



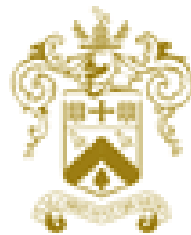
NEIGHBOURHOOD RENEWAL ASSESSMENT

for

St Paul's Area

NRA Report

for



CHELtenham
BOROUGH COUNCIL

Final Report – November 2006

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Executive Summary

Strategic Context

Cheltenham Borough Council and its partners have identified five main priorities that it needs to tackle over the next five years based on national priorities and results from extensive consultation in the area. These are the need:

- To reduce crime and disorder, and the fear of crime in communities
- To improve the supply and standard of affordable housing
- To reduce inequalities in communities and develop a sense of community
- To protect and improve the environment of Cheltenham and make it a beautiful and sustainable town
- To improve sustainable travel and transport options

At the heart of their Community Plan is the vision, which is:

'The vision for Cheltenham in the year 2020 is for it to be a vibrant, safe and sustainable town where residents, workers and visitors enjoy the benefits of social, environmental and economic wellbeing.'

In 2005, Cheltenham Borough Council carried out a House Condition Survey in order to produce a comprehensive review of current stock conditions in the private sector.

After considering the results of the House Condition Survey and in order to contribute toward the wider regeneration of the Town, it was acknowledged that certain areas, where the condition of properties and environmental circumstances differed somewhat to the remainder of the Borough, required further detailed assessment through the Neighbourhood Renewal Assessment (NRA) process. These areas included in particular St Paul's.

The St Paul's NRA area had originally been identified by the Council for potential substantial demolition; however this was not supported wholeheartedly by the residents. The Council therefore decided to undertake a Neighbourhood Renewal Assessment to assist in the decision making process and to provide justification for any future intervention in the area.

The St Paul's NRA area is a large residential district dominated by 1919-1945 terraced type housing with a mix of tenure and varying levels of condition and socio environmental problems.

The Housing Act 2004 introduces 'health and safety rating' as the new measure that has replaced 'Unfitness'. Also the 'Decent Homes Implementation Plan (as modified April 2004)' imposes on Councils a target of reducing the number of Non-Decent properties in the social sector and the number of vulnerable people in Non-Decent private sector housing (Office of the Deputy Prime Minister, Public Service Agreements)

Cheltenham is therefore in a 'transitional phase' of moving away from 'Unfitness' as the key determinant of condition towards issues of health and safety and 'Decency' and as such these have been the main focus of this assessment.

The St Paul's ward and NRA area – Key facts

1. The results of the 2005 Private Sector House Condition Survey places the St Paul's ward as one of the worst areas in terms of condition and deprivation.
2. The property age profile for the St Paul's NRA area shows a monolithic supply of terraced type property built predominantly between 1919 & 1944.
3. There are 23.3% of properties in Council Tax band A and 66.2% in Council Tax band B in the St Paul's NRA area.

4. The majority of properties (78%) in the St Paul's NRA area are rented (77% Cheltenham Borough Council & 1% privately)
5. In the St Paul's NRA area unfitness is running at 9.4% overall compared to the national average of 4.2%. A further 11.1% are in substantial disrepair or close to being unfit.
6. 'Not-Decent' dwellings in the St Paul's NRA area occur at 30.3% compared to 30.1% nationally.
7. In the St Paul's NRA area satisfaction levels indicate that 74% of residents who completed the Household Survey are either very satisfied or fairly satisfied with their home (45% very satisfied and 29.0% fairly).
8. Generally, 64% of residents within the St Paul's NRA area were either very satisfied or fairly satisfied with the area. (35% very satisfied & 29% fairly)
9. 27% of residents within the St Paul's NRA area were either very dissatisfied or fairly dissatisfied (17% fairly & 10% very) with the area. The main reason for resident's dissatisfaction with their property is disrepair followed by the property being too small.
10. Residents of the St Paul's NRA area completing the household survey either strongly agreed or agreed that :
 - a. Properties are affordable to live in (2% strongly, 81% agreed)
 - b. Housing conditions need improving (27% strongly, 52% agreed)
 - c. Empty properties are a problem (19% strongly, 46% agreed)
 - d. There is not enough housing choice (7% strongly, 53% agreed)
 - e. Obsolete housing needs clearing (10% strongly, 46% agreed)
11. When asked if they would not wish to move, 43% of residents within the St Paul's NRA area said that they would not because they like the property they are currently living in.
12. Conversely 30% of residents within the St Paul's NRA area stated that they would consider moving in the next five years (22% would move, 8% maybe move.)

13. Furthermore 65% of residents within the St Paul's NRA area stated that they would consider moving into temporary accommodation if they were guaranteed a new or refurbished property back in the area.
14. Renovation or improvement of properties is the most popular option with residents of the St Paul's NRA area with 84% supporting this approach compared to 57% of respondents who think all or some of the houses should be demolished. (38% some and 19% all).
15. There are 33% of respondents within the St Paul's NRA area that are either registered as having a disability or considered themselves as having a disability.

The Way Forward

The St Paul's NRA area generally

16. It is clear from the assessment that a mix and match approach is required across the St Paul's NRA area to deal with the issues of poor housing conditions, empty properties and social/environmental concerns.
17. The approach recommended in this report is to implement a range of schemes appropriate to each of the sub areas, which will bring about the overall improvement of the St Paul's NRA area whilst contributing to the regeneration of the Borough of Cheltenham.

Sub Area A – Aldridge Close

18. In Aldridge Close the condition of properties and indeed the environment is such that it does not raise any major concern. The age, character and layout of properties within this sub area are also distinctly different to the remaining sub areas. The recommended approach of Comprehensive Improvement therefore reflects this difference and should be adopted to 'upgrade' properties in need of modernisation.
19. Implementing such a scheme should be relatively straight forward and could begin immediately following approval of this report. In the main the responsibility for 'upgrading' will fall with Cheltenham Borough Homes in accordance with its duty to improve all public sector accommodation by 2010 under the Decent Homes Standard.

20. There were no non decent properties occupied by vulnerable groups within the private sector in this sub area, therefore no intervention is required by Cheltenham Borough Council.

Sub Area B – Crabtree Place

21. It is recommended that in view of the poor property condition and issues of increasing numbers of empty properties that this sub area should be subject of a transformational redevelopment scheme. The site created would provide sufficient opportunity for imaginative redesign of the street layout to modern standards supporting the creation of a new housing environment.

22. This approach will not only deal with the immediate problems, such as poor property condition, but will also in the longer term, contribute toward the total transformation of the whole of the St Paul's NRA area.

Sub Area C – Folly Lane

23. The approach in this sub area is that of Transformational Improvement, which will require careful planning and implementation. The scheme should be developed to transform the area through physical and environmental improvements.

24. The physical transformation of properties needs to be achieved through an extensive modernisation and improvement programme including where necessary a physical change to the layout and size of properties. The environmental characteristics of this sub area could be improved by introducing road traffic calming measures together with softer improvements such as new boundary walls.

Sub Area D – Manser, Hudson and Hanover Street (part of)

25. This is the largest of the four sub areas and has its' own set of housing, social and environmental problems. The recommended approach in this area is that of Transformational Improvement and Redevelopment.

26. This approach requires the removal of a section of properties in the middle of Manser Street and Hudson Street and the forming of a cul de sac to both ends of the street. This coupled with the improvement of the remaining properties should secure the regeneration of this area for the

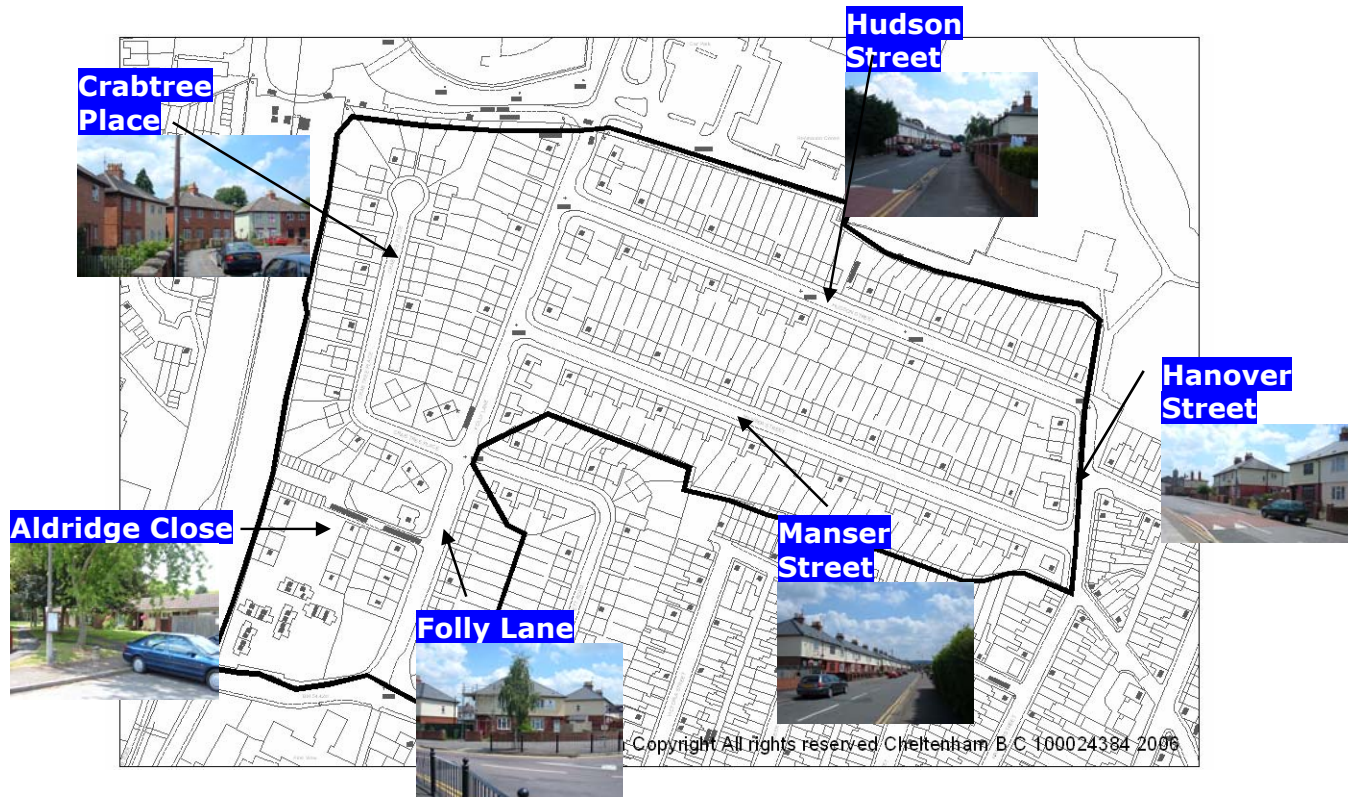
foreseeable future whilst also minimising the disruption to the majority of residents already living in this sub area.

27. The recommended approaches for each sub are outlined further in the Regeneration Strategy section of this report.

1 Setting the Scene

1.1 Introduction

- 1.1.1 This report presents detailed findings from a Neighbourhood Renewal Assessment (N.R.A.) carried out for a discreet area of properties within the St Paul's ward by Professional Partnership Services plc. (**pps**) in conjunction with Cheltenham Borough Council and Cheltenham Borough Homes.
- 1.1.2 This area had been identified by the Council as one requiring action to tackle the high levels of poor housing and social deprivation. Original proposals put forward by the Council were not supported wholeheartedly by local residents. In a response to residents concerns the Council decided to appoint consultants to 'take a fresh look' at the area which would involve the community and key stakeholders as part of the NRA process.
- 1.1.3 A map defining the boundary of the assessment set by the Council is shown overleaf.



1.1.4 In total the NRA area comprises some 261 properties of differing styles, layout and character in the streets shown in the table below.

Street	No of Properties
Aldridge Close	28
Crabtree Place	43
Folly Lane	52
Hanover Street	7
Hudson Street	63
Manser Street	68

- 1.1.5 The purpose of the NRA has been to build on the context of the wider priorities for Cheltenham, and to take a fresh look at the housing, social and environmental circumstances in greater detail whilst pulling together all of this work as a holistic package which represents a response to the long term regeneration of the St Paul's area.
- 1.1.6 The proposal is that having now examined the area in detail, the regeneration of the St Paul's area would best be advanced by a mix of options as set out in this report.

1.2 Strategic Context of the St Paul's area

- 1.2.1 The Neighbourhood Renewal Assessment has been executed in the context of wider strategic frameworks so that it will support and be supported by other initiatives either currently underway or planned for the future.

National Context

- 1.2.2 National policies and targets provide the NRA with a broad strategic framework to work within. The key policies at national level include the Communities Plan, National Neighbourhood Renewal Strategy and the Governments agenda for cleaner, safer and greener communities.
- 1.2.3 There are a number of relevant Public Service Agreement (PSA) targets. Some, such as the ODPM's commitment to "achieve a better balance between housing availability and demand for housing in all English regions...", are very specific. Others, such as Governments Decent Homes targets give a strong high level steer to the NRA in St Paul's.

Regional and sub-regional context

1.2.4 The Integrated Regional Strategy identifies addressing deprivation and disadvantage to reduce significant intra-regional inequalities as one of its five key aims. The document recognises that although the South West is synonymous with a high quality of life, there are significant inequalities across the region. It highlights the challenges of ensuring that resources are available to the region, given that deprivation and disadvantage in the South West have not had a high profile but also stresses that there are opportunities for the South West in seeking to tackle intra-regional inequality.

1.2.5 The emerging Regional Spatial Strategy will set a regional framework about 'where things go', what the scale of development should be, and the links between broad issues like healthcare, education and crime, as well as basic infrastructure such as transport. The RSS will set the regional context for planning in the South West until 2026. It will:

- Guide the planning process at a local level – in District Local Development Frameworks
- Help deliver the region's Integrated Regional Strategy 6
- Include a Regional Transport Strategy to guide investment in transport facilities
- Provide policy guidance on issues ranging from minerals extraction and waste treatment to economic development and housing, health, culture, environment; and
- Include District level housing numbers

1.2.6 The RSS is not simply a land-use plan. It will be developed in the context of the Integrated Regional Strategy and driven by the need to change the environmental, social and economic characteristics of an area in an effective and inclusive way.

1.2.7 The Regional Economic Strategy's mission is to increase sustainable prosperity and productivity for the region and all its' people. The Mission will be achieved through the application of three Strategic Objectives:

- To raise business productivity
- To increase economic inclusion
- To improve regional communications and partnership

1.2.8 The RES is being delivered by the South West Regional Development Agency, which sees urban and rural regeneration as one of its key work programmes. Within this work programme, its priority is to improve the economic performance of deprived urban communities.

Cheltenham Context

1.2.9 The Council and its partners have come together as the Executive which is made up of representatives from the main partnerships in the Borough, along with representatives from the police, the university, the primary care trust, the Council, the County Council and voluntary agencies.

1.2.10 The Executive steers the community planning process and co-ordinates the work of all partnerships involved in the Cheltenham Strategic Partnership.

1.2.11 In recognition of the number of organisations and groups within the Borough, a wider stakeholder forum has been established. This forum elects a representative on to the Cheltenham Strategic Partnership Executive. The forum is able to express views on, and propose solutions to, the issues affecting the Borough.

1.2.12 ***Community Plan – "Our future Our Choice"*** - The Community Plan is the over-arching view which sets out the strategic vision for the Borough. The Council are committed to delivering the vision set out in this plan which is for :

Cheltenham in the year 2020 to be a vibrant, safe and sustainable town where residents, workers and visitors enjoy the benefits of social, environmental and economic wellbeing

The Cheltenham Community Plan is built around this long-term vision and five main priorities which the Council and its partners aim to tackle, namely:

- To reduce crime and disorder, and the fear of crime, in communities
- To improve the supply and standard of affordable housing
- To reduce inequalities in communities and develop a sense of community
- To protect and improve the environment of Cheltenham and make it a beautiful and sustainable town (that is, a town that can grow and develop to improve quality of life for all, now and in the future)
- To improve sustainable travel and transport options (that is, transport that allows the whole community to travel safely and easily in an environmentally-friendly way)

The regeneration of the St Paul's area is an integral part of this overall vision. The wider policy context's within which it is set include:-

- **Housing Strategy- 'Our Homes, our communities'** The Housing strategy has been developed to flow into the overall vision for Cheltenham, setting out how the Council will meet the needs and aspirations of tenants and residents whilst achieving best value in housing.

The Council is committed to delivering best value housing services helping to create sustainable communities within a safe environment and has identified a number of themes that flow out of the priorities within the community plan. These themes are:

- **An attractive and safe town**
- **A thriving economy**
- **A decent standard of living**
- **Travel and Transport**
- **A healthy environment**
- **Living life to the full**
- **Public services we want**

In order to realise these themes the Council has set a number of Housing priorities based on various sources of information. These are the need to:

- Coordinate an efficient and effective housing service at a cost acceptable to residents;
- Ensure the provision of affordable and well maintained public and private housing in the borough to meet assessed housing needs;
- Work with other directorates and agencies on cross cutting issues;
- Provide secure and healthy living conditions within safe and sustainable communities.

With particular regard to housing conditions the Councils aim is to ensure that:

- Unsatisfactory and unfit housing conditions are identified and resolved in an environmentally sensitive manner, and;
- Effective and efficient management and maintenance is delivered to the council's own properties

- **Private Sector Housing Renewal Policy** - The Regulatory Reform (Housing Assistance) England and Wales Order 2002 provides Local Authorities with a much greater degree of flexibility in devising a strategy to deal with poor private sector housing conditions both in terms of policy tools available to them and in terms of their ability to work in partnership with others. It therefore provides a major opportunity for Local Authorities to contribute further towards the Governments overall strategies towards tackling poverty and social exclusion; health inequalities and neighbourhood decline. The Council has conformed to the basic requirements of the Order by producing a Housing Renewal policy for 2003 – 06.

The Council recognises the importance of the asset value of Cheltenham's private sector housing stock and the contribution which its condition makes to the well-being of the town and its inhabitants.

Cheltenham has a relatively low level of property unfitness (3.1% for the Private Sector from the HCS 2005), but has invested significantly in terms of targeted grant resources over many years to help lower income householders to stay in their own homes.

The Council has reviewed its grant policy which is based on the government's health and safety rating system, which replaced the fitness standard in April 2006. The new policy tightens the qualification criteria and will, in general, target grant resources to the most vulnerable client needs groups. Clients who are significantly under-occupying a property or who have sufficient equity to consider funding works themselves are referred to the local home improvement agency for advice.

Under this policy the Council currently provides the following types of grant, modelled on grants currently available under existing legislation.

- **Health and Safety Grant (HSG)** - To facilitate the improvement of houses for those most in need in the borough where repairs are essential to protect the health and safety of the occupant.

- **Vacant Property Grant (VPG)** - To facilitate the improvement and bringing back into use of vacant properties/dwellings in the borough.
- **Adaptation Support Grant (ASG)** - This is a new grant, replacing Home Repair Assistance, in cases where works are identified by an Occupational Therapist as 'necessary and appropriate', or are required in association with such works, to meet the needs of a person with disabilities.
- **Relocation Grant** - The criteria for this type of grant is yet to be established, however it is likely to be up to £20,000 for those owner occupiers affected by regeneration proposals to assist them with bridging the gap between the market value of their current property and the cost of purchasing a similar alternative property.

Local context

1.2.13 The Indices of Multiple Deprivation 2004 combines indicators across seven domains (Income, Employment, Health deprivation and disability, Education, skills and training deprivation, Barriers to Housing and Services, Living Environment deprivation and Crime) into a single deprivation score and rank for each area. As the information is available for Super Output Areas (neighbourhood areas that are smaller than wards) this allows us to pinpoint more accurately areas of Cheltenham that suffer from multiple deprivation.

1.2.14 The map of the IMD2004, clearly shows a broad band of deprivation running from Hesters Way and Springbank and crossing the town centre through St. Paul's and then across to Oakley, but that within that, there are four regeneration hot-spots;

- Manser Street / Hudson Street / Granville Street area (ranked 2138 out of 32,482)
- Springbank / Welch Road area (ranked 4148)
- Mersey / Avon and Humber road areas (ranked 4695)

- Hesters Way Road / PE Way (ranked 4698 and 5130).

