

## Co-designing a Deliverable Regeneration Solution for Lindsay Court, Squires Gate Lane, St. Annes; Final Summary Proposal

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**Date:** December 2018  
**Lead:** Chris Standish, Regeneration Services Team, Regenda Group  
**Client:** Kirstine Riding, Housing Services Manager, Fylde Borough Council

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- 1. Background and Need:** Lindsay Court is located at the North of the Borough, adjacent to the former Pontins holiday park and Squires Gate railway station. It consists of 96 flats located in six blocks with ancillary garages and green spaces. Built in the late 1960's / early 1970's the land is in private ownership with one third of the flats being owner occupied, the remainder sub-let to tenants. The age profile is overwhelmingly 60-80 year old. A good proportion of these receive some sort of benefit entitlement.

Managed by Homestead, the flats and the site is falling into chronic disrepair. A full fabric repair scheme has been developed requiring a £30k contribution from each owner. All parties seem to realise the need for something to be done, but the current proposal is unrealistic.

Fylde BC have taken a proactive approach in trying to facilitate an agreed, inclusive process, linking Homes England into an emerging partnership solution. Fylde want to establish an inclusive approach that tests options with residents, stakeholders and landowners and results in a co-designed long term deliverable solution. There is an opportunity to develop a transferable best practice model recognised and adopted by MHCLG and National Housing Federation into new policy and funding frameworks. Fylde have asked the Regeneration Services Team at the Regenda Group to scope a possible process to address this issue that can be discussed and developed further.

### 2. The Proposed Approach:

- a) Research and Data Collection – housing needs / land ownerships / spatial context / planning and highways / build costs and market review.  
Outcome – develop a clearly informed quantitative evidence base.  
Timescale – end December 2018.
- b) Co-design process and outcomes over agreed time period – invite residents, partners and stakeholders to a series of meetings to co-design an agreed process that will lead to an agreed preferred solution / outcomes. Create an integrated client Steering Group to check and challenge throughout the process.  
Outcome – qualitative evidence, trust building and transparency around a co-designed process.  
Timescale – end December 2018.
- c) Develop initial Options for discussion – a range of options that consider implications for people and place over the long term. Support Residents in progressing the establishment of their own CIC.  
Outcome – series of broad options with indicative costs, outline designs and appraisals, regeneration S.W.O.T. analysis.  
Timescale – end January 2018.
- d) Consult initial Options with residents, partners and stakeholders.

Outcome – establish the principles of a preferred option that can be developed further. Support residents in being ready to launch the CIC.

Timescale – end February 2019.

- e) Refine and test Preferred Option – develop drawings, layouts and plans / market demand and development appraisals / planning related issues / potential phasing and implications for residents / indicative resources and plan / action plan for securing wider regeneration outcomes. Residents bid for CHF funding for surveys and grants.

Outcome – RIBA stage C plans produced along with co-design vision and draft report for consideration.

Timescale – start April 2019.

- f) Consult preferred option with residents, partners and stakeholders.

Outcome – informed discussions to amend and inform a completed final option.

Timescale – end April 2019.

- g) Produce Final preferred Option and report – final report with wider regeneration impacts and clear, agreed action plan in place.

Outcome – final option agreed by residents, partners and stakeholders with agreed action plan and clear governance structure in place to coordinate action through time.

Timescale – end May 2019.

The process and approach fed into MHCLG and National Housing Federation event (hosted by Regenda) in November 2018, the aim being that the policy and funding framework which emerge in 2019 includes the model and the agreed final solution as best practice.

**3. Timescales:** September 2018 – May 2019.

**4. Costs:** £35k

**5. The Team:** The team will be led by Chris Standish, Head of Regeneration Services at the Regenda Group. His role will be to lead on client and stakeholder relationships as well as the co-design and consultation aspects. Cass Associates will provide town planning, landscape, masterplanning and architectural support into the project. Amion Consulting will provide business planning, market and development appraisal support with high level costings too. All have worked successfully with MHCLG on a major Estates Regeneration masterplan in Fleetwood. Please follow [www](#) links below.

Contact;

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<https://www.regenda.org.uk/fleetwood-10-year-vision>

<http://www.cassassociates.co.uk/>

<http://www.amion.co.uk/services/development-business-planning/>