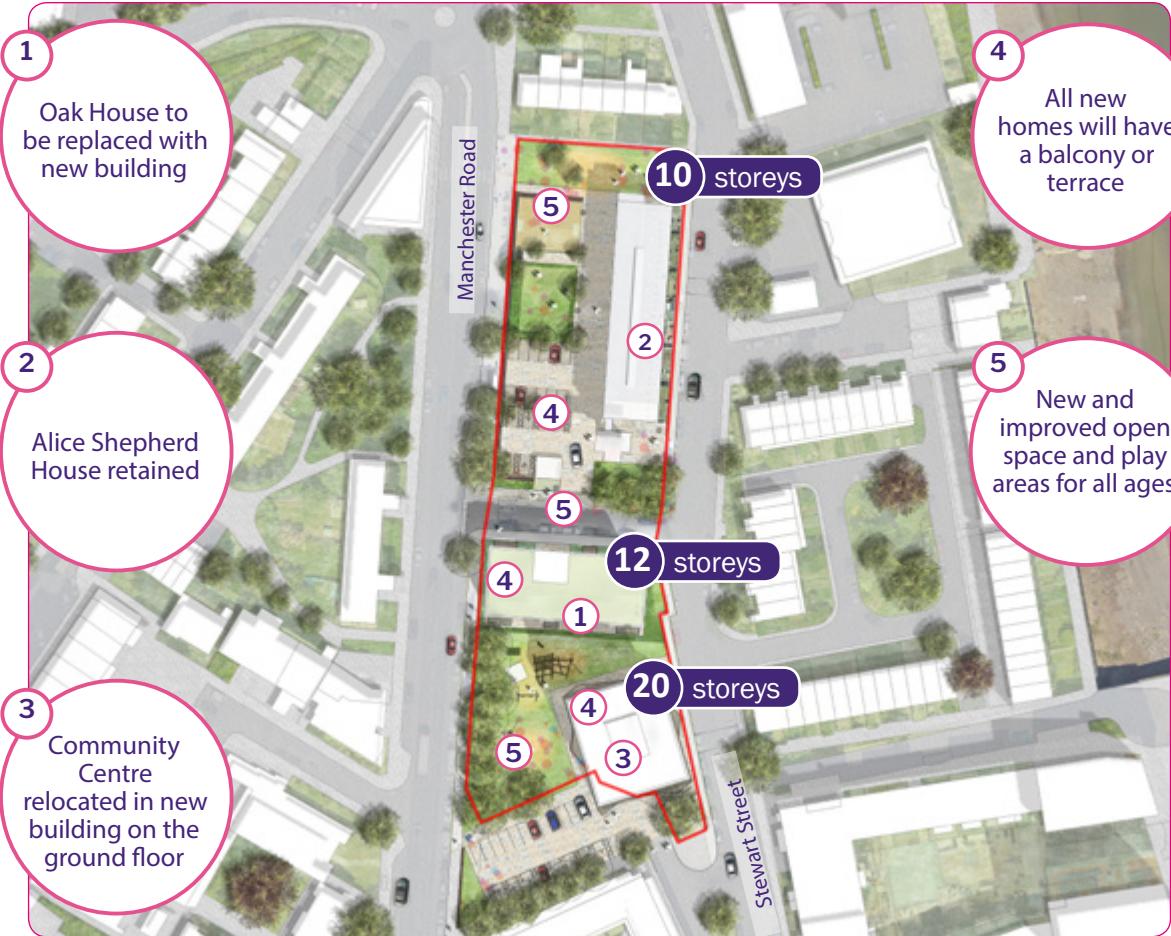
In this option Oak House is demolished and replaced by a 12-storey building. Alice Shepherd House is retained with no change.
The former Samuda Housing office and the existing Community Centre would be demolished and replaced with a new 20-storey building, with new community centre facilities on the ground floor.

There would be 181 new homes in the new blocks and the 72 homes in Alice Shepherd House would be retained, so once the regeneration is completed there would be a total of 265 homes on the site.