1.2.15 All four of these areas are amongst the 15% most deprived areas in the country. In contrast, at the other end of the scale, Cheltenham has four areas that are in the top 2.5% of least deprived areas in the country.

1.2.16 These four areas show consistently high deprivation scores in terms of income, health, crime, and learning themes.

1.2.17 The NRA process and the potential implementation plan will bring about focussed action within the already corporately agreed strategies. Most of the strategic thinking about the regeneration of Cheltenham, was in place at the start of this study.

1.3 Statistical Profile of the St Paul's Ward and St Paul's NRA Area

1.3.1 **Index of Multiple Deprivation 2004** – Out of a total of 354 local authorities, Cheltenham is currently ranked as the 224th most deprived local authority. Within St Paul's there are 4 super output areas which have been used for the Indices of Multiple Deprivation, with 1 being within the top 10% of the most deprived and the other three within the top 50%. For Cheltenham, 9% of areas are in the top 20% of most deprived areas with 16% of children living in low income households.

1.3.2 **House condition** – 9.4% of houses within the St Paul's NRA area have been assessed as being unfit for human habitation. This is approximately two times greater than the average for England (4.2%). Within Cheltenham there are no comparative figures for unfitness within the public sector stock, which is prevalent in the St Paul's NRA area however unfitness is running at 3.1% within the private sector, slightly lower than that of England. 21% of dwellings within the St Paul's NRA area have been assessed as 'non-decent' using the Housing Fitness Standard (HFS) as criterion A of the decent homes standard. Using the same method of assessment 47% of the public sector stock and 23.3% of the private sector stock within Cheltenham has been

classed as non decent. Within England the average figures for non decency are 30%.

19.7% of houses within the St Paul's NRA area are also considered to have a Category 1 hazard. The Housing Health and Safety Rating System (HHSRS) replaced the HFS as criterion A of the decent homes standard in April 2006 and therefore the houses within St Paul's NRA area have also been assessed using this new criterion.

The level of non decency within the St Paul's NRA area using the HHSRS (which is the new criterion A within the Decent Homes Standard and is explained later in more detail) is 30.3%. Figures for the private sector (using the HHSRS) show non decency at 26.4%. No comparative figures are available for the public sector stock within Cheltenham, or nationally for non decency using the HHSRS, however it is clear that whichever method of assessment is used there are issues of non decency that need addressing. Fuller details on property condition are provided in section 2 of this report.

1.3.3 House Prices and Income – Land registry sales price information for St Paul's ward and Cheltenham for the period April 2005 to March 2006 is provided in Tables 1 and 2. This shows that property sales prices for the St Paul's ward are, on average, 26% less than for Cheltenham as a whole.

Table 1 Average Sale Price within St Paul's ward

Sales in St Paul's Post Code Area					
Period	Detached	Semi-Detached	Terraced	Flats	Overall
April - June	£0	£155,538	£151,973	£129,920	£147,618
July - Sept	£376,000	£175,033	£160,035	£151,696	£179,511
Oct - Dec	£235,571	£169,958	£146,485	£169,241	£169,214
Jan - March	£192,650	£163,750	£202,898	£138,438	£177,703
Mean	£201,055	£166,070	£165,348	£147,324	£168,512

Table 2 Average Sale Price across Cheltenham

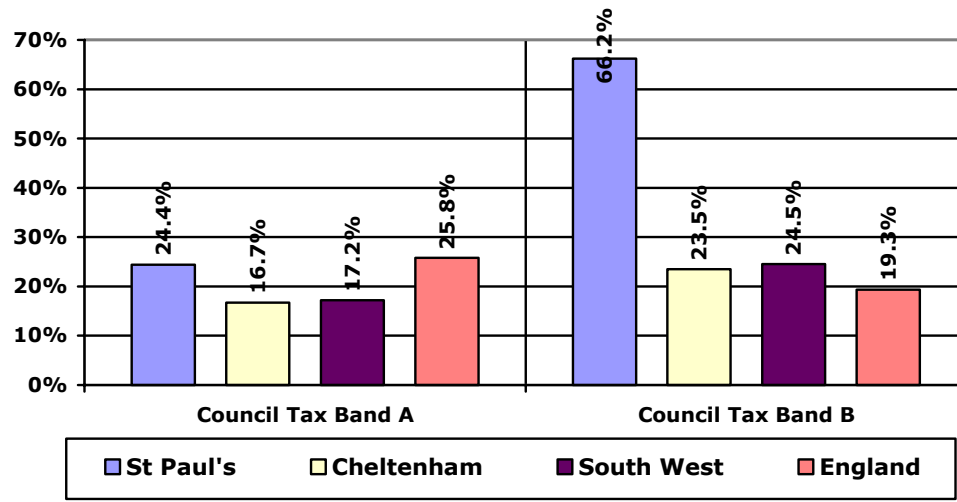
Sales in Cheltenham					
Period	Detached	Semi-Detached	Terraced	Flats	Overall
April - June	£333,015	£215,627	£180,242	£155,991	£205,448
July - Sept	£367,028	£204,187	£192,721	£149,632	£212,440
Oct - Dec	£345,627	£214,228	£193,024	£156,206	£209,399
Jan - March	£379,141	£207,921	£215,985	£153,467	£219,915
Mean	£356,203	£210,491	£195,493	£153,824	£211,801

1.3.4 A recent report commissioned by Cheltenham Borough Council in June 2006 for the purpose of establishing the Market Value of a property within the assessment area suggests a market value of around £110,000. In this instance the market values in the area would be approximately 92% less than for Cheltenham as a whole.

1.3.5 No income data was collected as part of the NRA social survey so the only comparison that can be made is that of working status which was collected. Nomis official labour market statistics for March 2006, show that Cheltenham had a 78.7% employment rate which is slightly higher than that for the South West (77.8%) and Great Britain (74.3%). Within the NRA study area those that indicated that they were in employment was 47.6% compared to those that could be considered to be potentially economically active, a much lower level than any of the other comparators. The return within the social survey, for those that were unemployed and seeking work was 23.8% considerably higher than the 5.2% rate for Cheltenham reported in the National Statistics Labour Market Statistics for June 2006.

1.3.6 **Council Tax Bands** – Figure 1 shows the percentage of properties that fall within council tax bands A and B taken from Census 2001 data, and gives comparators for St Paul's ward, Cheltenham as a whole, the South West and England. The figures show that St Paul's has a significantly higher level of council tax band B properties than the other comparators.

Figure 1 Council Tax Bands A and B



1.3.7 **Working Status** – Included within the social survey was a question on working status. The results from the survey indicated that 39% were either unemployed or unwaged and unable to work and 24% were retired.

1.3.8 **Unemployment** – Data collected from Labour Market Statistics for the South West published by National Statistics shows that the authority rate at March 2005 was 5.2% compared to the National rate which stood at 4.7%.

1.3.9 **Health** – Census 2001 data shows that people with limiting long-term illness in Cheltenham was 15.6%, compared to 18.1% in the South West and 17.9% in England. In the St Paul's Ward this figure was 14.9%. A health profile report published by the Department of Health in 2006, provided data that within Cheltenham, compared to either the regional or National averages, people are more likely to have higher rates of alcohol related hospital stays, suffer more road injuries and deaths and are more likely to experience violent crime.

1.3.10 **Education** – School and College attainment tables are published by the Department of Education and Skills. For those schools that were included within the Education section of the social survey, the attainment levels for 2004 and 2005, for 5 or more grades A* to C, are shown in Table 4.

These can be compared to the results for 2005 for Cheltenham as a whole at 53.7%, South West Region at 47.1% and England at 45.1%. Bishop's Cleeve and Bournside schools both have significantly higher attainment levels than the other comparators, with Kingsmead, Pitville and St Benedict's being lower.

Table 4 GCSE Grades A* to C 2004 - 2005

School	A* to C Attainment 2004	A* to C Attainment 2005
Bishop's Cleeve	77%	72%
Bournside	67%	66%
Kingsmead	18%	32%
Pitville	38%	28%
St Benedict's	44%	40%

1.3.11 Census 2001 data shows that within the St Paul's ward, the percentage of people without any qualification was 20.9% compared to 21.6% for Cheltenham, 26.2% for the South West and 28.9% for England.

1.3.12 **Population and Ethnicity** – The Census 2001 shows the resident population in St Paul's ward as being made up of 14% under the age of 16, 76% between 16 and 64 and 10% aged 65 and over. In contrast, the data collected as part of the social survey shows that the under 16 age group is significantly higher in the NRA study area at 32.5% compared to the other comparators. As a consequence, the 16 to 64 age group is lower at 56.1% with the 65 and over age group being 11.4%. Overall, the age groups within the NRA study area, shows a younger profile than any of the other comparators. Table 5 provides a full breakdown. The ethnicity profile for the NRA study area is shown in Table 6 with comparisons against the St Paul's ward, Cheltenham as a whole, the South West and England. The breakdown is consistent with all of the other comparators showing that by far the largest group indicated is White at 97.2%.

Table 5 Age Profile

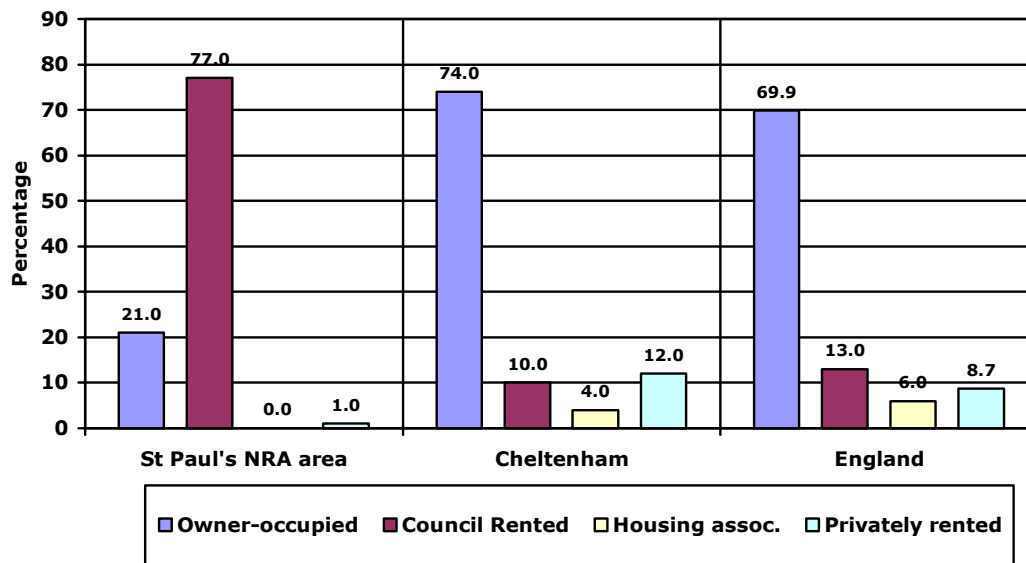
Age Group	St Paul's NRA Area	St Paul's Ward	Cheltenham	South West	England
Under 16	32.5%	13.78%	18.36%	19.05%	20.16%
16 – 64	56.1%	75.88%	64.26%	62.31%	63.96%
65 or over	11.4%	10.34%	17.37%	18.65%	15.89%

Table 6 Ethnicity

Area	White	Mixed	Asian or Asian British	Black or Black British	Chinese or Other
St Paul's NRA Area	97.2%	0%	2.8%	0%	0%
St Paul's Ward	94.0%	1.1%	3.4%	0.6%	0.9%
Cheltenham	96.7%	0.9%	1.4%	0.3%	0.8%
South West	97.7%	0.8%	0.7%	0.4%	0.5%
England	90.9%	1.3%	4.6%	2.3%	0.9%

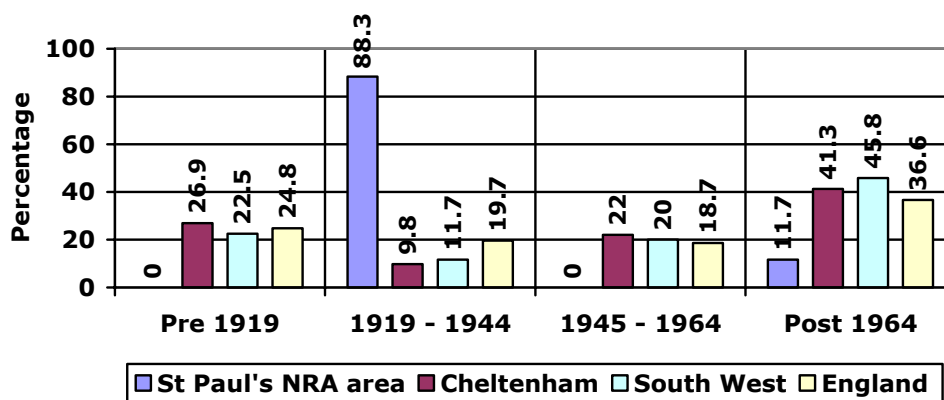
1.3.13 **Tenure Pattern** – Figure 2 shows data extracted from the stock condition surveys for St Paul's and Cheltenham and the English House Condition Survey 2001. This provides comparisons between tenure for owner occupation and renting for St Paul's, Cheltenham Borough, The South West and England. The figures show significant differences between St Paul's and the other comparators, with owner occupied dwellings being underrepresented and the rented sector being over represented. The figures could indicate that St Paul's may suffer from potential problems with sustainability and social cohesion brought about by a transient tenant population.

Figure 2 Tenure Pattern



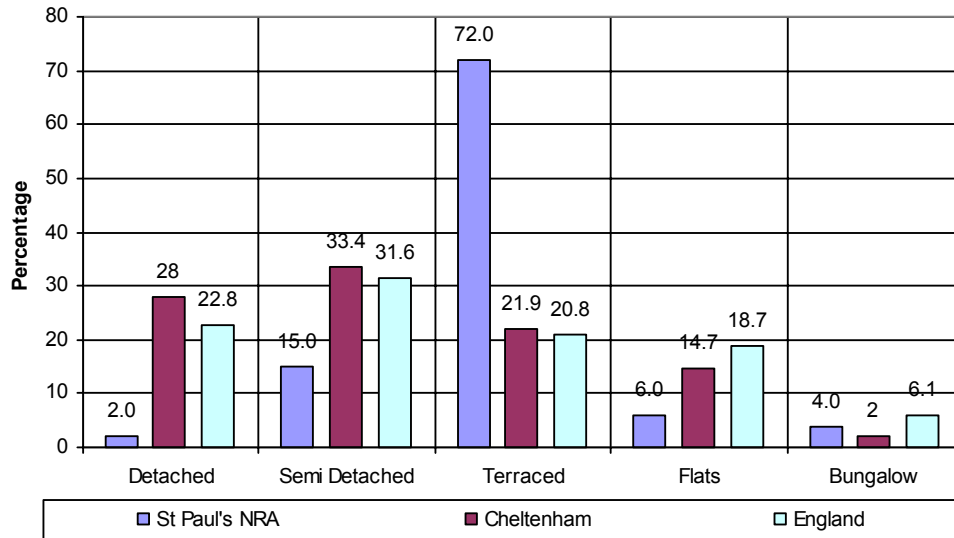
1.3.14 **Property age** – A profile of property age is shown in Figure 3 with comparatives for Cheltenham, the South West and England. These show a predominance of 1919 - 1944 properties, which are substantially higher than for any other comparison.

Figure 3 Property Age



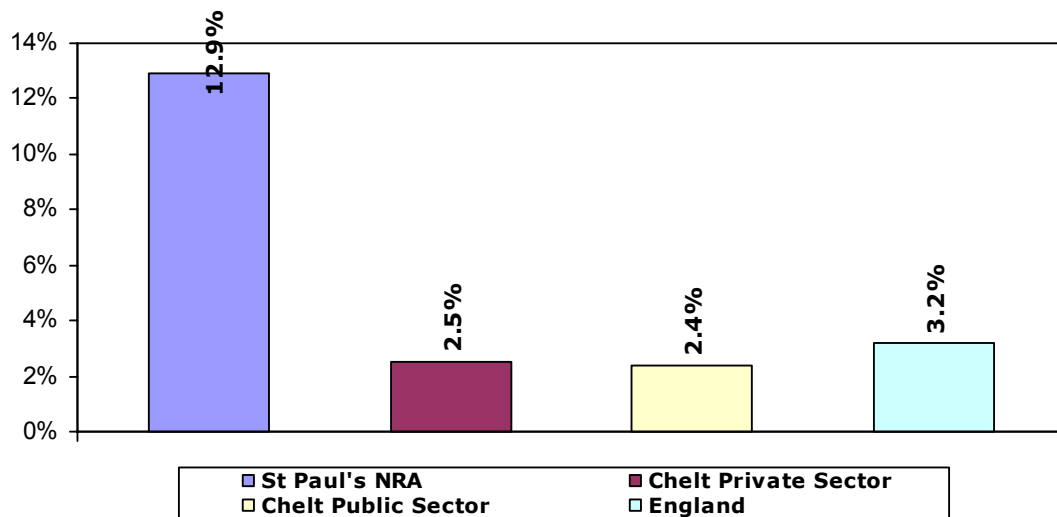
1.3.15 **Dwelling Type** – A dwelling profile is shown in Figure 4. This indicates significant differences to the National and local picture with terraced housing being represented at a rate of nearly 3.5 times that of England and Cheltenham.

Figure 4 Dwelling Type



1.3.16 **Vacant Dwellings** - Figure 5 combines St Paul's and Cheltenham stock condition data and EHCS data to give comparators with city and national averages. The figure shows there were 12.9% vacant properties in the St Paul's area, compared to 2.5% in Cheltenham as a whole and 3.2% England. The average level of public sector voids across the Borough is 2.4%.

Figure 5 Vacancy Rates (Local and national Comparators)



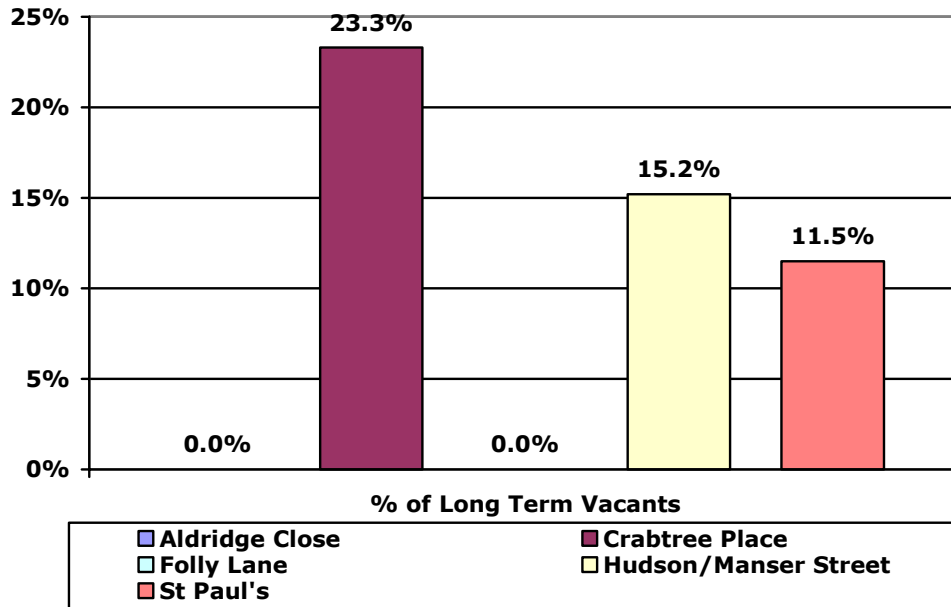
1.3.17 The vacant dwelling profile from the physical survey is shown in Table 6 overleaf and indicates that 3.2% of all empty dwellings have been vacant for a period of 6 months or more. The sources used to estimate the figures for vacant dwellings were: the house condition survey 2005, the external front sheet data, and vacancy figures provided by Cheltenham. Although the proportion of vacant properties is above the national average of 3.0% it should be noted that a large number of the empty properties in the area are as a result of high turnover in certain streets that are less desirable than others and not as a result of abandonment issues which is normally associated with vacant properties. The mid to long term vacant dwellings represent 11.5% of all surveyed dwellings (261)

Table 6 – Vacant Dwellings

Vacancy Status	Dwellings	% against total voids	% against surveyed properties
Vacant: awaiting sale	0	0.00%	0.00%
Vacant: being modernised	0	0.00%	0.00%
Newly vacant	10	25.00%	3.83%
Mid-term vacant	20	50.00%	7.66%
Long term vacant	10	25.00%	3.83%
Totals	40	100.00%	

1.3.18 **Housing Market Renewal** – The Centre for Urban and Regional Studies (CURS) use a four-fold typology to guide the targeting of areas with the greatest risk of housing market failure. These are assessed on the vacancy and turnover rate of an area using a "Tipping Point" of 14.5% against void properties that have been vacant for 6 months or more. The long-term void rate for the St Paul's area is 11.5%, however as Figure 6 below shows two areas have long term void rates that are in excess of this tipping point; Crabtree Place and Hudson/Manser Street.

