

SCC Estate Regeneration – Building for a Brighter Future

Hinkler Parade Redevelopment

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Estate Regeneration - Building for a Brighter Future



- Estate Regeneration Aims and Overview
- Hinkler scheme- Aim and anticipated outcome of project
- Progress to date
- Localism & Community involvement
- Employment and Training created
- Long term socio economic benefits
- Long term Localism approach to estate regeneration

Estate Regeneration Aims and Programme

Estate Regeneration Vision

“We want to create successful communities on our estates where people will want to live in the future. Our communities will be comprised of people of different ages and backgrounds, where work is normal for all who are able to. Homes and public spaces will be designed to provide safe and secure environments and local people will take an active involvement in ensuring the success of the community”.

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Estate Regeneration – Where are we now?

Hinkler Parade – Pilot Project

- By development agreement
- 106 new homes, 43 affordable, remainder for sale, 5 new retail units, community facilities.
- Phase 1 completion – December 2010. Total scheme complete Autumn 2012



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Estate Regeneration – Where are we now?

New Council Homes for Good Council Tenants

- Redevelopment of disused land/ underused garage sites.
- 53 new council homes- Code Level 4
- Direct Development - Design and Build agreement with contractor
- First residents due to occupy in December.
- Phase 1 sites complete March 2011, Phase 2 March 2012



Estate Regeneration – Where are we now?

Next Four Sites – Phase 2

- Delivering up to 300 new homes and local facilities.
- Developer selection process underway
- Proposed start on site – Spring 2011.
- By Development agreement



Estate Regeneration – Where are we now?

Phase 3

- 12 sites with cabinet approval to develop
- Currently undertaking feasibility/option appraisal work