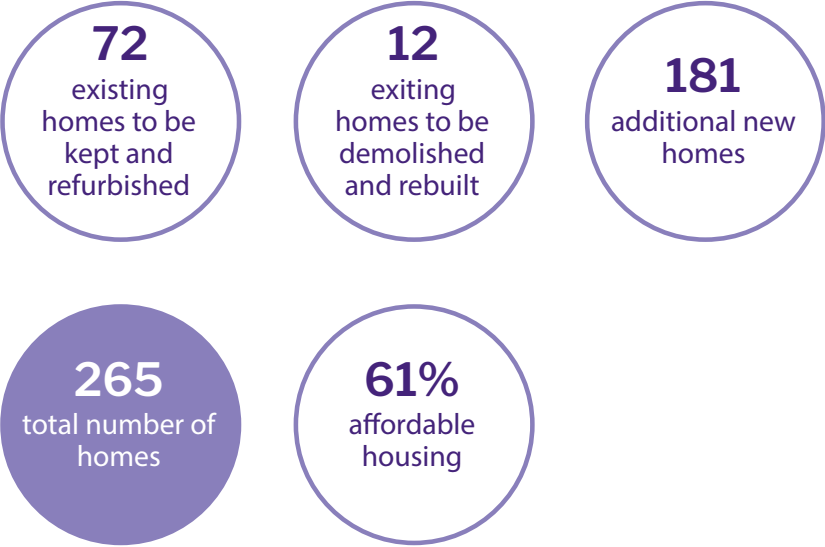


See the video for
**Partial Redevelopment
Scenario 2**

Plan showing the proposed improvements:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief

- In this option the residents of **Oak House** would get **new homes** which meet their housing need. The new homes would be of a better quality than their current flat and would have a balcony, terrace or garden.
- Residents of **Alice Shepherd House** would **retain their current home** and so their housing needs will not be addressed if they are overcrowded. Other issues in these blocks such as damp would not be addressed.
- There are improvements to the communal outdoor space and car park area which is something residents have asked for.
- The disused Samuda housing office would be demolished. The existing community centre would be replaced with a new modern community centre space.
- **181 new homes would be built of which 91 would be affordable housing** – this would help to meet the housing need of the local area.

Assessment: 90/115

Financial viability

- Overall, this option makes a **financial loss of -£6,219,618**

Assessment: Potentially viable

Economic benefits

- 20 local people are estimated to be employed out of **101 potential jobs and apprenticeships** for completing this option.
- An estimated **£2,067,659 of financial contributions would be required** from the Council towards community benefits and improvements.

Assessment: Significant economic benefit

Implementation

- This option has a **good chance of being granted planning permission** by the Council.
- The works would be completed in a **51-month** (4.25 years) programme of demolition and construction, divided into two phases - Phase 1: 29 months, Phase 2: 22 months.
- All existing residents would be able to **remain living** in their homes during the works.
- **No relocations** are required by this option as existing residents remain in their existing home, Oak House residents would move into the new block on the site of the existing community centre once the construction is completed.
- The demolition of the existing buildings and construction of new buildings should **not** create any significant buildability concerns.

Assessment: Phasing Programme Buildability Planning

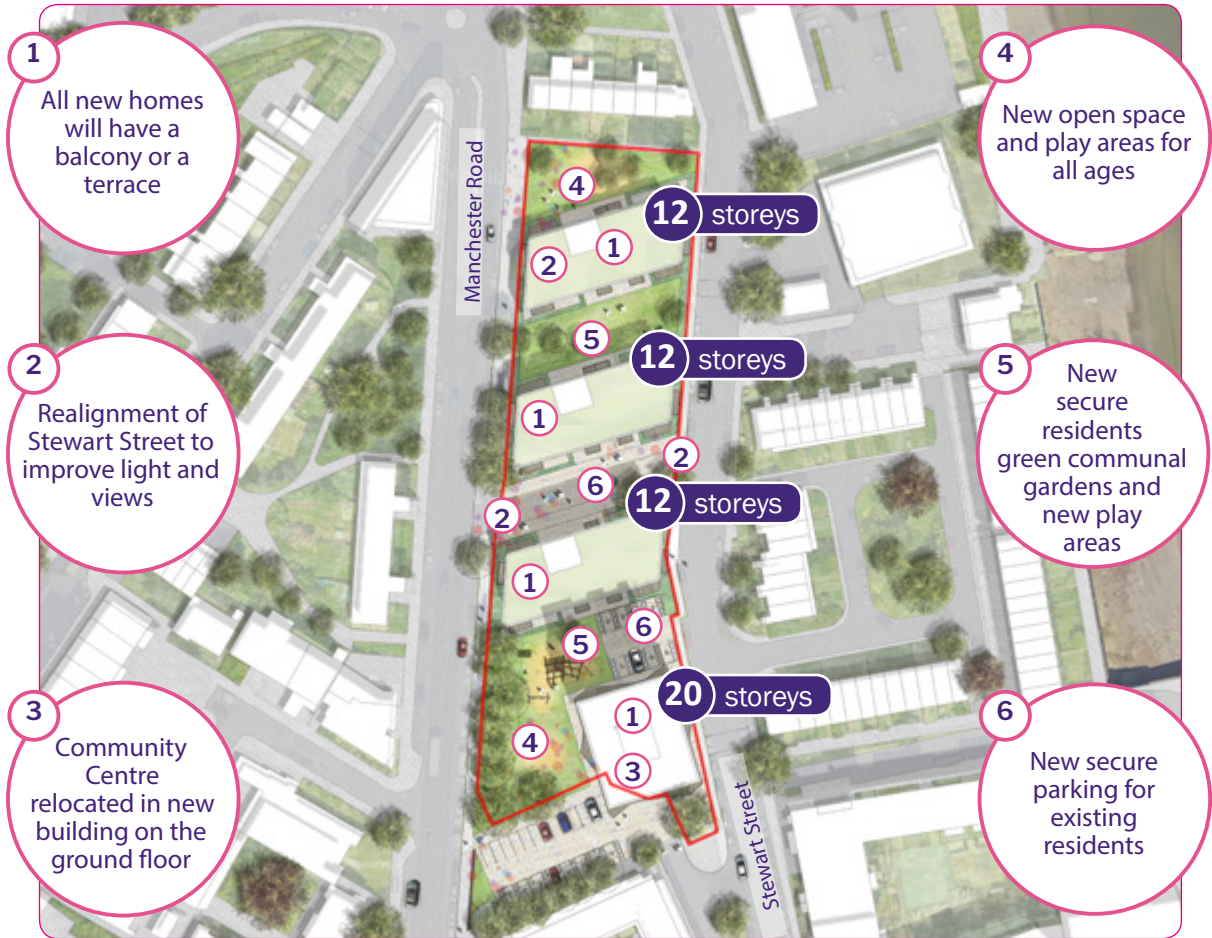
Option 6: Full redevelopment - Option Summary