Figure 6 Vacancy Rates (St Paul's sub areas)



1.4 The N.R.A. Process

Legislative Framework

1.4.1 Detailed guidance on the methodology is contained in the following publications:

- *Part VII of the Local Government & Housing Act 1989*
- *DOE Circular 6/90*
- *DOE Circular 17/96 (Annex C)*
- *Neighbourhood Renewal Assessment-Guidance Manual, DOE, HMSO, 1992*
- *NRA & Renewal Strategies – DETR October 1997*
- *Running and Sustaining Renewal Areas: A Good Practice Guide DETR July 1999*
- *Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.*
- *ODPM Circular 05/2003 – Housing Renewal*
- *ODPM Neighbourhood Renewal Assessment Guidance manual 2004*

1.4.2 These documents have guided our thinking throughout the process and this report presents its findings in a format consistent with these requirements.

Implementing the Process

1.4.3 The N.R.A. process consists of a series of logical steps which, when taken together, provide a thorough and systematic appraisal method for considering alternative courses of action. The process is designed to: -

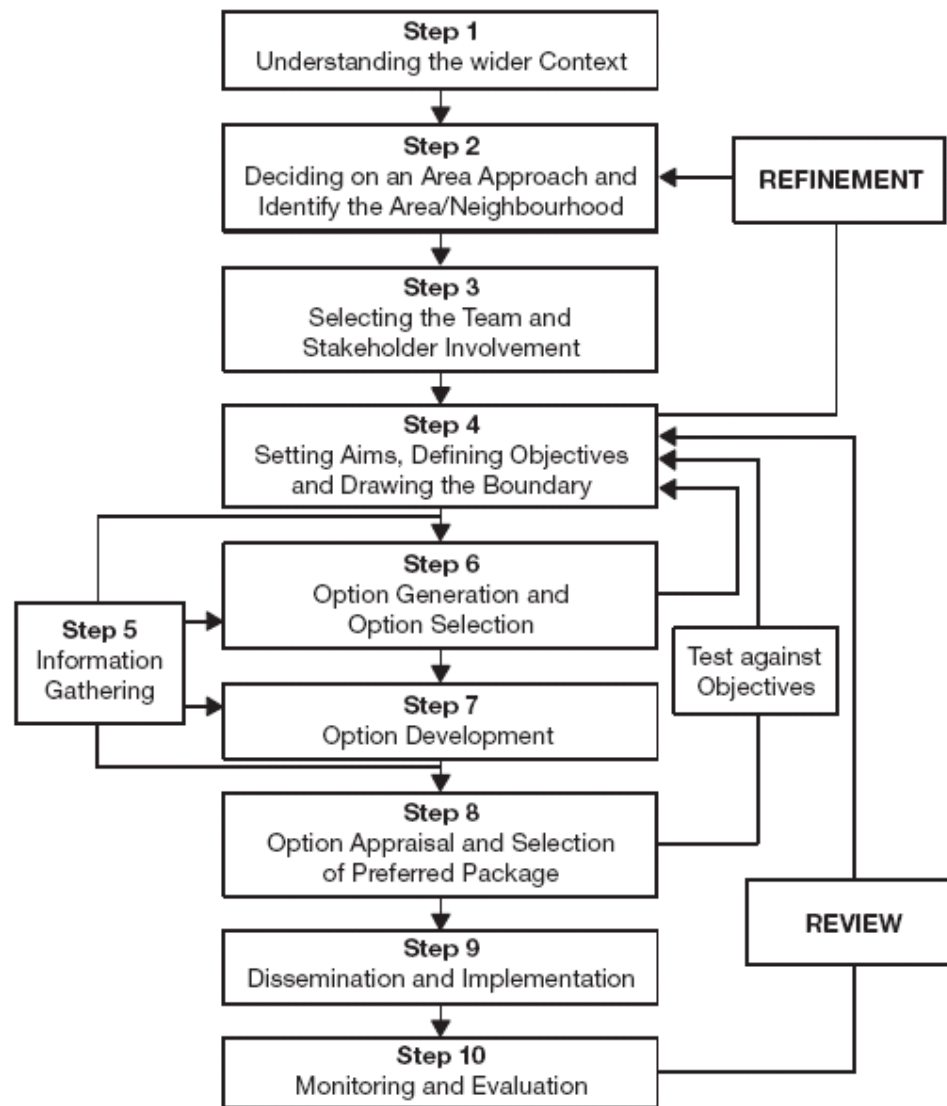
- Help authorities identify boundaries based on cohesive neighbourhoods
- Help authorities to think about the long term future by considering the cost consequences over 30 years, of alternative option packages

- Encourage authorities to consider all of the land users and opportunities within the area they are assessing
- Encourage authorities to take account of a wide range of views
- Help build up a commitment by all concerned to secure the implementation of the chosen strategy
- Make explicit the costs which will be incurred by adopting the selected option

1.4.4 A diagrammatic representation of the process is shown in Figure 7 overleaf. Although the process is often described as a sequence of small steps following a linear pattern, in practice it is best viewed as a series of small cycles. The main steps can be summarised as: -

- Decide on the vision for the area, i.e. the desired outcome for the area and set out clearly the objectives necessary to achieve this
- Define the boundary of the study area
- Determine the conditions of the dwellings, including their fitness or otherwise;
- Appraise the socio-economic circumstances of the stakeholders;
- Determine the views, wishes and preferences of the residents and commercial users in the area
- Evaluate the environmental conditions prevailing in the area;
- Consider the scope for the involvement of the private sector;
- Determine a broad range of options for the area;
- Appraise the options against financial and non-financial criteria
- Select a preferred option and document the proposals

Figure 7 – The NRA process



Managing the N.R.A.

1.4.7 An inter-agency corporate 'action team' comprising senior staff from across Cheltenham Borough Council, Cheltenham Borough Homes, residents' and community representatives worked with the consultants to manage the N.R.A. process.

1.4.8 The study commenced in March 2006 and was completed in October 2006.

Establishing a Study Area Boundary

1.4.9 Having regard to existing physical, social and historical boundaries, evidence of deprivation and taking into account the existing Council initiatives a study boundary was established. The following map shows the agreed boundary.



Vision Statement

1.4.10 Fundamental to the future planning of the area is an appreciation by all concerned of what is being sought to be achieved. A detailed SWOT analysis was undertaken by key stakeholders from the Council, Cheltenham Borough Homes and **pps** in an attempt to facilitate the development of the vision statement. The results of this analysis can be seen overleaf:

STRENGTHS	WEAKNESS
Local services Recreation area Access to Pittville Park Community Transport links Physical layout (area) Garden space Good partnership working in area	Tenure balance Community Physical layout (properties) Limited parking Road block (Manser Street) Estate action failure Reputation (bad) Limited opportunity for restructuring area
OPPORTUNITIES	THREATS
Civic pride (employment opportunities) Community University Midwinter scheme (decanting) Proximity to town centre Cross part support HLF bid for park Deal with wider area - improve	Decency targets Failure to deliver change Failure to invest Breakdown of cross party support Failure to link to other providers (holistic approach) Credibility /reputation of CBH and CBC Press (bad)

1.4.12 By considering the various elements of the SWOT analysis the skeleton for the vision statement was developed broadly around the key themes:

- Ensuring sustainability in the housing market
- Raising community aspirations and confidence
- Achieving Diversity in housing choice
- Improving environmental conditions
- Delivering a holistic, joined up approach
- Promoting social inclusion

1.14.3 From the results of the SWOT analysis and by considering the key themes a broad vision statement (aim) for the assessment was developed.

Vision Statement

"We will work together to create a community where people choose to live now and in the future"

1.14.4As part of the development of the vision statement a steering group comprising local residents and key stakeholders was set up to undertake an analysis of the area. The members of the steering group were asked to consider the vision statement and discuss potential refinement. Following a detailed discussion it was agreed that the vision statement captured the wider aim for the assessment and therefore did not need refining.

Objectives

1.14.5Objectives that would have to be realised to attain the vision can be defined around 3 distinct categories.

Housing Objectives

- To achieve an overall improvement in living conditions
- To create a viable, sustainable and mixed housing market

Community Objectives

- To promote social inclusion
- To promote long term confidence in the improvement of the area
- To encourage community involvement and engender pride in the area

Environmental Objectives

- To apply the principles of safer, greener, cleaner communities

1.14.6The objectives were explained in detail to the members of the steering group and an agreement was reached on taking these forward as the objectives for the assessment without further refinement.

Decision Rules

1.14.7 The decision rules against which all of the initial options will be appraised were also set for this assessment. Typically the final option(s) must:

- Be technically feasible
- Be in accordance with relevant statutory powers
- Contribute toward the strategic objectives
- Be appropriate to the needs of the community
- Be likely to receive political acceptance

2 Information Gathering

2.1 Introduction

2.1.1 The NRA process supplemented and built on the understanding that officers had of the neighbourhoods and provided an in-depth understanding of what is needed in the St Paul's NRA area. A wide range of information was gathered, key aspects of which included: -

- A detailed house condition survey.
- A face to face household questionnaire – to gain information about people's circumstances, household make-up and economic ability to contribute towards improvements.
- A series of resident/ officer steering group meetings to engage a small selection of residents in the process.
- A series of resident and wider stakeholder consultation events to allow residents & stakeholders to bring forward ideas and proposals for consideration as part of the option development stage.
- Newsletters distributed throughout the area at key points during the process to keep residents and stakeholders informed and engaged in the process.

2.2 Property Condition Survey of the St Paul's NRA Area

Introduction

2.2.1 A house condition survey of was undertaken covering 100% of the external fabric of each property with 93.5% of all dwellings also being surveyed internally. The results were then analysed in specific detail to:

- Establish the relative condition of all dwellings in each neighbourhood.

- Establish the extent of unfitness and substantial disrepair in the dwelling stock of the St Paul's area.
- Consider the extent to which the properties met the Decent Homes Standard.
- Determine to what extent individual building elements required attention.
- Project the likely costs of improvements on a limited and comprehensive scale.

2.2.2 To derive meaningful results from the house condition survey each neighbourhood was sub-divided into blocks on the basis of: -

- Physical cohesive groupings of property
- Single street frontages
- Other groupings to a point where there was a natural break or change in circumstance of the property.

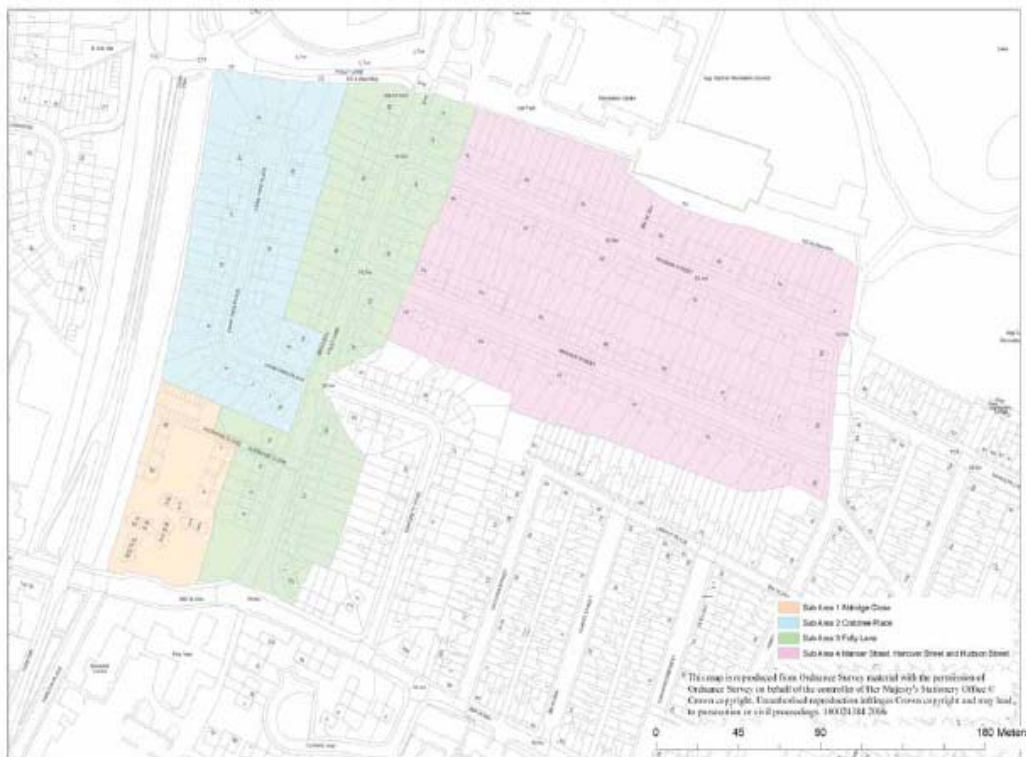
2.2.3 The St Paul's area was assembled into four sub areas, which allowed analysis of the survey results at a meaningful level, i.e. by each sub area, which is sufficiently detailed to give good comparative statistics on a small area basis. This approach also provides flexibility during the option generation stage thereby preventing a 'one size fits all' situation as clearly this would not be appropriate across such a wide and varied area.

2.2.4 Whilst this report summarizes some of the main findings for the neighbourhoods in the St Paul's area an extensive computer held database of property condition information is available to be interrogated by officers to further their work in the area.

2.2.5 A profile and description of the sub-areas is shown below.

St Paul's NRA Sub Areas

The St Paul's Neighbourhood Renewal Assessment area covers an area of properties, which lie within Folly Lane, Aldridge Close, Crabtree Place, Manser Street, Hanover Street and Hudson Street. The site is bounded to the east side by older, mainly private, pre 1919 properties and to the west by the railway embankment. To the north lies the recreation centre and grounds and to the South is bounded by St Paul's Road, Margrett Road and Larput Place (which are outside of the assessment boundary) In an attempt to inform the option generation process and for the purposes of data analysis the main area was sub divided into four discreet areas as defined on the plan below.



Sub Area 1 – Aldridge Close

The first junction on Folly Lane from St Paul's Road is Aldridge Close, which is a very pleasant area comprising small units of accommodation that are accessed via a winding path and communal garden that is cloaked by a number of substantial trees. There are a number of garages at the end of the access road into the Close.



Sub Area 2 – Crabtree Place

Continuing down Folly Lane from Aldridge Close there is a cross roads. To the right is the junction of Margrett Road, which is not included within the assessment area. To the left is the junction of Crabtree Place, which is cul de sac of semi detached properties. On the corner of this junction is the St Paul's Community Office which provides local services in the immediate area. A large number of properties in Crabtree Place are empty and offer potential for bouts of vandalism and anti social behaviour. This sub area offers the most opportunity for change.



Sub Area 3 – Folly Lane



Folly Lane runs through the heart of the area from St Paul's Road to the junction with the Leisure Centre and Cheltenham Town Rugby Club. The lane benefits from parking bays to one side of the road and double yellow lines to the other. The lane also provides transport links to and from the town and the surrounding area and can get extremely busy with traffic during certain times of the day and year, in particular Cheltenham Races. Although the area has a pleasant feel it is a somewhat hard environment with a very limited number of trees or bushes and speeding traffic appears to be a concern for local residents.

Sub Area 4 – Manser Street, Hudson Street and Hanover Street

Toward the furthest end of the assessment Area lies the junctions of Manser Street and Hudson Street which are bounded by Hanover Street and Pittville Park. Both streets have extremely long blocks of terraced housing providing a very rigid urban form. Road calming measures ranging from road humps to the complete blocking off of Manser Street have been introduced. These long blocks combined with the difficulty in getting up Manser Street, results in this area feeling isolated to the remaining area. A considerable number of properties in these streets are empty and offer opportunities for anti social behaviour and vandalism.



Survey Results

Unfitness and Substantial Disrepair

- 2.2.7 On the basis of both the full external and internal surveys, surveyors made a professional judgement as to whether they believed the property to be unfit (within the meaning of the Housing Act 1985 Section 604, as amended by the Local Government and Housing Act 1989), or if not unfit, whether the property was in substantial disrepair (within the meaning of the Housing Act 1985 Section 190(1)(a).
- 2.2.8 A summary of the results of the combined external and internal surveys is given in Figures 9 and 10. The first graph shows the St Paul's situation against a range of regional and national comparators and the second shows the differences between the neighbourhoods within St Paul's.
- 2.2.9 The data shows that the St Paul's NRA area has an unfitness rate which is 9.4%. This is just over twice that for England which is 4.2% (EHCS 2001), and is three times that for Cheltenham as a whole which has an unfitness rate of 3.1% within the private sector. Within Cheltenham there are no comparative unfitness rates for the public sector stock, which is prevalent in the St Paul's NRA area.
- 2.2.10 Within the individual neighbourhoods there is also a considerable degree of variation. Folly Lane has the highest level of unfitness at 19.6%, with Crabtree Place being the next highest at 13.2%. Hudson and Manser Street have an unfitness level of 10.2% and there were no incidences of unfitness reported for Aldridge Close. With the exception of Aldridge Close all of the other results are considerably in excess of the Borough and National rates at 3.1% and 4.2% respectively.