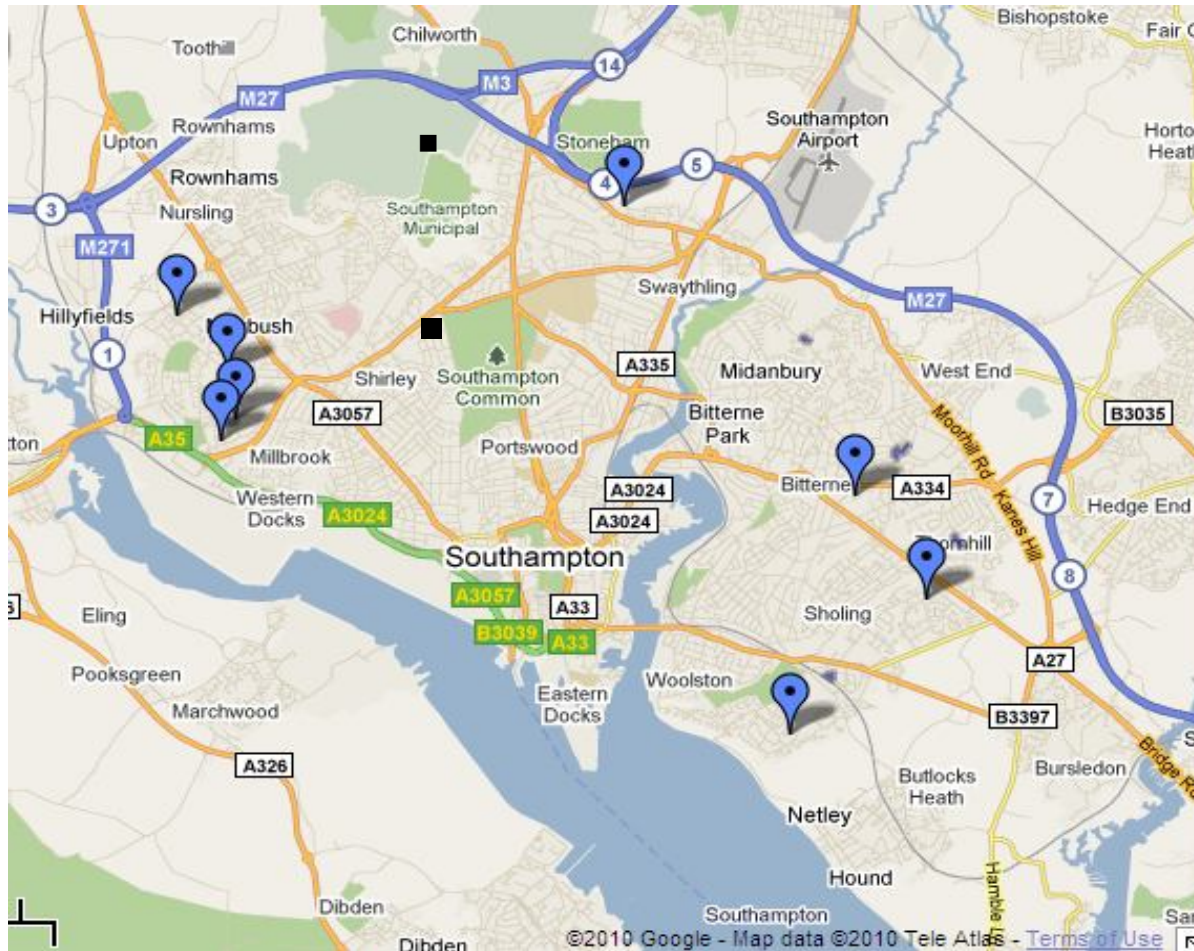
FOR ILLUSTRATIVE PURPOSES ONLY

CAPITA SYMONDS

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Estate Regeneration – Where are we now?



- 3 projects underway
- 55M-75M Value
- 460 new homes
- Community facilities and retail units
- Employment and Training opportunities
- Socio-economic sub groups
- Feasibility on next phase- 12 sites
- Long term strategic planning approach

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Hinkler Parade - Progress

- Development agreement signed Feb 10
- Start on site March 10
- Show home and sales commenced Sep 10
- Retail units and first phase homes complete Dec 10
- Second phase homes and Community Facility complete December 2011
- Phase 3 new homes completed Autumn 2012



Localism and Community Empowerment

Community Facilities - Several services with community support being provided from 1 large space.

- Residents Association
- Function Room
- Library
- Housing services
- PYL own and manages as part of succession strategy
- Income received from this and retail units



Localism and Community Empowerment

Retail Units – Modern retail based upon residents wishes

- Co-op
- Pharmacy
- Hairdressers
- Take away
- Income received part of succession strategy for PYL



TPY/ PYL Investment Outcomes

- Partnership agreement with SCC, Localism at heart of approach
- Catalyst for Localism approach for Hinkler Parade Regeneration
- Local ownership of local shops and facilities
- Investment in community facilities and partnership with residents association
- Income producing assets for the future regeneration
- Long term socio economic regeneration outcomes as well as investment

Employment and Training Created

- 13 local people employed – 25% of the total workforce
- Secured by S106
- Community Liaison officer
- Stakeholder Groups coordinating work on other major development in Thornhill
- Visiting schools and colleges
- Sub Groups set up to deliver long term socioeconomic aims

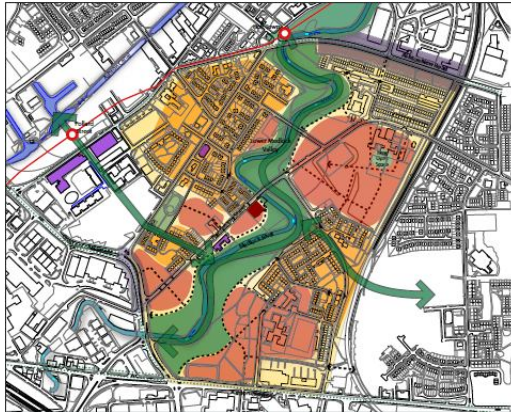


Long Term Socio- Economic Links

Estate Regeneration Sub Groups

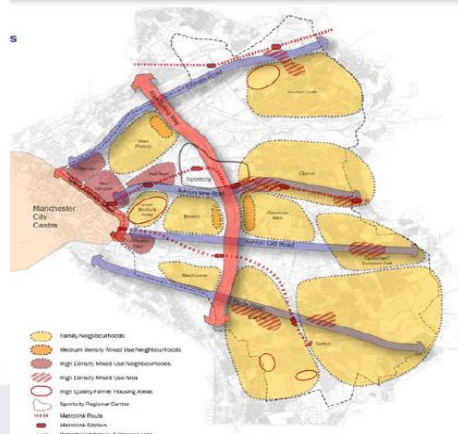
- **Employment, Training and Business Growth**
 - Delivering actions to tackle worklessness and improve employability within Southampton Councils Estate Regeneration Areas.
 - Increase educational attainment, skills qualifications and employment progression within Southampton Council's Estate Regeneration Areas.
 - Increase enterprise and innovation, and business growth within Southampton Councils Estate regeneration Areas.
 - Empower the local community to deliver and benefit from local employment, training and business growth initiatives
- **Financial Inclusion**

Estate Regeneration – Where do we go next?



Larger Estate / Neighbourhood Planning, delivered via Localism approach

- Deliver regeneration on an estate wide basis, which meets the needs of the community.
 - Retain localism approach and deliver regeneration which meets the aspirations of the community.
 - Integrate decent homes work with Estate Regeneration - vfm
- **Outcome** – larger scale strategic planning which allows for all council services and partners to link together to achieve residents common goals for the Council estates.



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Questions?

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