

## Appendix 2 Lindsay Court Project Stages

### Phase 1 – Commence August 2018

Proposed completion Summer 2019

1. Research and data collection (Sept18)
2. Co-design process and outcomes (
3. Develop initial options for discussion
4. Consult initial options with residents, partners and stakeholders

**COMPLETE**

### October 2019 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.

### January 2020

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:
- 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

### Phase 2 b: December 2020

- 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 2b will not progress without freeholder cooperation or land tribunal decision amendment*

### Phase 3 mid summer 2021

- 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

*Outcome: Outline Planning with Outline Business Plan and linked agreements*