Figure 9 – Percentage of dwellings unfit for human habitation
Local and National comparators

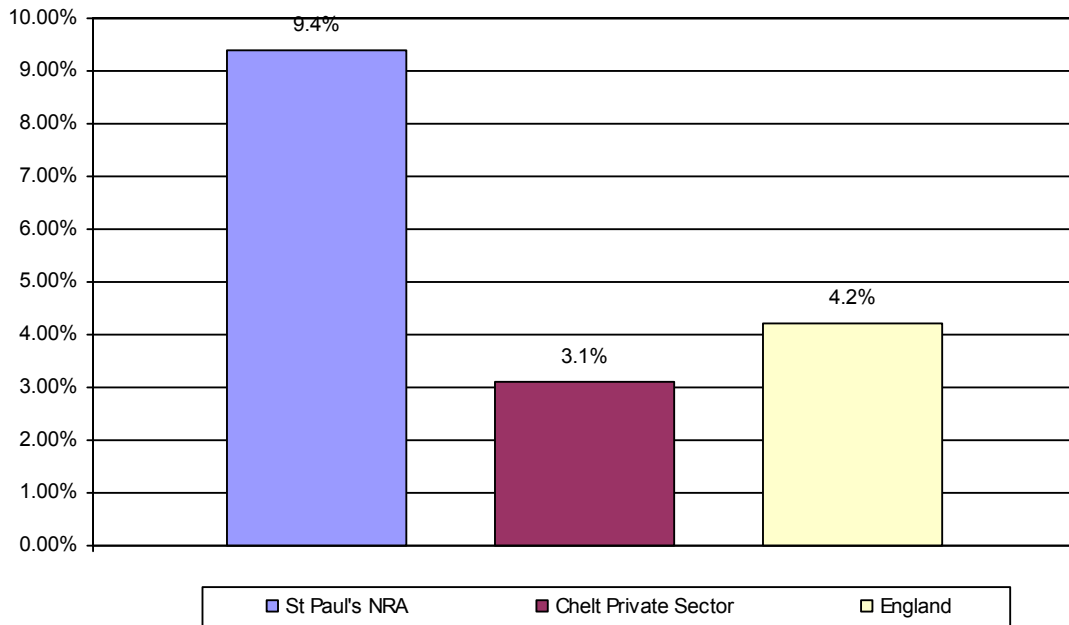
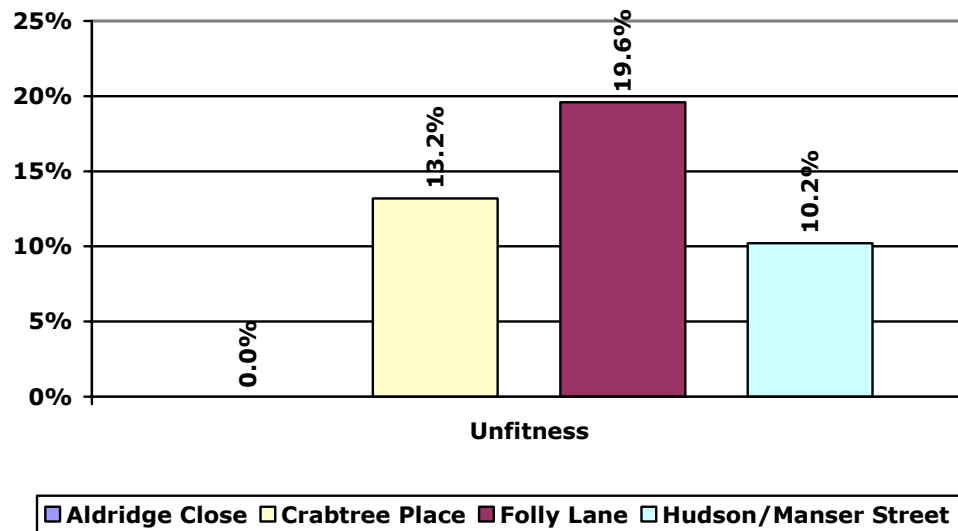


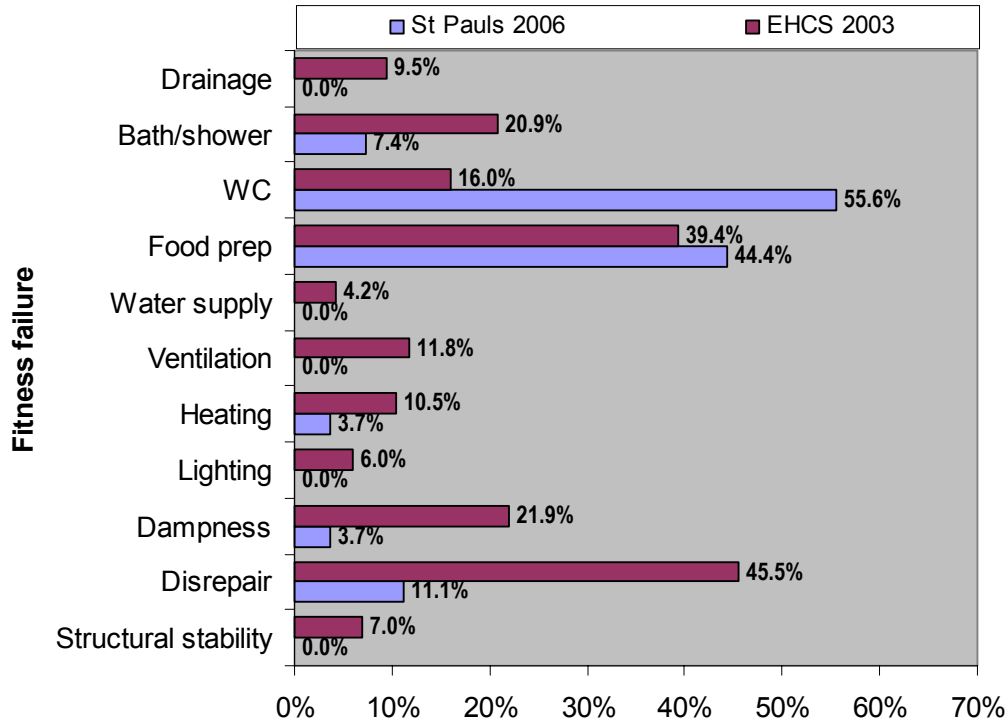
Figure 10 – Percentage of unfitness within each neighbourhood
St Paul's Neighbourhoods



2.2.11 Figure 11 below provides information about the categories of unfitness found in the St Paul's NRA area as a percentage of all of the unfit properties. The figures show that of those properties that had a full external and internal survey undertaken and were found to be unfit 55.6% exhibit evidence of poor WC facilities and food preparation areas (44.4%), which are therefore clearly significant issues in the area. The next significant issue in terms of unfitness is the level of serious disrepair within properties which as can be seen is running at 11.1% of that of the total percentage of unfit properties.

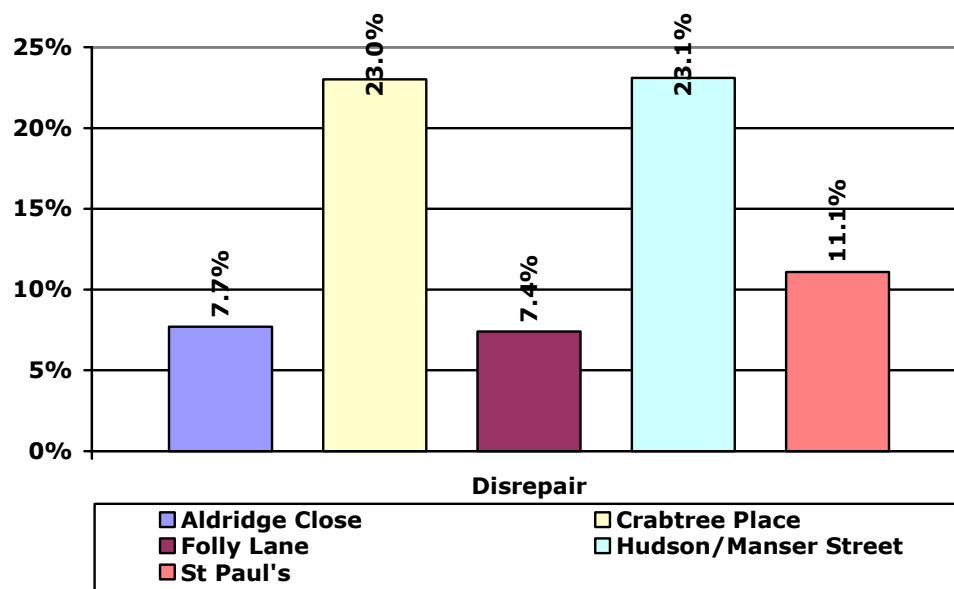
2.2.12 WC and food preparation facilities remain the largest contributing factors to unfitness for the whole stock and as such any response will clearly need to address these issues if unfitness is to be remedied.

Figure 11 – Comparators of unfitness



2.2.13 Figure 12 provides information about properties in each neighbourhood found to be in substantial disrepair and compares this with St Paul's as a whole. Both Crabtree Place and Hudson/Manser Street have a substantial disrepair rate of 23% and 23.1% respectively which is higher than the St Paul's rate of 18.4%. Aldridge Close and Folly Lane are well below these rates at 7.7% and 7.4% respectively. Disrepair is therefore an issue in Crabtree Place and Hudson/Manser Street.

Figure 12 Percentage of dwellings in substantial disrepair



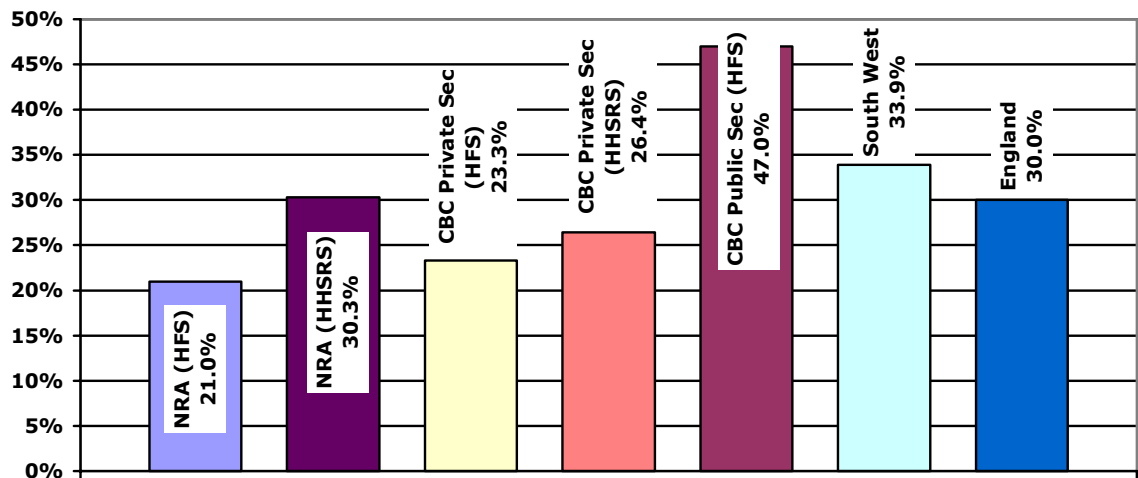
Decent Homes

2.2.14 This is a Government standard that takes into account not only 'unfitness' but also the condition and age of amenities and building components. Figure 13 gives the St Paul's sub-area breakdown of 'non-decent' properties both by using the fitness standard (HFS) criteria and the Housing Health and Safety Rating System (HHSRS) criteria. The regional and national comparatives are based on the EHCS data for 2001.

2.2.15 The figures show that the St Paul's NRA area has a higher percentage of non-decent homes than that of the national figures and the private sector stock within Cheltenham. It is slightly better in terms of non decency than the average for the public sector stock within Cheltenham. This demonstrates that although there is a lesser extent of non decency within the St Paul's NRA area to that of the public sector stock (which as mentioned earlier is prevalent in St Paul's) it is greater than that of the national average and as such there is a need for some form of intervention to secure the long term improvement of the area, which would also contribute toward reducing the overall number of non decent homes locally.

Figure 13: Percentage of Non-Decent Homes

National and Regional comparators



2.2.16 Within the individual sub-areas, Crabtree Place has the highest rate of non decent dwellings using either of the comparative data, with the hierarchy of non decency following the same pattern for either the fitness standard or the HHSRS.

2.2.19 The total for dwellings that fail is greater than the number of non-decent dwellings, as some will fail for more than one reason.

Housing Health and Safety Rating System

2.2.20 From April 2006, the Housing Health and Safety Rating System (H.H.S.R.S.) replaced the housing 'fitness standard' and gives scores for individual hazards rather than giving a simple fit/unfit judgment. Properties are assessed and scored which will place them in a set of pre-determined bands from A to J with anything in bands A to C being classified as a category 1 hazard with resultant responsibilities as it puts authorities under a general duty to take the most appropriate action. Local Authorities also have a duty of care to their tenants to ensure that there are no category 1 hazards present in their own stock.

2.2.21 The HHSRS scoring system combines the probability that an accident will occur with the spread of likely outcomes, thus if an accident is very likely to occur and the outcome is likely to be serious (e.g. a major or fatal injury) then the score will be very high.

2.2.22 All dwellings contain certain aspects that can be perceived as hazards such as loose paving, steps leading to the front door and in the garden; staircases and banisters; stoves and cookers; combustible materials and lack of adequate heating to keep the dwelling warm. These are just some examples and not all will apply to all dwellings.

2.2.23 A total of 181 hazards were found with 61 category 1 hazards. The results are outlined in Tables 5 and 6. Folly Lane had the highest incidence of Category 1 hazards as against the total hazards found at 35.7%, with Crabtree Place at 34.7%, Hudson/Manser Street at 31.9%, Aldridge Close at 25%.

Table 5 Occurrence of Hazards by area

Hazard	Hazards less than 1000		Cat 1 Hazards over 1000		All Hazards
	Hazards	Per cent	Hazards	Per cent	
Aldridge Close	3	75.0%	1	25.0%	4
Crabtree Place	32	65.3%	17	34.7%	49
Folly Lane	36	64.3%	20	35.7%	56
Hudson/Manser Street	49	68.1%	23	31.9%	72
	120		61		181

Table 6 Occurrence of Hazards by Category 1 Hazard

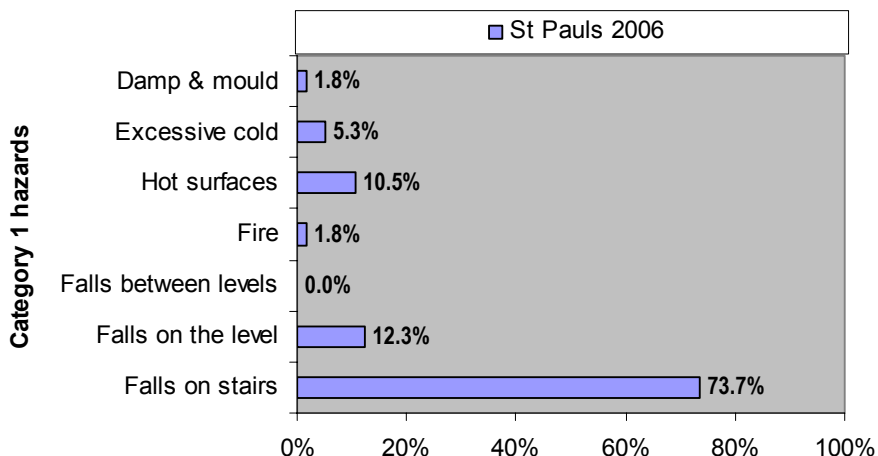
Neighbourhood	Category 1 Hazards	% of Cat 1 Hazards
Aldridge Close	1	1.6%
Crabtree Place	17	27.9%
Folly Lane	20	32.8%
Hudson/Manser Street	23	37.7%
	61	

2.2.24 From the 2005 Private Sector House Condition Survey the St Paul's ward emerges as the geographical area with the highest levels of unfitness. Levels of category 1 hazards are highest also in St Paul's. This continues to be the case for the St Paul's NRA area study with the levels of Category 1 hazards being higher than that of unfitness at 9.4%.

2.2.25 With the introduction of the new Housing Health and Safety Rating System the figure increases to 19.7% of the stock as 'new' unfits that have to be remedied under powers to deal with category 1 hazards.

2.2.26 There is a clear distinction between the categories used within the two systems of assessment. Under the HHSRS the main category of potential hazard is falls on stairs at 73.7% followed by falls on the level (12.3%). A profile of the seven key hazards is shown in the Figure 15 below.

Figure 15 – Categories of hazard



2.2.27 There are no comparative figures on the Housing Health and Safety Rating System nationally, but early indications suggest that the majority of failures will be for excessive cold and falls on the stairs. This pattern exists within the St Paul's NRA area, as falls on the stairs shows the highest number of failures followed by, falls on the level, hot surfaces. Excessive cold raises less concern which is supported by the findings from the SAP assessment below.

2.2.28 Since the Housing Fitness Standard and the Housing Health and Safety Rating System operate on two different principles, it is not surprising that there is very little overlap between the two. The consequence for the authority is that there will be nearly 10% more dwellings to consider under the Housing Health and Safety Rating System which are not currently unfit.

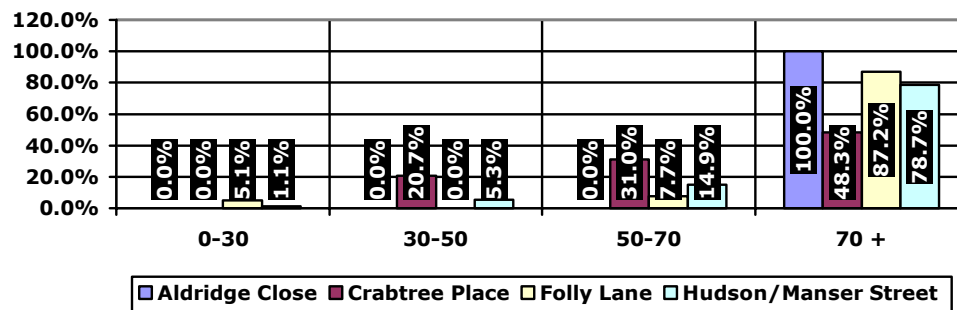
2.2.29 In any event the Council's focus should be to address housing conditions over and above the decent homes standard which by implication will also address the issues of health and safety hazards.

Energy Efficiency

2.2.30 The standard assessment procedure (S.A.P.) is a government rating of the energy efficiency of a dwelling. It is based on the calculated annual energy cost for space and water heating. The calculation assumes a standard occupancy pattern, derived from the measured floor area so that the size of the dwelling does not strongly affect the result, which is expressed on a 0-120 scale. The higher the number the better the standard.

2.2.31 The frequency distribution of SAP within St Paul's is shown in Figure 16. The majority of dwellings 78% have a SAP rating of 70 or over with 14.3% between 50 and 70. Only 1.7% have a SAP rating of less than 30 which is significantly below the 9% across England as a whole.

Figure 16: SAP frequency distribution in St Paul's

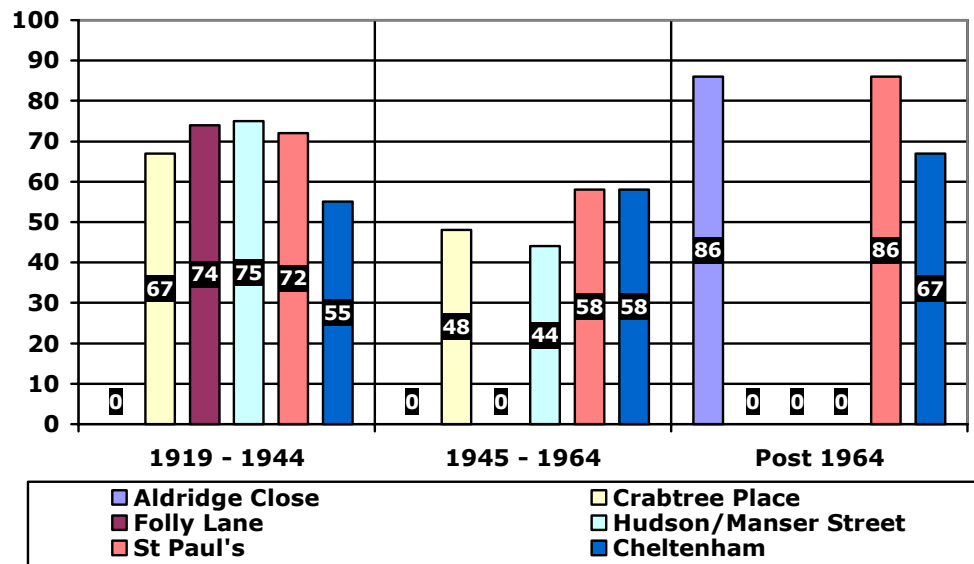


2.2.32 The physical characteristics of dwellings have a major effect on the efficiency of a dwelling. The number of exposed external walls and the construction materials and methods will affect the overall heat loss and therefore the efficiency, thus different types and ages of dwellings will have different energy characteristics.

2.2.33 Increases in S.A.P. are usually associated with a reduction in dwelling age; thus the most modern stock generally has the highest S.A.P. Figure 17 shows that the 1945 to 1964 stock has a lower SAP rating than the 1919 to 1944 stock. This is probably due to the fact that there were only three properties that were surveyed within this band, one of which has no central heating, and the other two, whilst having central

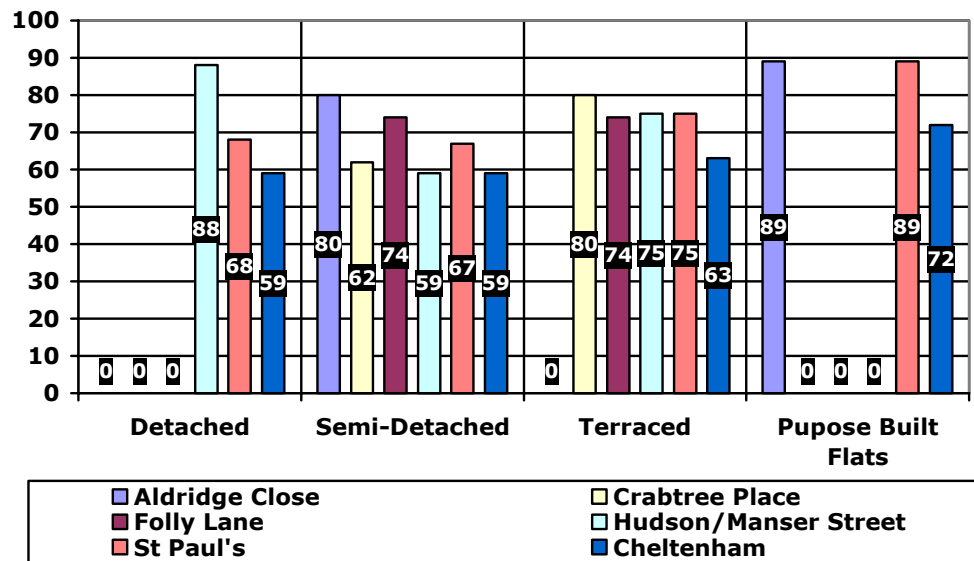
heating have no loft or wall insulation. The data should therefore, be treated with caution as the sample is too small to be statistically viable. Overall though the data shows that for each area the more modern stock has the higher SAP rating. The 0 recorded data indicates that there were no properties of that age group in the specified area.

