

Co-designing a Deliverable Regeneration Solution for Lindsay Court, Squires Gate Lane, St. Annes

Stage Two Proposal – Developing preferred Options into a Deliverable Proposition

Lead: Richard Roberts, Cass (with)
Peter Hamilton (planning)
Chris Standish (coordination, regeneration and partner engagement)
Alan Friday, AMION (Appraisals and market assessment)
Mark Edwards, ForViva (Registered Provider deliverables and development)

Client: Kirstine Riding, Housing Services Manager, Fylde Borough Council (with)
Kate Astley, Community Housing Fund Development Manager, FBC
Lindsay Court Steering Group reps

Background and Need:

Lindsay Court is located at the North of Fylde Borough Council, adjacent to the former Pontins holiday park and Squires Gate railway station. Built in the late 1960's / early 1970'S it consists of 96 flats located in six blocks with ancillary garages and green spaces. The flats and the site are falling into chronic disrepair and in July 2018, a Tribunal determined that a full fabric repair scheme should be overseen by the current Management Company, requiring a £30k per unit contribution from owners.

Whilst all parties seem to realise the need for something to be done, major problems exist in delivering an agreed solution. Council Officers supported by Cllr Karen Buckley (St Leonard's Ward and Deputy Leader) and by the office of Mark Menzies MP (Fylde), wanted specialist support to facilitate an agreed solution where residents could inform the options and begin to take a lead role in changing their environment.

Led by Chris Standish, Regenda, with support from Cass Associates and Amion Consulting, an approach was developed which involved empowering residents to make informed decisions regarding potential options. This community-led approach worked through a wide range of options, resulting in July 2019 in a final options report being produced. This suggested that two 'preferred options' be looked at in greater detail, with direct support and engagement with an interested registered provider. Supported by Homes England, this Stage Two proposal would clearly establish whether a final, deliverable proposition is agreeable and achievable.

The Proposed Approach for Phase 2:

Phase 2a:

Present summary of Stage One findings to community steering group and partner event in September 2019 – obtain views and feedback / inform pre-planning discussions / develop new connections with residents and owners / explain and agree the Stage Two work.

Outcome – sign off and endorsement for the Stage One and Two work.

Timescale – End October 2019.

Research and Assessment – test assumptions for both 'preferred options' through coordinating the undertaking of the following;

- Detailed full building survey
- Expectations, values and support of freeholder and larger leaseholders of which there are 7:
 - o Bleier Estates/Lindsay Court Securities
 - o Harry Bleier
 - o Elstar Ltd

- Frank K Miles IOM Ltd
- Twillam Ltd
- Arnold Henry, Ester Henry and Henry Newman
- New Hill Investments Ltd
- Homes England expectations and conditions regarding tenure mix, funding and best practice support
- Explore implications of Land Tribunal decision
- Continued empowerment and engagement of Resident Group

Outcome – clarity regarding the above, leading into a viability assessment as to whether the project can proceed
 Timescale – end January 2020.

Phase 2b:

- Community event which initiates direct contact with all residents
- Levels of individual mortgage / debt vs current and expected property values
- Formal valuation of each unit
- Planning and building control policy
- Retained registered provider requirements and expectations
- Gross acquisition figures to secure the whole/part of site
- Homes England expectations and conditions regarding tenure mix, funding and best practice support
- Continued empowerment and engagement of Resident Group

Outcome – Definitive option to progress to Phase 3.
 Timescale – end December 2020

Phase 3:

- Test and Refresh Options – feed the research and assessment into a refreshed option(s), factoring in broader regeneration aspirations for the site and its wider context. Consult with Client group, partners and residents to explain implications and understand their preferences.
- Develop Preferred Option to Concept Outline Planning (RIBA Stage 2) stage with Outline Business Plan and linked agreements in place – this to include Homes England, land and property owners and in principle RP, residents and Council sign off.
- Homes England expectations and conditions regarding tenure mix, funding and best practice support
- Continued empowerment and engagement of Resident Group
- Capital funding bid to Homes England

Outcome – establish clearly defined and agreed ‘option’ and submit capital funding bid
 Timescale – Mid Summer 2021

Estimated Costs and Phasing:

Phase 2a

£ 500	Community event
£2000	Formal constitution of Community Organisation (Legals / Accounting)
£2000	Continued project management Fylde Council
£5000	Detailed building condition survey
£5000	Coordination, partner engagement, regeneration, resident empowerment
£10000	Registered Provider time input
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£24,500	

Funding sources

£2000	Formal constitution of Community Organisation (Legals / Accounting) Fylde Council Community Housing Fund, Stage 1 Group set up costs – Grant approved
£2,000	Fylde Council Community Housing Fund Officer Post – existing post

£20,500 Fylde Council Community Housing Fund Stage 2 Feasibility Costs (Committee Nov 19)

Phase 2b

£20,000	Architectural and preparation for planning and building control policy
£45,000	Additional survey required for planning – Site investigation, noise and vibrations, airport noise, air quality, transport assessment, ecology and habitat regulations
£5,000	Coordination, partner engagement, regeneration, resident empowerment
£5,000	Registered Provider time input
£2000	Continued project management Fylde Council
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£77,000	

Funding secured

£2,000 Fylde Council Community Housing Fund Officer – existing post

Funding submission to be made by Lindsay Court Residents Association supported by Registered Provider:

Power for change funding £75,000

The Team:

The team will be led by Richard Roberts (Cass). Richard will provide architectural, masterplanning and design input. He will be supported By Peter Hamilton who will provide planning input. Chris Standish will coordinate the work and provide regeneration and engagement expertise. Mark Edwards will coordinate ForViva input and work closely with the Team. Kate Astley will continue to provide the wider project management role as part of the Community Housing Fund project in Fylde.