This option proposes the demolition of both Alice Shepherd House and Oak House, as well as the former Samuda Housing office and the existing community centre. These would be replaced with two 12-storey buildings located on the former Alice Shepherd house, one 12-storey building on the site of Oak House, and a 20-storey building on the site of the existing community centre. Once the regeneration is completed there would be 349 homes on the estate. The existing community centre would be replaced with a new facility on the ground floor or the southern block.

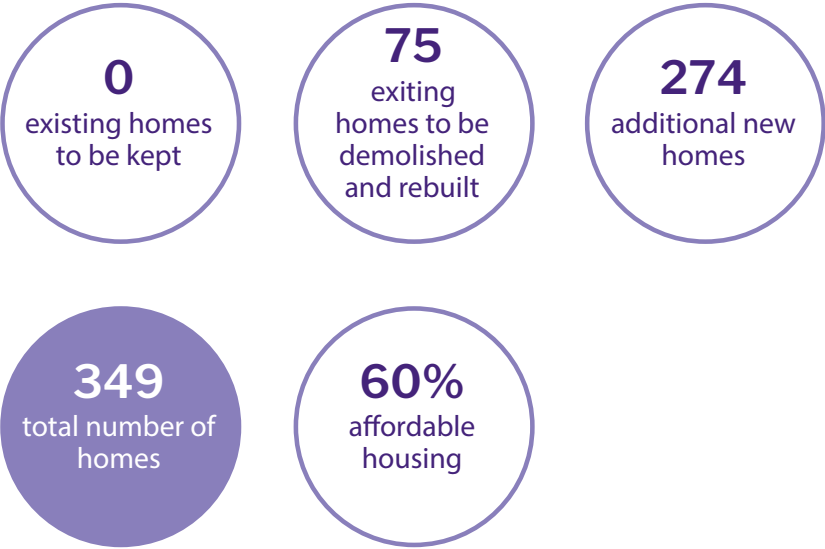


See the video for
Full Redevelopment

Plan showing the proposed improvements:



Summary of homes:



This shows the results of the assessment as undertaken by consultants at SQW. They have assessed each option using the four criteria as below.

Residents' Brief

- In this option **all residents would get new homes** which meet their housing need. The new homes would be of a better quality than their current flat and would have a balcony, terrace or garden.
- The communal outdoor space including the car park, green spaces, play areas, pathways etc would be totally **redesigned and improved**.
- There would be a **significant improvement to the quality, safety and accessibility of the estate**, blocks and homes compared to the current situation.
- The disused Samuda housing office would be demolished. The existing community centre would be replaced with a new modern community centre space.
- 274 new homes** would be built of which **137 would be affordable** housing – this would help to meet the housing need of the local area.

Assessment: 114/115

✓

✓

✓

Financial viability

- Overall, this option makes a **financial loss of -£9,610,563**

Assessment: Potentially viable

✓

✓

Economic benefits

- 37** local people are estimated to be employed out of **186** potential jobs and apprenticeships for completing this option.
- An estimated **£2,960,551 of financial contributions** would be required from the Council towards community benefits and improvements.