Figure 17: Mean SAP by Construction Date and Area



2.2.34 The SAP ratings by building type are higher than that found in Cheltenham as whole with purpose built flats having the highest average S.A.P rating which is typical of the position found across England. Figure 18 shows the mean S.A.P. rating by building type.

Figure 18: Mean SAP by Building Type



Cost issues

2.2.35 Overall it is estimated that some £3.75 million would need to be invested to provide each property with a further 30 years useful life. However if the strategy recommended later acknowledges that some of the properties are 'obsolete' and that a further injection of funding to achieve a 30 year life would not be appropriate in all cases and some clearance and redevelopment is appropriate then this will mean that when acquisition costs are factored into the equation the total implementation cost will exceed the figure shown.

2.2.36 Costs derived from the house condition survey are calculated for each individual dwelling surveyed. Costs are calculated in four separate areas, external repairs, internal repairs, amenities costs and costs relating to common parts of flats (if any exist). A schedule of rates is used that lists the unit costs of all elements of the dwelling, recorded during the survey (for example the cost of roofing slates per square metre or the cost of rainwater goods per metre length). The schedule of rates is derived from national information on building costs.

2.2.37 For external repair, a spatial model of the building is created using the dimension information. The proportion of repair is multiplied by the overall quantity for a given element and then by the unit cost for that element. For internal repair elements, such as plasterwork, flooring etc, the actual quantity of repair required is recorded. Amenities are recorded on the basis of whether they require no work, repair, replacement or installation.

2.2.38 Once all costs have been calculated they are assigned to a time frame. Where a dwelling is unfit, certain works relating to this unfitness are indicated as being urgent and these costs are isolated to form the 'just fit' costs. The remaining urgent costs represent those works that should be carried out within the next year. All other costs are generated based on the age of the element and renewal period of that element. These costs are banded into 5 year, 10 year and 30 year costs.

Costs to remedy unfitness

2.2.39 Table 7 below shows the immediate costs required to address unfitness across all tenures within the St Paul's NRA area.

Table 7 – Immediate costs to remedy unfitness.

Tenure	Just fit
Owner occupied (4 properties)	26,676
<i>Average (£s)</i>	<i>6,669</i>
All Rented (25 properties)	124,250
<i>Average (£s)</i>	<i>4,970</i>
All tenures (29 properties)	151,409
<i>Average (£s)</i>	<i>5,221</i>

2.2.39 The average figure for addressing unfitness in each unfit dwelling is estimated to be £5,221. By applying this to all of the unfit properties (9.4% or 29 properties) evenly across the assessment area the total cost to remedy unfitness would be approximately £151,409.

2.2.40 By applying this average appropriately across each sub area the estimated level of investment required to deal with unfitness for each sub can be calculated as shown in Table 8 below.

Table 8 – Cost to make per sub area

Neighbourhood	Percentage Unfitness	Cost to make fit
Aldridge Close	0	£0
Crabtree Place	13.2%	£31,326
Folly Lane	19.6%	£52,210
Hudson/Manser Street	10.2%	£67,873

Housing Health and Safety Rating costs

2.2.41 As the HHSRS has now replaced the fitness standard as the method of assessing housing conditions the relative costs of immediate repairs have been applied to reflect this standard as shown in Table 9 below.

Table 9 – Remedial costs to deal with category 1 hazards.

Tenure	Remedial
Owner occupied (10 properties)	9,380
<i>Average (£s)</i>	<i>938</i>
All Rented (51 properties)	51,459
<i>Average (£s)</i>	<i>1,009</i>
All tenures (61 properties)	60,878
<i>Average (£s)</i>	<i>998</i>

2.2.41 The average cost per dwelling to address the immediate issues in relation to the HHSRS is £998 per dwelling. Again using the principle of applying this to the number of properties in the area that have category 1 hazards (19.7% or 61 properties) the total cost to remedy hazards would be just under £61,000 (£60,878).

2.2.42 Further application of these costs across the sub areas provides the following results as shown in Table 10 overleaf.

Table 10 – Cost to remedy Cat 1 Hazards per sub area

Neighbourhood	Cat 1 Hazards	Cost to address Cat 1 Hazard
Aldridge Close	1	£998
Crabtree Place	17	£16,966
Folly Lane	20	£19,960
Hudson/Manser Street	23	£22,954

Cost to make dwellings decent

2.2.45 Based upon the repair and improvement requirements that would be necessary to make dwellings decent, it is possible to produce repair cost estimates in total, and as an average per dwelling, and for each criterion of the Decent Homes Standard using the Hazard Rating system as the basis for criterion A. Table 12 gives such a breakdown:

Table 12 – Remedial costs to make decent

Category	Cost per dwelling (£s)
Category 1 Hazard	£998
Repair	£413
Amenities	£0
Thermal comfort	£1,987
Total	£3,398

2.2.46 By using the average shown (£3,398) the total cost to make all non decent dwellings decent (30.3% or 94 properties) within the survey area, is just under £320,000 (£319,412). Individual dwelling requirements may differ from the average considerably however, and these figures should therefore be considered a minimum.

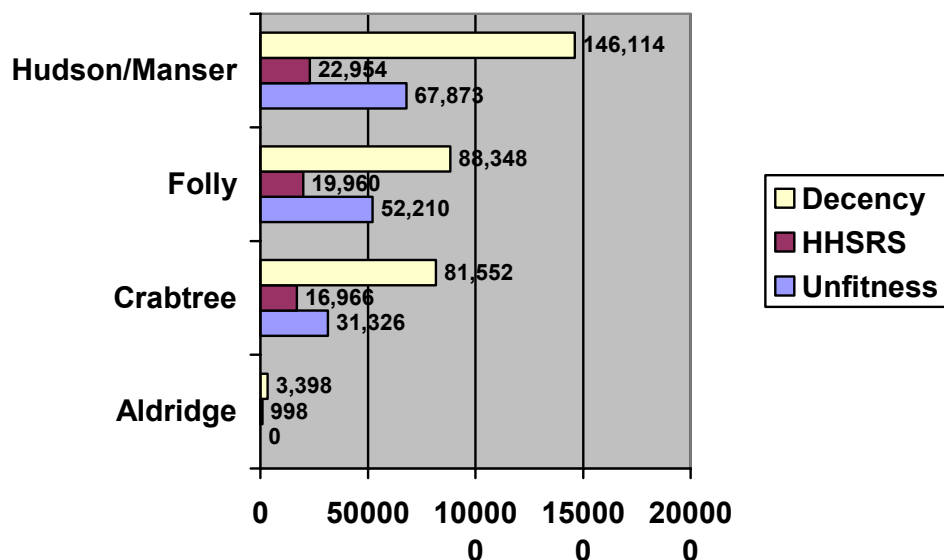
2.2.47 As in all of the previous cost assessments by applying this figure to make properties decent across each of the sub areas it can be seen what level of investment is required in each sub area. The results are shown in Table 13 below.

Table 13 – Costs to remedy non decency per sub area

Neighbourhood	Percentage Not Decent	Cost to make decent
Aldridge Close	3.7%	£3,398
Crabtree Place	56.3%	£81,552
Folly Lane	51.3%	£88,348
Hudson/Manser Street	32.8%	£146,114

2.2.48 Costs associated with dealing with unfitness, Category 1 hazards and non decency of properties have been calculated on a sub-area basis. A comparison of each is represented in Figure 19 showing likely total cost per neighbourhood. As previously mentioned the authority is moving away from unfitness as its primary focus to one of decency, which if applied in this instance would mean the order of priority for intervention should be Manser Street/Hudson Street, Crabtree Place and Folly Lane. Aldridge Close has very low levels of non decency and therefore would be low priority in any programme of intervention.

Figure 19 – Sub area cost comparison



Comprehensive Improvement costs

2.2.49 Setting aside the immediate requirements in terms of unfitness, HHSRS and non decency if the Council were considering a long term approach of improvement in the area over and above its statutory

requirements the figure used would need to represent the most relevant in terms of a comprehensive repair standard.

2.2.50 The comprehensive repair standard moves beyond the level of the sort of remedial repairs described above, to consider the total cost of all repairs and replacements required over the next ten years. This level of work is roughly equivalent to the standard applied to renovation grants in the private sector and is also used as a measure by the English House Condition Survey (EHCS).

2.2.51 By applying this standard the total cost of comprehensive repairs to all dwellings with the survey area is just over £3.75 million at an average of £12,113 per dwelling as shown in Table 14 below.

Table 14 – Comprehensive repair standard costs

Tenure	Comprehensive
Owner occupied (65* properties)	846,755
<i>Average (£s)</i>	<i>13,027</i>
All Rented (245* properties)	2,928,730
<i>Average (£s)</i>	<i>11,954</i>
All tenures (310* properties)	3,755,030
<i>Average (£s)</i>	<i>12,113</i>

*Includes all properties subject to external survey.

Index of Key Property Failures

2.2.52 An index has been created that draws together a range of criteria which has been used to provide an 'across the board' summary index of key property failures. This enables areas to be ranked one against another on a broad range of condition measures. The neighbourhood with the worst incidence in a category is scored as 4 through to the area with the best incidence scoring 1. (i.e. worst to best based on the 4 neighbourhoods in the study)

2.2.53 This index is shown in Figure 20 and in Table 15, with the ranking totals in Table 15 being ordered in a worst first hierarchy and describes in detail the respective ranking against each of the key indicators.

Figure 20 Index of key property issues (External Data)

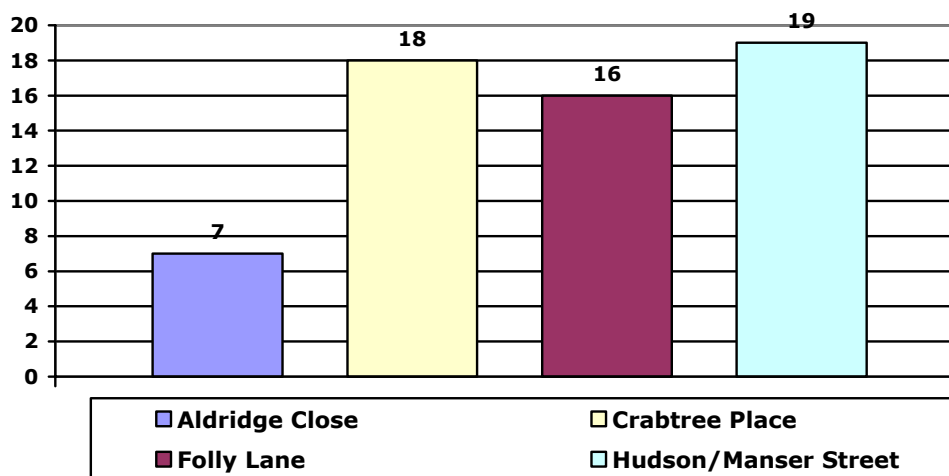


Table 15 - Index of Key Property Indicators

Neighbourhood	Unfits Rank	not Decent Rank	Disrepair	Vacant	Hazards Rank	Decency Cost Rank	Rank Totals
Hudson/Manser Street	2	2	4	3	4	4	19
Crabtree Place	3	4	3	4	2	2	18
Folly Lane	4	3	1	2	3	3	16
Aldridge Close	1	1	2	1	1	1	7

2.2.54 The rankings indicate that Manser Street/Hudson Street (19) is the worst housing area on the basis of this comprehensive index of key housing issues. Crabtree Place is minimally behind scoring 18 and Folly Lane is the next highest at 16, followed finally by Aldridge Close at 7.

2.3 Summary of Physical Survey Findings

2.3.1 The St Paul's area as a whole

- Unfitness in the St Paul's NRA area at 9.4% is significantly higher than that for either Cheltenham (3.1%) as a whole or that for England (4.2%).
- Serious Disrepair is an issue in Crabtree Place (23%) and Hudson and Manser Streets (23.1%).
- The incidence of non-decent homes within St Paul's is similar to that for England. However, within the individual sub-areas both Crabtree Place (56.3%) and Folly Lane (51.3%) have rates of non decency that are substantially higher than either the area rate or that for England.
- A total of 181 hazards were found with 61 category 1 hazards. Folly Lane had the highest incidence of Category 1 hazards as against the total hazards found at 35.7%, with Crabtree Place at 34.7%, Hudson/Manser Street at 31.9%, Aldridge Close at 25%. (This is against the total number of hazards found in the Aldridge Close sub area i.e. 4)
- An index of key property indicators places Crabtree Place and Manser Street, Hudson Street and Hanover Street sub areas as the two worst 'sub areas' for housing in the St Paul's area.

3 Resident's Social Survey

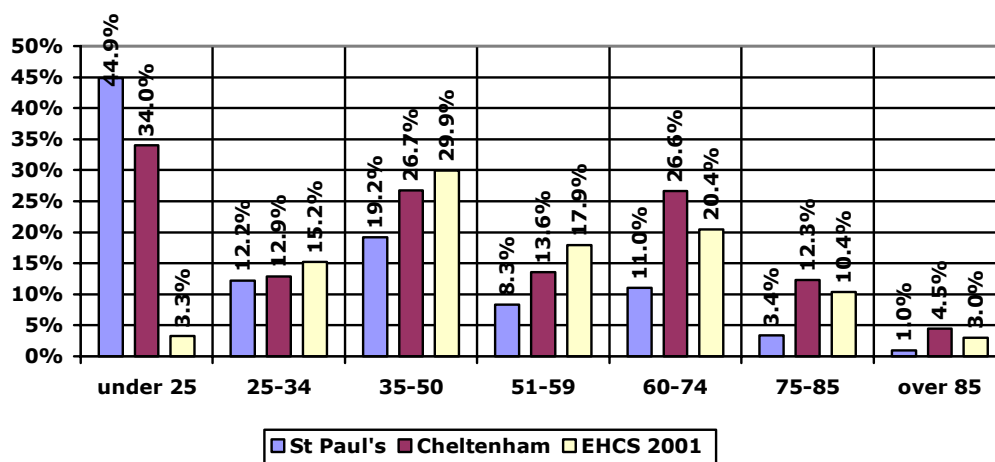
3.1 Introduction

3.1.1 As part of the St Paul's Neighbourhood Renewal Assessment a survey of residents was conducted in the streets of housing in the St Paul's area by personal interview.

3.1.2 The social survey achieved an 81% response rate, which is excellent for this type of survey. The socio economic survey form was ordered within a number of different categories with the questions reflecting the theme of those categories. The results shown below follow the survey form format.

3.1.3 The resident age profile is provided in Figure 21, which shows a much younger profile than that for Cheltenham and St Pauls Ward as a whole the figures for which have been produced from those contained within the recent Private Sector House Condition Report.

Figure 21: Resident age profile



3.2 'Residents' Homes

3.2.1 Residents were asked how long they had lived at their current address and in addition, how long they had lived in Cheltenham. Figures 22 and 23 show that the majority of residents have lived within both Cheltenham and their current address for 5 years or more giving an indication of stable communities within each sub-area.

Figure 22: Length of time at current address

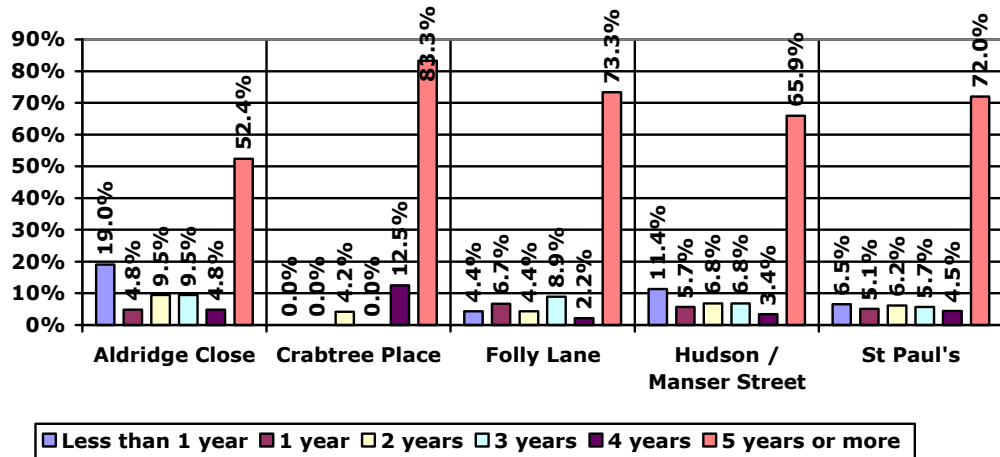
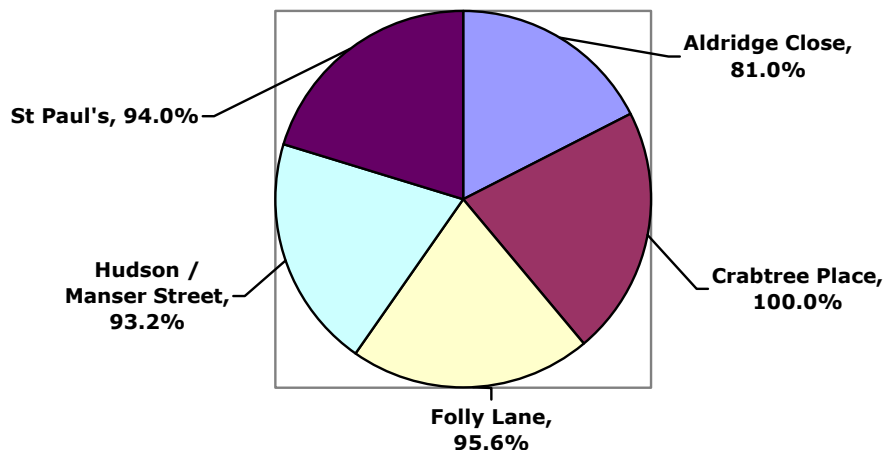


Figure 23: Resident for 5 years or more within Cheltenham



3.2.2 Residents were asked to give an indication of why they moved to their current home. Table 16 provides the area responses with the highest returns shown in Red.

Table 16 Reason for move to current address

Why did you move to your current home?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Right type/size for my needs	0.0%	37.5%	8.9%	31.8%	32.0%
Condition of home (i.e. little/less repair needed)	0.0%	0.0%	0.0%	1.1%	1.0%
Because it was the right price	0.0%	0.0%	4.4%	0.0%	2.0%
It is in the right area	0.0%	0.0%	2.2%	1.1%	1.0%
Near to shops and other services like schools, church	0.0%	0.0%	0.0%	1.1%	0.6%
To be near to family/friends/my community	0.0%	8.3%	0.0%	12.5%	7.3%
Health reasons/met physical needs/specially adapted	28.6%	4.2%	4.4%	1.1%	5.6%
Okay for the time being/meets immediate needs	0.0%	0.0%	0.0%	1.1%	0.6%
No choice/only housing available at the time/homeless	0.0%	4.2%	0.0%	1.1%	1.1%
It was offered by the Council	61.9%	37.5%	75.6%	43.2%	44%
Other	9.5%	8.3%	4.4%	5.7%	3.0%

3.2.3 Following on from the above, residents were asked what the main reason was for them staying in the St Paul's area was. Table 17 provides a breakdown of the results.

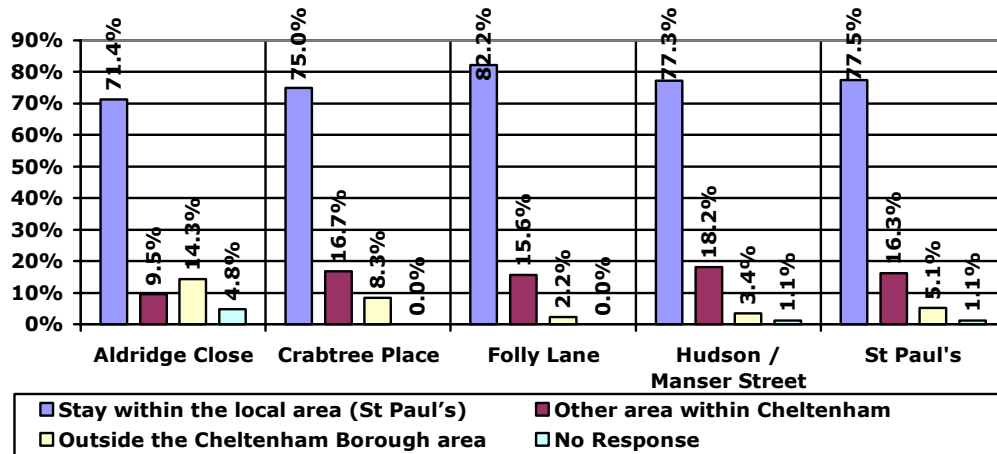
Table 17 Reason for staying in the area

Which of the following best describes your main reason for staying in this area?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Born here/lived here as a child	9.5%	54.2%	15.6%	9.1%	24.7%
Lived here all my life	19.0%	12.5%	31.1%	37.5%	28.3%
Near family and friends	9.5%	12.5%	13.3%	13.6%	12.9%
Available/affordable housing	0.0%	0.0%	2.2%	4.5%	3.8%
Near work/easy access to work	4.8%	0.0%	8.9%	0.0%	2.8%
Near to shops and other services like schools	19.0%	4.2%	13.3%	9.1%	9.3%
Area of choice	23.8%	4.2%	13.3%	14.8%	11.0%
No choice	9.5%	12.5%	2.2%	6.8%	5.2%
Other	0.0%	0.0%	0.0%	4.5%	3.2%

3.2.4 If residents were to move within the next 5 years they were asked which area they would prefer to move to. The majority of responses

within each of the sub-areas stated that they would prefer to stay within the St Paul's area. Figure 18 refers.

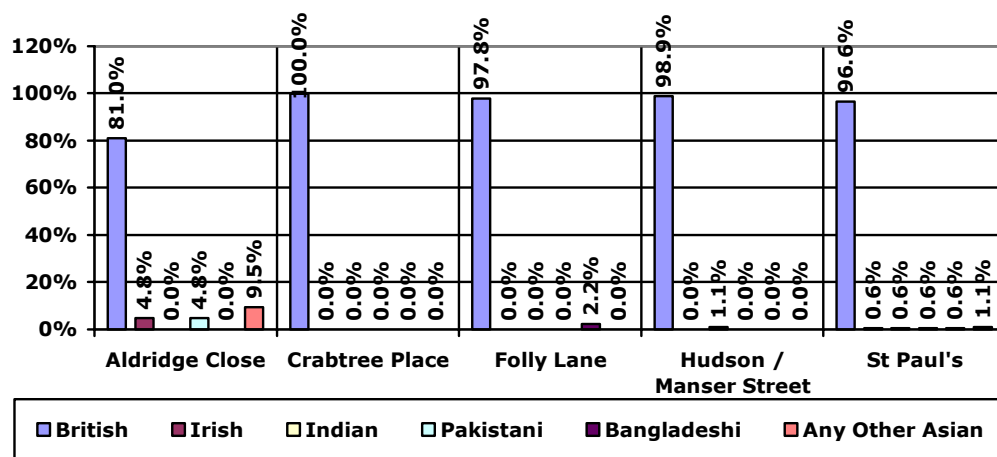
Figure 18: Preferred area if to move



3.3 Household and Home

3.3.1 A breakdown of household ethnicity is provided below in Figure 19, with the vast majority being within the white British ethnic group. This links in with the information provided in Table 5.

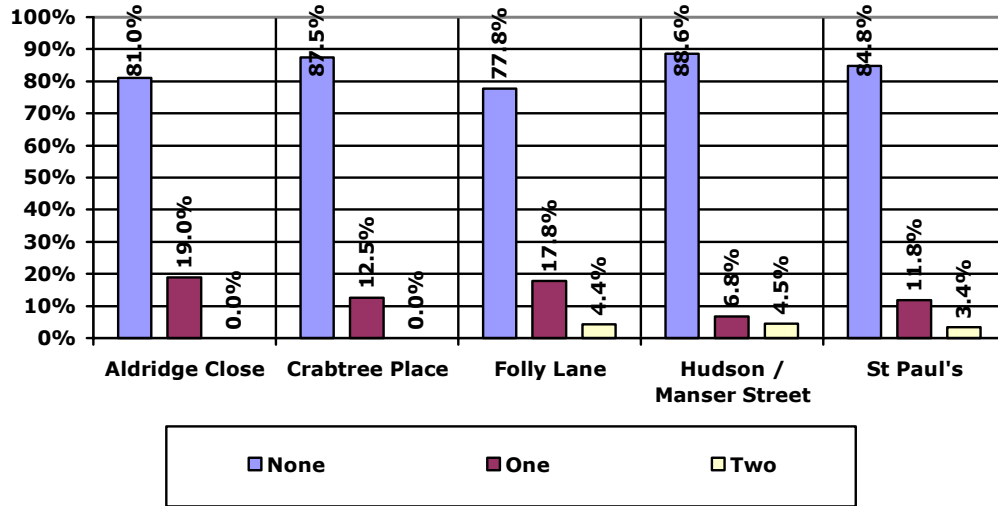
Figure 19: Ethnicity



3.3.2 Use of bedrooms provided the property indicated that within the St Paul's NRA area 84.8% of bedrooms were fully utilised, with 11.8%

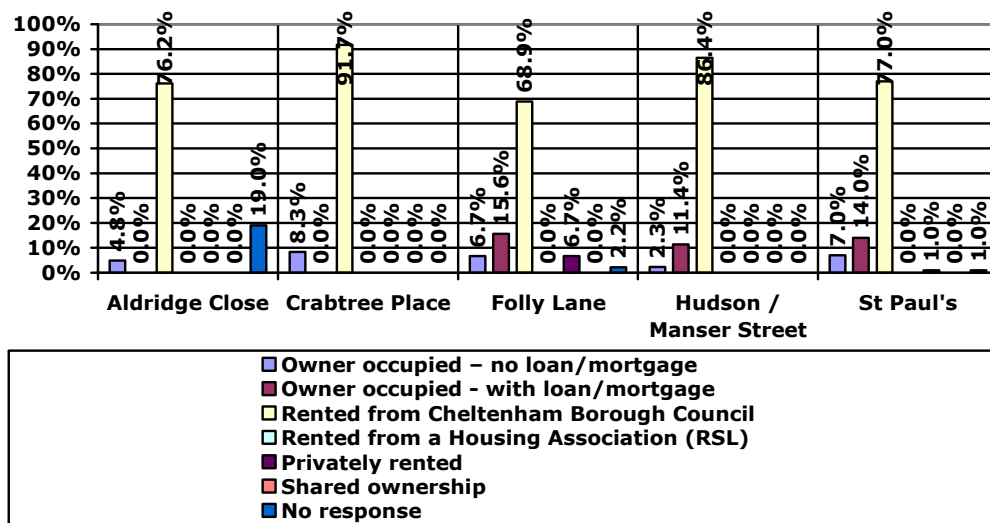
under using one bedroom and 3.4% under using two bedrooms. There are sub-area variations to this which are highlighted within Figure 20 below.

Figure 20: Bedroom utilisation



3.3.3 Tenure type provided the following responses with the vast majority (77%) indicating that they were Cheltenham Borough Council tenants. See Figure 24 below.

Figure 24: Tenure



3.3.4 Residents were asked how satisfied or dissatisfied they were with their present home, with 74% stating that they were either very or fairly satisfied, 6% neither satisfied or dissatisfied i.e. neutral and 20% indicated that there were either fairly or very dissatisfied with their current home.

3.3.5 Where residents indicated that they were not satisfied with their current accommodation, they were asked to provide details of why. 14% said that the main reason for dissatisfaction was due to the disrepair/condition of the property with 7% being due to the size of the property. Table 19 refers.

Table 19 Reasons for dissatisfaction

If not satisfied please give details	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Property too big	12.5%	0.0%	16.7%	0.0%	1.3%
Property too small	25.0%	12.5%	16.7%	30.0%	7.0%
Don't like area	25.0%	6.3%	0.0%	10.0%	3.0%
Fear of crime	12.5%	12.5%	0.0%	3.3%	2.2%
Disrepair/condition of property	25.0%	56.3%	50.0%	40.0%	14.0%
Need Adaptations	0.0%	6.3%	16.7%	3.3%	2.0%
Other	0.0%	6.3%	0.0%	13.3%	2.3%

3.3.6 The incidence of disability within households showed that within St Paul's there are 32.6% with a registered disabled occupant and within the sub-areas the highest level was in the Aldridge Close area with 52.4%.

3.3.7 For those with a disability, a range of difficulty issues were listed with the highest level of difficulty being the climbing of stairs at 19.8% followed by getting in and out of the bath at 14.6%. Table 20 provides a complete breakdown.

Table 20 Difficulty issues for those with a disability

If there are any persons with disabilities, do they have difficulty with?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Climbing stairs	22.9%	24.0%	22.2%	26.2%	19.8%
Climbing steps	20.0%	12.0%	13.3%	16.9%	14.0%
Getting in or out of the bath	20.0%	24.0%	24.4%	23.1%	14.6%
Turning taps on or off	8.6%	8.0%	2.2%	4.6%	4.0%
Cooking and preparing food	8.6%	8.0%	6.7%	4.6%	5.0%
Using the WC	5.7%	12.0%	8.9%	4.6%	4.1%
Washing and drying clothes	8.6%	8.0%	8.9%	4.6%	4.1%
Access to or from the house	2.9%	4.0%	11.1%	12.3%	3.3%
Access to internal rooms	2.9%	0.0%	2.2%	3.1%	3.1%

3.3.8 The level of adaptations already in the home and the need for adaptations is shown in Table 21. With the highest need, given the responses above, being for redesign or relocate bath, heating controls and grab rails.

3.3.9 It has already been mentioned that within the St Paul's NRA study area, 32.6% of properties were identified as having a disabled occupant. This compares to 10% within the Cheltenham stock condition survey, so the St Paul's level is over three times higher.

3.3.10 If we further analyse the results of the issues that disabled occupants have, we find that only 3.3% have access to the dwelling problems and 3.1% with access to internal rooms. This would indicate that the general property layout is not a particular issue for the current disabled occupiers.

3.3.11 The level of need will potentially place demands on both the aids and adaptations budget as well as that for Disabled Facilities Grant.

Table 21 Adaptations already undertaken or required

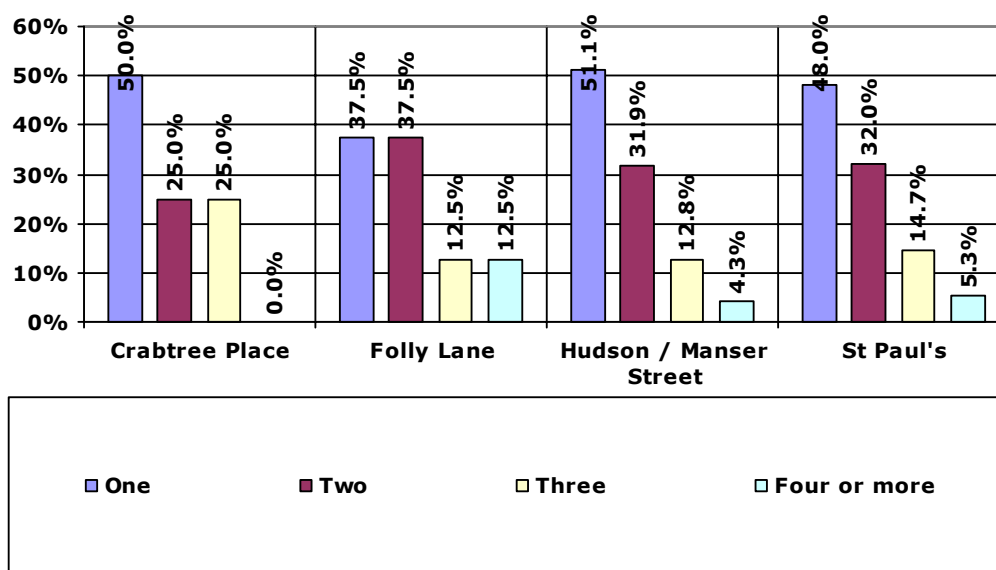
Type of Adaptation	Have Now	Need Now	Not Needed
Grab rails or handrails	5.2%	2.2%	39.3
Stair lift or lift	3.7%	1.7%	41.0%
Redesign or relocate bath/shower	3.2%	5.2%	38.5%
Suitable heating	2.7%	3.2%	38.0%
Adjustable heating controls	2.2%	3.5%	38.3%

Ground floor bedroom	1.5%	2.0%	41.5%
Hoist	1.2%	0.5%	42.0%
Repositioned electric sockets	0.5%	1.2%	42.5%
Redesign or relocate toilet	0.5%	1.5%	41.7%
Wider doorway	0.5%	0.2%	42.7%
Redesign Kitchen	0.2%	1.0%	42.5%
Ramp	0.2%	0.5%	43.0%

3.4 Education

3.4.1 Parents were asked if they had any children of school age and where they did, how many. Figure 25 shows the results. Aldridge Close stands out as there were no reported children of school age which the area age profile supports with a significant level of single person households (17 out of the 21). Where they are a couple, they have ages ranging between 57 and 72. For that reason Aldridge Close has not been included in any of the education related responses.

Figure 25: Children of school age



3.4.2 For those with children of school age a list of schools was offered with a request to indicate which one/s their children attended and how many children attended each school. The results are provided in Table 22.

Table 22 Schools attended

Which school(s) do your children Attend and how many attend?	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Gardeners Lane	33.3%	22.6%	14.8%	19.5%
Dunalley Primary	9.5%	9.7%	27.2%	20.3%
St Gregory's Primary	0.0%	0.0%	8.6%	5.3%
Gloucester Road Primary	14.3%	6.5%	1.2%	4.5%
St Johns Primary	0.0%	0.0%	1.2%	0.8%
Pitville Secondary	14.3%	45.2%	27.2%	29.3%
St Benedict's Secondary	9.5%	6.5%	8.6%	8.3%
Bishop's Cleeve Secondary	14.3%	0.0%	0.0%	2.3%
Bournside Secondary	0.0%	0.0%	1.2%	0.8%
Kingsmead Secondary	0.0%	6.5%	1.2%	2.3%
Other	4.8%	3.2%	8.6%	6.8%

3.4.3 A range of school related issues were put forward for comment the results of which are shown in Table 23. The overwhelming consensus for each of the subjects raised was that they were good.

Table 23 View of local schools

A - Building Condition	%
Good	65.9%
OK	2.7%
Would prefer better building	1.2%
B - School Location	
Good	67.9%
Poor	0.7%
Would prefer different location	1.0%
C - Playing Fields	
Enough	27.9%
Not enough	38.3%
Too big	0.7%
Too small	1.7%

3.4.4 Residents with children were asked what other facilities they would like their local school to provide. Adult education was the most popular requested. Table 24 refers.

Table 24: Children of school age

Facility Provision	%
Breakfast club	6.9%
After school club	10.4%
Adult education	38.5%
Other	2.0%

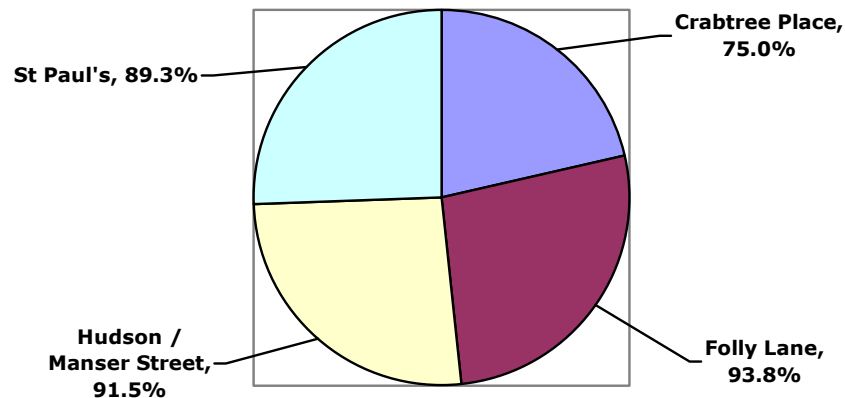
3.4.5 When asked how far they would consider letting their children travel to school, the vast majority (44%) indicated up to half a mile, and only 14.5% would consider any further distances.

Table 25: Preferred Travel to School Distance

Travel Distance to School	%
½ mile	44.4%
1 mile	9.6%
2 miles	3.7%
3 miles	1.2%

3.4.6 Parents were asked if they thought it was important for their children to continue in their current school and the vast majority indicated that they thought it was. Figure 26 provides the percentages of those who responded yes.

Figure 26: Important to stay in current school



3.5 Area Likes/Dislikes

3.5.1 Satisfaction/dissatisfaction with the local neighbourhood produced the following results shown in Table 26. Overall, 64% were either very satisfied or fairly satisfied with 8% neutral (neither satisfied nor dissatisfied) and 27% being either fairly or very dissatisfied.

Table 26 Satisfaction/dissatisfaction with local area

On the whole, how satisfied or dissatisfied are you with your neighbourhood, that is the local area within a few minutes walk from your home?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Very satisfied	52.4%	20.8%	62.2%	33.0%	35.0%
Fairly satisfied	33.3%	20.8%	26.7%	36.4%	29.0%
Neither satisfied nor dissatisfied	0.0%	8.3%	2.2%	11.4%	8.0%
Fairly dissatisfied	4.8%	33.3%	4.4%	10.2%	17.0%
Very dissatisfied	0.0%	16.7%	4.4%	9.1%	10.0%
Don't know/can't say	0.0%	0.0%	0.0%	0.0%	0.0%
No response	9.5%	0.0%	0.0%	0.0%	1.1%

3.5.2 A range of statements about conditions within the area were put to residents with the multiple choice results shown in Table 27. 79% thought that the housing conditions needed improving with 65% responding that they thought empty properties were a problem (although the issues of high turnover and unpopularity of certain streets should be taken into account). Just over half (56%) thought that obsolete housing needed demolishing. 95% thought the area was convenient for most things whilst 73% thought the area had a bad reputation. 83% of respondents thought that the area was affordable to live in and 86% that there were good shops and local services.