Assessment: Significant economic benefit

✓

✓

✓

Implementation

- This option has a good chance of being **granted** planning permission by the Council.
- The works would be completed in an **87-month** (7.25 years) programme of demolition and construction, divided into three phases - Phase 1: 29 months, Phase 2: 22 months, Phase 3: 36 months.
- All existing residents would be able to **remain living in their homes** during the works. Residents from Alice Shepherd House and Oak House would move into newly completed homes in the new blocks in phases before the old blocks are each demolished when fully empty.
- There would be **significant disruption** for existing residents during the construction works
- Construction of new homes are unlikely to generate any significant buildability concerns
- No relocations are required by this option as existing residents remain in their existing home, Oak House residents would move into the new block on the site of the existing community centre once the construction is completed.
- The demolition of the existing buildings and construction of new buildings should not create any significant buildability concerns.

Assessment:

Phasing

Programme

Buildability

Planning

✓


✓

Summary of the scoring of each option:

The table below shows a summary of the performance of each option so that you can compare them against each other.

See the video
for options
performance
summary



Assessment criteria	Business as usual	Open space improvements	Refurbishment	Infill (Scenario 1)	Infill (Scenario 2)	Partial redevelopment (Scenario 1)	Partial redevelopment (Scenario 2)	Full redevelopment
Residents' Brief (max 115)	✓	✓✓	✓	✓✓	✓✓	✓✓✓	✓✓✓	✓✓✓
Financial viability	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Economic benefit	✓	✓	✓	✓✓	✓✓	✓✓✓	✓✓✓	✓✓✓
Implementation	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
OVERALL ASSESSMENT		7 Ticks	8 Ticks	7 Ticks	8 Ticks	8 Ticks	10 Ticks	10 Ticks

Feedback

Thank you for taking part in this exhibition. We would really like to know your thoughts about what you have seen. You can do this by clicking using this QR code to give us your feedback. Alternatively you can call Emma or Mynul from the One Housing Regeneration Team.

One Housing Regeneration team:
Mynul Islam

07966 643120 or 020 8821 5138
myislam@onehousing.co.uk

Emma Leigh Price

07768776036 or 020 8821 5169
eprice@onehousing.co.uk

See the video for
**Feedback and
Summary**



Follow link to give
us your feedback



Independent advice

If you would like some independent advice you can contact your Independent Residents' Advisor and your Residents' Advocate.

The Independent Resident Advisor:
Lee Page

0800 073 1619 (freephone)
aliceshepoakhouse@tpas.org.uk

Resident Advocate:
Mike Tyrrell

07958 225416
mike@puttingresidentsfirst.co.uk

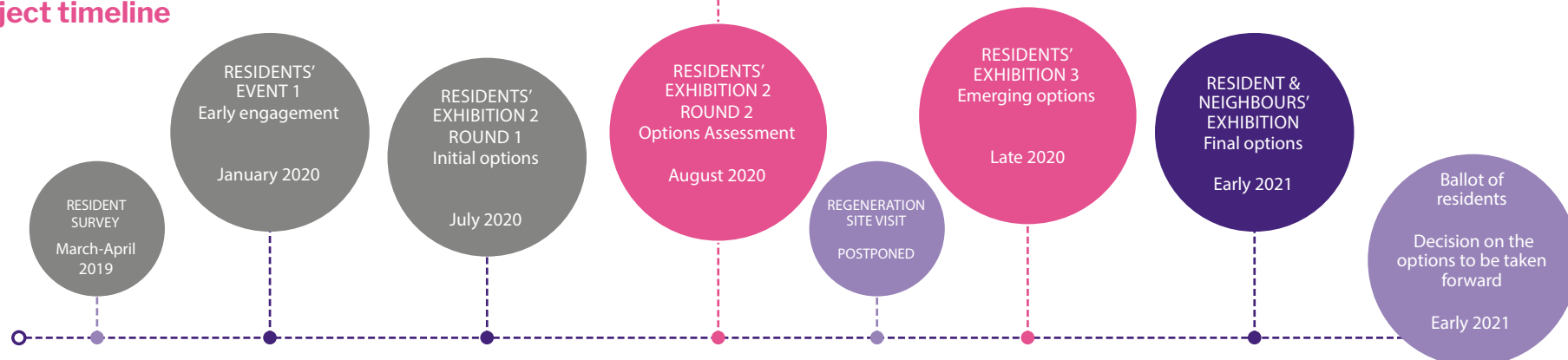
Additional information

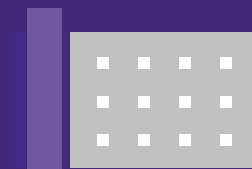
The figures and assessment scores presented in this exhibition are just the first round of assessment work in the options appraisal process, just as the option designs that have been shown are only the first drafts. Following this exhibition we will use the feedback we receive from residents to review and update the designs for the options.

We will also look to see which options are not popular with residents and have scored poorly in the assessment, as well as which are more popular and have scored well. Further work will be carried out to see if options can be changed to improve their assessment score and in particular make them more financially viable, therefore the figure and scores presented in this exhibition are likely to change as the design process progresses.

Project timeline

We are here





ALICE SHEPHERD HOUSE
OAK HOUSE