Table 27 Neighbourhood issues

How strongly would you agree or disagree with each of the following statements about your neighbourhood?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Housing conditions need improving					
Strongly Agree	4.8%	54.2%	24.4%	18.2%	27.0%
Agree	42.9%	37.5%	51.1%	65.9%	52.0%
Neither agree/nor disagree	9.5%	4.2%	11.1%	14.8%	13.0%
Disagree	28.6%	4.2%	13.3%	1.1%	6.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	14.3%	0.0%	0.0%	0.0%	1.0%
Empty Houses are a big problem					
Strongly Agree	9.5%	41.7%	20.0%	22.7%	19.0%
Agree	57.1%	20.8%	53.3%	58.0%	46.0%
Neither agree/nor disagree	9.5%	37.5%	4.4%	15.9%	27.0%
Disagree	9.5%	0.0%	17.8%	1.1%	5.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	14.3%	0.0%	4.4%	2.3%	3.0%

How strongly would you agree or disagree with each of the following statements about your neighbourhood?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
There is not enough choice of housing					
Strongly Agree	0.0%	25.0%	6.7%	2.3%	7.0%
Agree	28.6%	41.7%	33.3%	68.2%	53.0%
Neither agree/nor disagree	0.0%	25.0%	6.7%	15.9%	16.0%
Disagree	42.9%	8.3%	40.0%	8.0%	16.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	28.6%	0.0%	13.3%	5.7%	8.0%
Obsolete housing needs demolishing					
Strongly Agree	14.3%	37.5%	8.9%	2.3%	10.0%
Agree	28.6%	33.3%	17.8%	68.2%	46.0%
Neither agree/nor disagree	0.0%	12.5%	4.4%	15.9%	15.0%
Disagree	33.3%	12.5%	55.6%	10.2%	21.0%
Strongly disagree	0.0%	4.2%	8.9%	2.3%	4.0%
Don't know	23.8%	0.0%	4.4%	1.1%	4.0%
Affordable to live in					
Strongly Agree	0.0%	4.2%	4.4%	2.3%	2.0%
Agree	90.5%	79.2%	84.4%	78.4%	81.0%
Neither agree/nor disagree	4.8%	4.2%	6.7%	17.0%	13.0%
Disagree	0.0%	8.3%	0.0%	1.1%	2.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	4.8%	4.2%	4.4%	1.1%	2.0%
Convenient for most things					
Strongly Agree	0.0%	8.3%	17.8%	10.2%	14.0%
Agree	100.0%	91.7%	82.2%	84.1%	81.0%
Neither agree/nor disagree	0.0%	0.0%	0.0%	2.3%	3.0%
Disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	0.0%	0.0%	0.0%	3.4%	5.0%
People get on well with each other					
Strongly Agree	38.1%	12.5%	35.6%	9.1%	18.0%
Agree	57.1%	75.0%	44.4%	56.8%	56.0%
Neither agree/nor disagree	4.8%	4.2%	13.3%	23.9%	15.0%
Disagree	0.0%	8.3%	4.4%	8.0%	5.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	0.0%	0.0%	2.2%	2.3%	1.0%
It is safer from crime than most places in Cheltenham					
Strongly Agree	4.8%	0.0%	0.0%	1.1%	1.0%
Agree	52.4%	29.2%	42.2%	17.0%	24.0%
Neither agree/nor disagree	23.8%	20.8%	31.1%	47.7%	35.0%
Disagree	4.8%	37.5%	17.8%	27.3%	32.0%
Strongly disagree	4.8%	12.5%	2.2%	5.7%	6.0%
Don't know	9.5%	0.0%	6.7%	1.1%	3.0%
There are not enough places for children to play					
Strongly Agree	0.0%	8.3%	2.2%	3.4%	3.0%

How strongly would you agree or disagree with each of the following statements about your neighbourhood?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Agree	23.8%	75.0%	24.4%	33.0%	34.0%
Neither agree/nor disagree	0.0%	4.2%	2.2%	23.9%	24.0%
Disagree	38.1%	12.5%	64.4%	38.6%	34.0%
Strongly disagree	0.0%	0.0%	2.2%	0.0%	0.0%
Don't know	38.1%	0.0%	4.4%	1.1%	5.0%
There are good shops and local services					
Strongly Agree	4.8%	0.0%	6.7%	5.7%	7.0%
Agree	85.7%	87.5%	82.2%	77.3%	79.0%
Neither agree/nor disagree	4.8%	4.2%	4.4%	14.8%	10.0%
Disagree	0.0%	4.2%	6.7%	1.1%	2.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	4.8%	4.2%	0.0%	1.1%	1.0%
Feels isolated and cut off from Wider area					
Strongly Agree	0.0%	0.0%	0.0%	0.0%	0.0%
Agree	4.8%	8.3%	0.0%	11.4%	7.0%
Neither agree/nor disagree	9.5%	8.3%	0.0%	42.0%	24.0%
Disagree	81.0%	79.2%	91.1%	42.0%	64.0%
Strongly disagree	4.8%	0.0%	6.7%	2.3%	4.0%
Don't know	0.0%	4.2%	2.2%	2.3%	2.0%
My street is fine but the rest of the area is bad					
Strongly Agree	0.0%	0.0%	0.0%	1.0%	1.0%
Agree	19.0%	4.2%	31.1%	11.4%	24.0%
Neither agree/nor disagree	23.8%	54.2%	11.1%	33.0%	29.0%
Disagree	47.6%	37.5%	48.9%	47.7%	38.0%
Strongly disagree	0.0%	4.2%	6.7%	5.7%	4.0%
Don't know	9.5%	0.0%	2.2%	1.3%	2.0%
The area has a bad reputation					
Strongly Agree	14.3%	37.5%	17.8%	15.9%	18.0%
Agree	42.9%	41.7%	60.0%	55.7%	55.0%
Neither agree/nor disagree	0.0%	8.3%	8.9%	20.5%	16.0%
Disagree	28.6%	12.5%	13.3%	8.0%	10.0%
Strongly disagree	4.8%	0.0%	0.0%	0.0%	0.0%
Don't know	9.5%	0.0%	0.0%	0.0%	1.0%
A lot of money has been spent on the area					
Strongly Agree	0.0%	0.0%	2.2%	2.3%	1.0%
Agree	47.6%	33.3%	62.2%	63.6%	47.0%
Neither agree/nor disagree	4.8%	45.8%	8.9%	18.2%	33.0%
Disagree	19.0%	16.7%	13.3%	13.6%	12.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	28.6%	4.2%	13.3%	2.3%	7.0%
There are not enough activities for young people					
Strongly Agree	0.0%	4.2%	0.0%	4.5%	3.0%
Agree	42.9%	62.5%	42.2%	56.8%	55.0%
Neither agree/nor disagree	4.8%	12.5%	4.4%	21.6%	17.0%

How strongly would you agree or disagree with each of the following statements about your neighbourhood?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Disagree	19.0%	16.7%	46.7%	14.8%	19.0%
Strongly disagree	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	33.3%	4.2%	6.7%	2.3%	6.0%
Anti-social behaviour is not a problem in the area					
Strongly Agree	4.8%	0.0%	0.0%	3.4%	2.0%
Agree	33.3%	20.8%	44.4%	11.4%	19.0%
Neither agree/nor disagree	9.5%	8.3%	13.3%	35.2%	23.0%
Disagree	38.1%	41.7%	26.7%	37.5%	34.0%
Strongly disagree	4.8%	29.2%	11.1%	11.4%	19.0%
Don't know	9.5%	0.0%	4.4%	1.1%	2.0%
This area is cleaner and tidier than most of the town					
Strongly Agree	0.0%	4.2%	0.0%	1.1%	1.0%
Agree	57.1%	20.8%	26.7%	9.1%	17.0%
Neither agree/nor disagree	14.3%	20.8%	33.3%	47.7%	35.0%
Disagree	28.6%	29.2%	37.8%	31.8%	33.0%
Strongly disagree	0.0%	25.0%	2.2%	8.0%	13.0%
Don't know	0.0%	0.0%	0.0%	2.3%	1.0%

3.5.3 A number of potential neighbourhood problems were put forward with the responses shown in Table 28 for each sub area. Empty and boarded up properties, litter and dirty streets, unsafe roads and housing in poor condition had the highest returns.

Table 28 Potential neighbourhood problems

Which of these, if any, is a problem in your neighbourhood? (circle all that are relevant)	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street
Traffic congestion	12.2%	0.5%	7.1%	1.9%
Noise or pollution from traffic	2.6%	0.5%	6.8%	1.4%
Unsafe roads / speeding traffic/ motorbikes	10.4%	4.4%	10.6%	9.9%
Smoke, pollution or noise from factories or other premises	0.0%	0.0%	0.3%	0.3%
Lack of open space for the public/	0.0%	0.5%	0.6%	0.5%
Lack of play space for children	5.2%	7.1%	2.6%	2.2%
Lack of access to shops/local facilities	8.7%	11.0%	6.1%	8.5%
Rubbish dumping or fly tipping	0.0%	0.0%	0.0%	0.0%
Litter/dirty streets	11.3%	10.4%	6.8%	11.3%
Housing in poor condition	7.8%	9.9%	7.7%	6.0%
Empty/boarded-up properties	13.9%	5.5%	12.3%	11.5%
Bus services	0.0%	0.0%	0.6%	0.0%
Overcrowding	0.9%	4.9%	2.3%	1.1%
Poor lighting	1.7%	4.9%	2.3%	0.3%

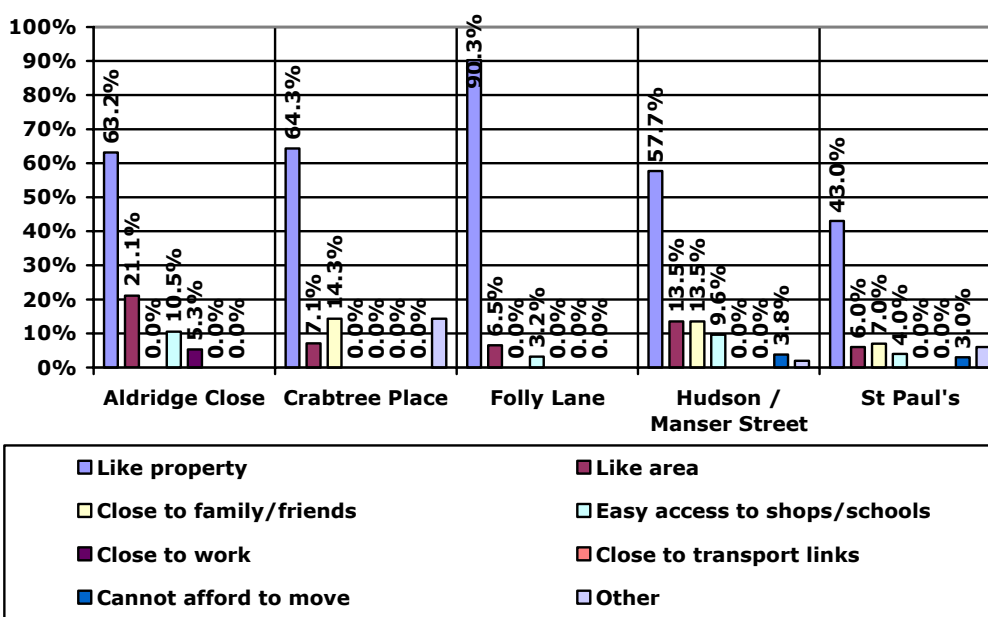
Which of these, if any, is a problem in your neighbourhood? (circle all that are relevant)	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street
Overgrown trees /bushes	1.7%	0.5%	1.6%	0.3%
Burglary	3.5%	4.4%	3.2%	2.2%
Vandalism	2.6%	10.4%	6.5%	5.5%
Racism/racial discrimination	1.7%	0.5%	1.0%	0.5%
Gangs of youths	3.5%	6.0%	5.8%	7.4%
Football in the street	5.2%	7.1%	6.1%	9.9%
Bad neighbours	0.9%	3.3%	1.0%	3.3%
Intimidation	0.0%	2.7%	1.0%	1.9%
Drugs	4.3%	3.8%	6.8%	8.2%
Other problem	1.7%	1.1%	0.3%	0.5%
None of these	0.0%	0.0%	0.6%	5.2%

3.6 Housing Needs

3.6.1 Residents were asked if they or anyone living with them would wish to move within the next five years. Only 30% said yes or maybe, with 69% stating no they did not want to move.

3.6.2 For those who indicated that they would not want to move, they were asked why? By far the main reason was that they liked the property at 43%. 30% of residents did not respond to this question. A full breakdown is given in Figure 27.

Figure 27: Reasons for not wishing to move



3.6.3 Where residents said that either they wanted to move or that maybe they might move they were asked what would need to happen to make it possible for them to move within the next five years. For those who responded, 9% said the availability of suitable accommodation in the area and 8% suitable accommodation in another area. Table 29 gives a breakdown.

Table 29 Movement criteria

What would need to happen to make it possible for you or another household living with you to move in the next five years?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Change in financial circumstances	0.0%	0.0%	6.5%	9.6%	4.0%
Availability of suitable property in area	0.0%	21.4%	6.5%	25.0%	9.0%
Availability of a suitable property in another area	10.5%	28.6%	9.7%	13.5%	8.0%
Change in household circumstances	0.0%	0.0%	6.5%	5.8%	2.0%
Opportunity to transfer/exchange	0.0%	28.6%	6.5%	11.5%	5.0%
Other	0.0%	0.0%	3.2%	5.8%	2.0%
No response	89.5%	21.4%	61.3%	28.8%	70.0%

3.6.4 Residents who indicated that they would wish to move were asked what factors were influencing their decision. The chief reasons given were either the property is too small (10%), it is in poor condition and needs repairs (8.0%), poor health or the property is not suitable for their physical needs (8.0%) or don't like the area or they have a fear of crime both at 6%. The full results are shown in Table 30.

Table 30 Potential neighbourhood problems

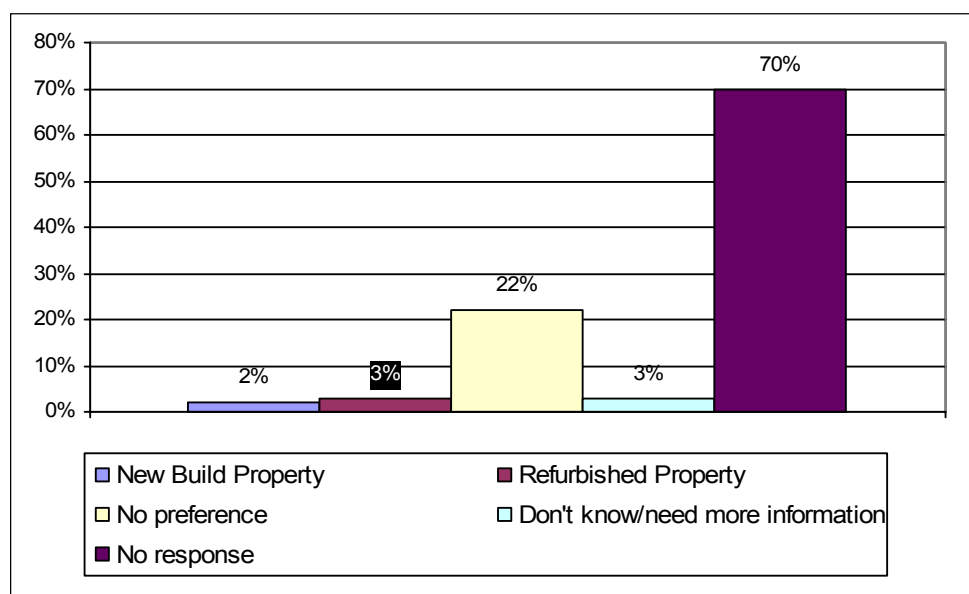
If you, or any other household living with you, want to move in the next five years, are any of the following a factor? (circle all that apply)	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Property is in poor condition and needs repair	8.3%	29.6%	14.3%	7.1%	8.0%
Property is too small	8.3%	14.8%	0.0%	23.2%	10.0%
Property is too large	8.3%	0.0%	4.8%	5.4%	2.0%
Children reaching school age	0.0%	0.0%	4.8%	0.0%	0.0%

Poor health or current home is not suitable for my/our physical needs	8.3%	11.1%	14.3%	16.1%	8.0%
Neighbour problems	8.3%	7.4%	0.0%	7.1%	5.0%
Don't like the local area	8.3%	11.1%	19.0%	7.1%	6.0%
Feeling unsafe, fearing crime	16.7%	14.8%	4.8%	8.9%	6.0%
Recent victim of crime	0.0%	0.0%	0.0%	1.8%	0.0%
Got a job or better income	0.0%	0.0%	9.5%	0.0%	1.0%
Want to be nearer family and friends	16.7%	3.7%	14.3%	1.8%	3.0%
It is okay, but want something better	16.7%	0.0%	4.8%	14.3%	5.0%
Intimidation	0.0%	3.7%	0.0%	5.4%	2.0%
Property layout	0.0%	3.7%	9.5%	1.8%	2.0%

3.6.5 If residents were to move in the next five years they were asked what type of property they would wish to move into. Although 70% of residents did not respond the main preferred type of accommodation was a detached or semi detached property with 10%. The next preferred type was a terraced property with 8% and 6% for a bungalow.

3.6.6 Asked if they would prefer a new build property or a refurbished property if they were to move within the next five years, 22% said that they had no particular preference. Figure 28 refers showing a significant 'no response' rate.

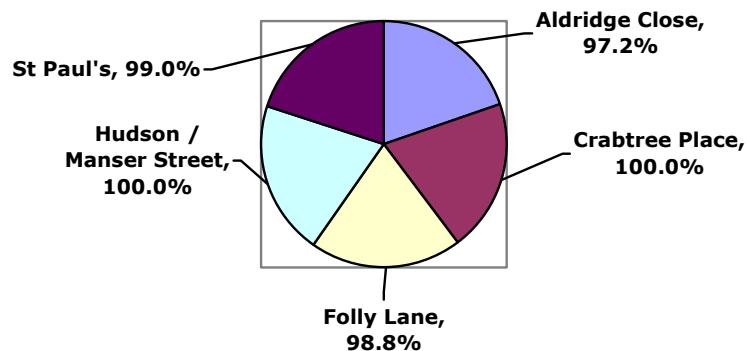
Figure 28: New build or refurbished



3.7 New or Improved Housing Environment

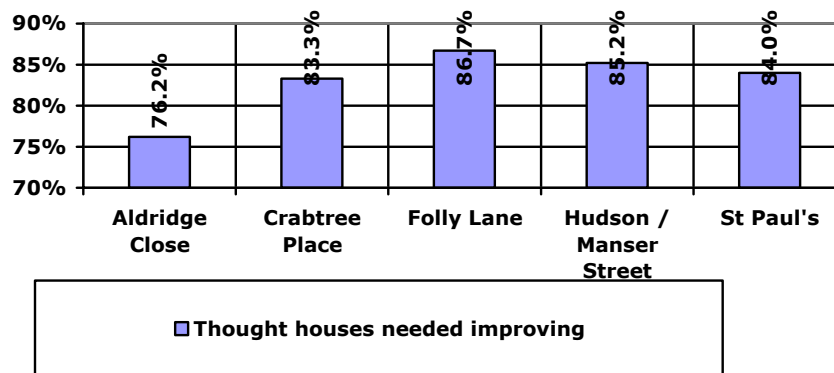
3.7.1 Residents were asked if they were aware that the Council needed to implement a scheme for the improvement of housing within the area, with a 99% response that they were. Figure 29 gives the area breakdown of those who indicated that they were aware.

Figure 29: Scheme to improve housing



3.7.2 Following on from the above, residents were asked if they thought that housing in the area should be improved by renovating or improving the existing homes. Again a high percentage (84%) said that they did. See Figure 30.

Figure 30: Thought houses needed improving



3.7.3 Residents were also asked if they thought that some or all of the houses in the area needed to be demolished and redeveloped to

improve the area layout, mix of housing sizes and types. Overall 57% thought that either the whole or some of the area needed to be redeveloped (19% stating whole and 38% some of the area), with the highest level of response to that proposal being 87.5% within the Crabtree Close sub-area. Table 31 gives the full breakdown.

Table 31 Need for demolition and redevelopment

Do you think there is a need for some or all of the houses in the area to be demolished and redeveloped in order to improve the mix of housing sizes and types and to improve the layout of the area? (one answer only)	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Yes, the whole area should be redeveloped	9.5%	33.3%	13.3%	21.6%	19.0%
Yes, some of the houses should be redeveloped	28.6%	54.2%	40.0%	33.0%	38.0%
No, none of the houses should be redeveloped	42.9%	12.5%	28.9%	33.0%	27.0%
Don't know / no opinion	14.3%	0.0%	17.8%	6.8%	12.0%
No response	4.8%	0.0%	0.0%	5.7%	3.0%

3.7.4 Developing the above theme further, residents were asked which homes (if any) should be considered for redevelopment broken down into either all or none. The results indicate that for St Paul's as a whole, the areas where the response for total redevelopment was higher than the none preference, were Crabtree Place; Hudson Street and Manser Street. Table 32 gives a full breakdown.

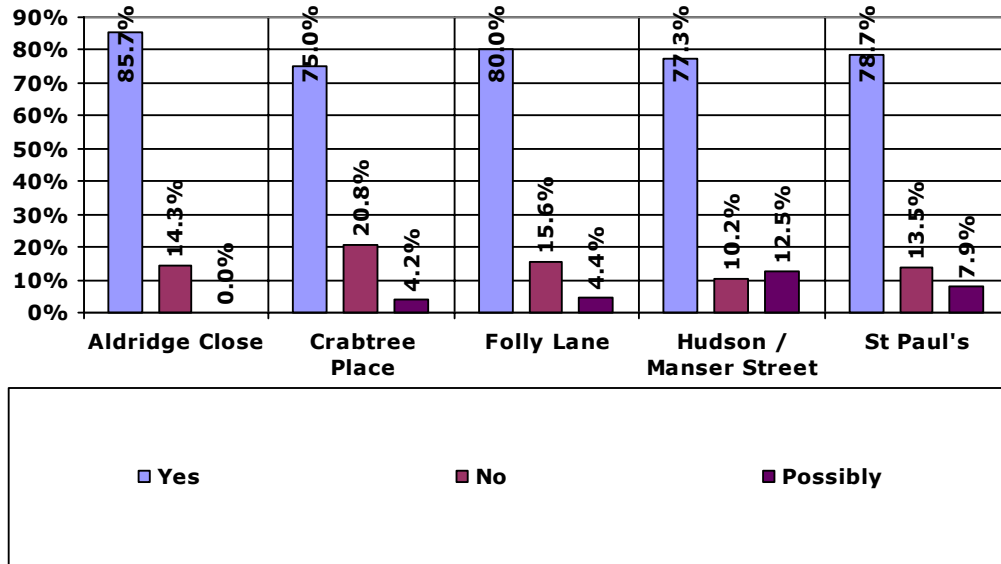
Table 32 Area redevelopment

Which homes in the area (if any) do you think should be considered for redevelopment?	All	None
Aldridge Close	14.0%	38.0%
Crabtree Place	42.0%	4.0%
Folly Lane	20.0%	29.0%
Hudson Street	32.0%	18.0%
Manser Street	41.0%	10.0%
Hanover Street	14.0%	33.0%
None	16.2%	5.0%
Don't know	5.4%	0.0%

3.7.5 Respondents were asked whether or not they wished to stay in the St Paul's area in the longer term after any improvement works were

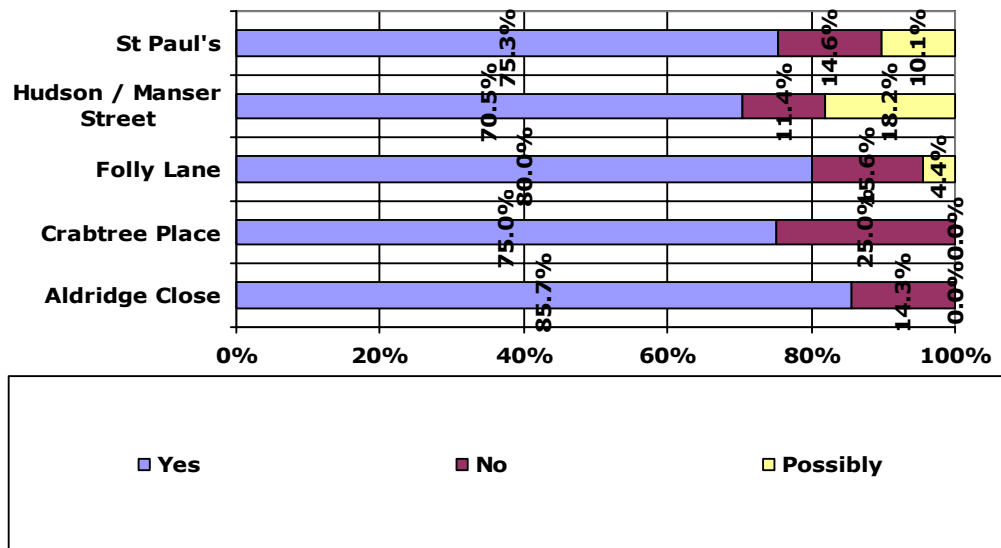
completed. The overwhelming majority in each of the sub-areas said that they would. See Figure 31

Figure 31: Wish to stay in area after improving works



3.7.6 Asked if their home were affected by a need for extensive repair work or redevelopment, would they prefer to stay in the area whilst this is being undertaken, 78.7% said yes. Figure 32 provides a full breakdown.

Figure 32: Wish to stay in area during works



3.7.7 Respondents were then asked if they would be prepared to move into temporary accommodation if it would guarantee a new or refurbished property in St Paul's at a later date, for St Paul's overall 52% said yes. However there were sub-area variations, with Crabtree Place having a 50-50 split between yes/possibly and no. See Table 33.

Table 33 Move into temporary accommodation

Would you be prepared to move into temporary accommodation if this meant you could be guaranteed a new or refurbished property in St Paul's at a later date?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Yes	66.7%	41.7%	55.6%	72.7%	52.0%
No	23.8%	50.0%	33.3%	11.4%	33.0%
Possibly	9.5%	8.3%	11.1%	14.8%	13.0%
No response	0.0%	0.0%	0.0%	1.1%	1.0%

3.7.8 If as a result of the Council's proposals, respondents needed to be moved, they were asked what reasons (if any) might help them decide to move into temporary accommodation before being offered permanent move back into the area. Table 34 provides the results.

Table 34 Move into temporary accommodation

If you needed to move as a result of the Council's proposals, what reasons (if any) might help you decide to move to temporary accommodation before being offered a permanent home back in the area?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street
Guaranteed right to return to area	30.2%	22.6%	33.3%	43.6%
Offer of a more suitable property	5.7%	25.8%	6.9%	18.8%
Offer of temporary accommodation in the area	30.2%	9.7%	17.6%	10.3%
Offer of temporary accommodation within school catchment area	3.8%	12.9%	13.7%	3.8%
Compensation for home loss	24.5%	9.7%	17.6%	11.5%
Financial help with moving costs	5.7%	19.4%	10.8%	11.9%

3.7.9 Residents were given an open option to comment on what they would like to see happen to improve St Paul's. The collated responses are given in Table 35 below.

Table 35 Would like to see happen to improve St Paul's

What would you ideally like to see happen to improve St Paul's to make it an area of choice for everybody?	Aldridge Close	Crabtree Place	Folly Lane	Hudson / Manser Street	St Paul's
Attract better people	4.8%	0.0%	0.0%	1.1%	1.1%
Better facilities for young people	0.0%	4.2%	4.4%	3.4%	3.4%
Better policing	14.3%	4.2%	2.2%	0.0%	2.8%
Bigger kitchens	0.0%	4.2%	0.0%	0.0%	0.6%
Cleaner neighbourhood	9.5%	0.0%	0.0%	2.3%	2.2%
Improve houses	14.3%	12.5%	40.0%	9.1%	18.0%
Redevelop	14.3%	4.2%	20.0%	3.4%	9.0%
Regeneration of area	4.8%	8.3%	0.0%	5.7%	4.5%
Relocate St Paul's college	4.8%	0.0%	0.0%	0.0%	0.6%
Remove problem families	14.3%	12.5%	22.2%	2.3%	10.1%
Safe play area	0.0%	4.2%	0.0%	2.3%	1.7%
Traffic calming	0.0%	4.2%	4.4%	0.0%	1.7%
No response	19.0%	41.7%	6.7%	70.5%	44.4%

3.8 Employment

3.8.1 Details of current working status were requested. Respondents within St Paul's as a whole indicated that 24% of heads of households and 10% of partners have permanent full-time jobs, 5.3% have permanent part-time jobs and 39% and 14% respectively are unemployed or unable to work. Overall 32% are retired. Table 36 gives a breakdown by sub-area.

Table 36 Current working status

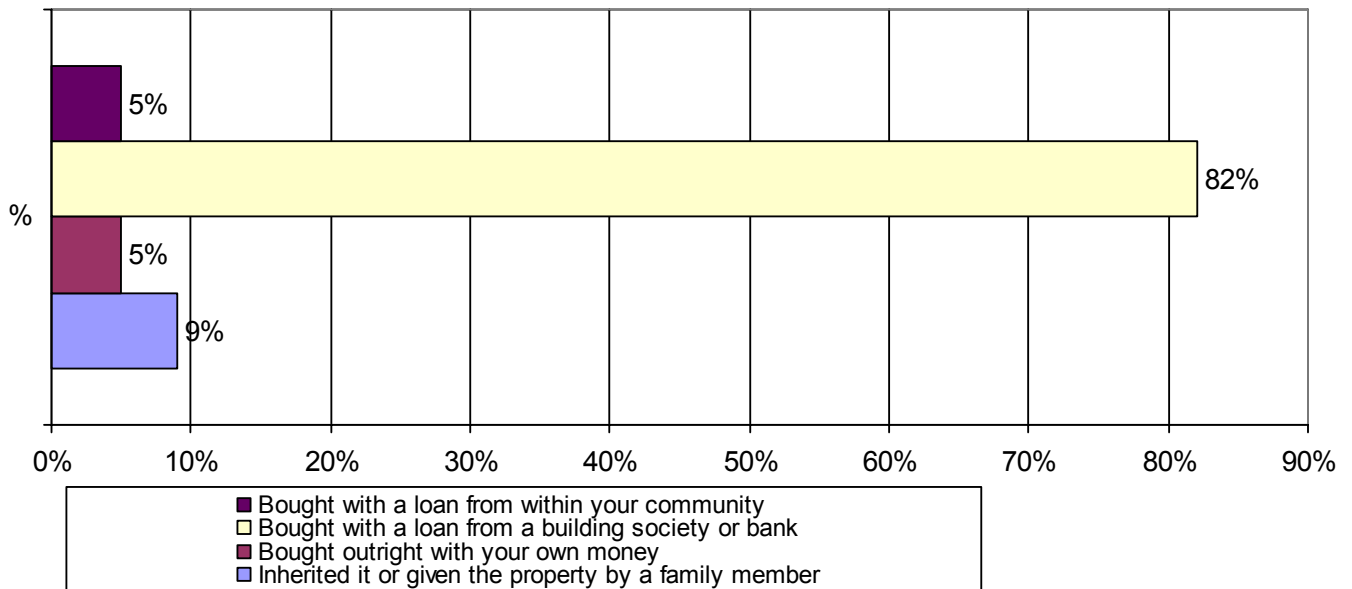
Current working status	Aldridge Close		Crabtree Place		Folly Lane		Hudson / Manser Street	
	You	Partn'r	You	Partn'r	You	Partn'r	You	Partn'r
Permanent full time job	9.5%	25.0%	26.1%	0.0%	26.7%	30.8%	22.5%	17.2%
Permanent part time job	0.0%	0.0%	0.0%	33.3%	6.7%	11.5%	7.5%	20.7%
Self-employed	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%	0.0%
Casual \ temporary work	4.8%	0.0%	0.0%	11.1%	2.2%	0.0%	0.0%	0.0%
Training scheme	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%
Full-time education	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unemployed and seeking	14.3%	0.0%	4.3%	0.0%	8.9%	3.8%	23.8%	6.9%

work								
Unemployed - may wish to work in the future	4.8%	0.0%	34.8%	11.1%	6.7%	7.7%	18.8%	24.1%
Unwaged and unable to work	19.0%	0.0%	13.0%	33.3%	26.7%	30.8%	10.0%	13.8%
Retired	47.6%	75.0%	21.7%	11.1%	20.0%	15.4%	16.3%	17.2%

3.9 Those owning their property outright

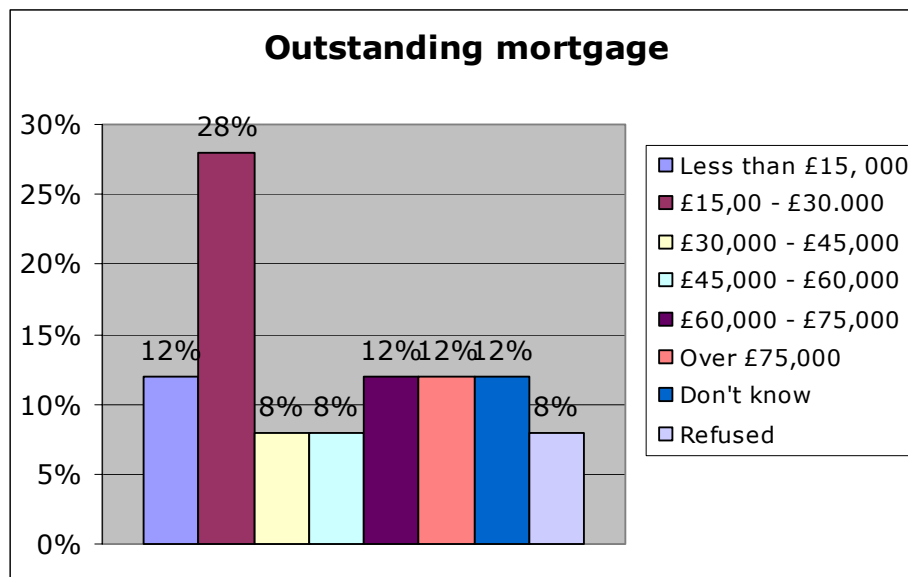
3.9.1 Where respondents owned their own property they were asked how they had acquired it. Within St Paul's 82% bought the property with a loan from a Building Society or Bank, 9% inherited the property and 5% bought the property outright with cash or from a loan from within the community. See Figure 33 overleaf.

Figure 33: How property acquired



3.9.2 Those who owned their own homes were asked to provide information about the mortgage provider and the level of outstanding mortgage. 12% had an outstanding mortgage of less than £15,000, 28% between £15,000 and £30,000, 12% had an outstanding mortgage between £60,000 and £75,000 and 12% over £75,000. It should be noted that no meaningful data was provided in respect of the mortgage provider.

Figure 34: Outstanding mortgage



3.10 Summary

3.10.1 The general picture painted by the household survey is that of a stable housing area with a community with 72% of respondents having lived in their current property for 5 years or more and 94% having lived in Cheltenham over the same period of time. 28% have lived there all their lives and 25% were either born there or had lived there since they were a child. They acknowledge that there are problems which need to be tackled but do not necessarily have the means to do so. The vast majority of residents feel that a scheme of improvement needs to be undertaken, with a substantial number, 57% indicating that the whole or some of the houses should be redeveloped (19% supporting total and 38% some redevelopement).

3.10.2 77% of the properties are owned by Cheltenham Borough Council with only 21% being owner occupied. Given that, the open market price of many new houses could be beyond the means of a significant section of the existing community, with 53% of households (39% heads of households and 14% of partners) being either unemployed or unwaged and unable to work. It is easy to see how this may frustrate and alienate large sections of the community unless there are significant

elements of socially rented and/or subsidised housing for co-ownership or sale available within any redevelopment programme.

3.10.3 79% of residents thought that the housing conditions needed improving, with 65% thinking that empty properties are a big problem. Support for obsolete housing to be demolished was 56%.

3.10.4 65% of residents said they would move/possibly move into temporary accommodation (52% yes, 13% possibly) with the main reasons for moving being a guaranteed right to return back to the area (59%), an offer of a more suitable property being made (35%) and compensation for home loss (30%).

3.10.5 Despite the identified housing problems highlighted as part of the physical survey findings, 73% of residents expressed satisfaction with their existing property. However where dissatisfaction was indicated 14% indicated it was because of disrepair issues.

3.10.6 Whilst residents identified a range of neighbourhood problems and issues that they wished to be resolved some 64% were very or fairly satisfied with the area, another 8% were neutral and 27% said they were either very or fairly dissatisfied.

4 Consultation events

4.1 Introduction

- 4.1.1 As part of the St Paul's Neighbourhood Renewal Assessment all residents were invited to a series of resident/officer steering group meetings.
- 4.1.2 An initial meeting of this group was held during the early stages of the survey work aimed at informing the residents of the need for an NRA, the process involved and to seek approval on the vision and objectives that had been developed by the officer team as mentioned in Section 1.4 of this report.
- 4.1.3 Following the completion of the survey work further steering group meetings were held with three clear aims; to feedback some of the key findings from the survey work, to engage the group in the development of the sub areas and finally to obtain their views on the appropriate options for each sub area. The results of the option generation process carried out by the steering group are shown in the Table below.

Table – Results of steering group option selection

Sub Area	Options					
	1	2	3	4	5	6
1. Aldridge Close	No	No	Yes	Yes	No	No
2. Crabtree Place	No	No	No	No	Yes	Yes
3. Folly Lane	No	No	Yes/ No (Split)	Yes/No (Split)	No	No
4. Manser, Hudson, Hanover Streets	No	No	No (majority)	Yes	Yes/No (Split)	Yes

4.1.4 An intensive period of consultation events then took place at various locations to obtain the views of residents and wider stakeholders as part of the option generation process.



4.1.5 Overall there were six events comprising of two general drop in sessions, one for residents and one for wider stakeholders, together with a series of focus group meetings with residents from each of the individual sub areas.

4.1.6 As part of these sessions a series of boards were produced which set out the background to the NRA, what people had told us so far, the range of options, the sub areas plan and a comments board. The options and sub areas plan boards were also used as part of the focus group sessions with residents.

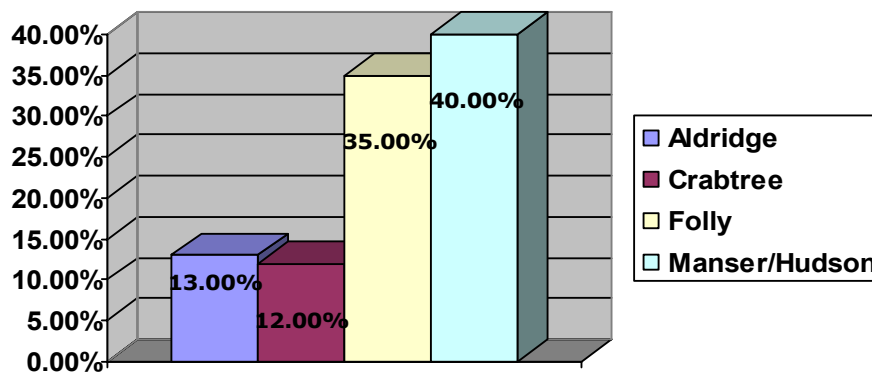


4.1.7 The first drop session was held for residents of the St Paul's area on the 6th September from 11.00am until 6pm at the University of Gloucestershire, Francis Close Hall Campus on St Paul's Road, which is approximately five minutes walk from the furthest end of the assessment area.

4.1.8 This session was very attended by 70+ residents who were asked if they would like to contribute toward the option selection process by completing a short questionnaire. In total 52 questionnaires were completed, the results from which are shown below.

4.1.9 Residents were asked which sub area they lived in, Figure 35 shows the majority who attended (and completed a questionnaire) were from the Manser Street/Hudson Street sub area (40.%) and Folly Lane (35%) sub area.

Figure 35 – Residents Drop in attendance



4.1.10 Residents were also asked which options should be considered for each of the sub areas. The total number of 'votes' for each option are shown in Table 37 below.

Table 37 Residents views on option selection

Sub Area	Options					
	1	2	3	4	5	6
1. Aldridge Close	8	5	7	10	1	3
2. Crabtree Place	1	0	7	7	8	7
3. Folly Lane	4	0	14	12	1	5
4. Manser, Hudson, Hanover Streets	1	2	9	9	3	12

4.1.11 In addition residents were asked if there were any other comments they would like to make. The summary below provides an overview of comments that were made as they relate to each sub area.

Aldridge Close

- We don't want demolition
- Although I would prefer to stay in my present home, I would be prepared to move in line with CBC proposed plans for the regeneration of St Paul's

Crabtree Place

- Don't want demolition
- If there was demolition would want to stay in local area

Folly Lane

- Inform private owners more fully and offer meetings out of working hours
- Want to stay in local area
- Ask Highways to attend meetings to give ideas for roads
- Want to know timescale
- Don't want demolition
- I can not comment on other peoples homes or requirements

Manser Street/ Hudson Street and Hanover Street

- No sub division
- Promised a ballot where is it?
- Stop going behind the residents backs and making decisions that will affect peoples lives, homes and schools
- More bungalows
- More mix of properties
- No alleys
- Majority of people in St Paul's are happy and it is a very good and friendly community
- We don't want demolition
- I would like to remain next to my current neighbours whatever the outcome
- Please listen to the residents needs, sub area 4 should not combine Hanover Street with Manser Street

4.1.12 The second drop in session was again held at the University from 11.00am until 6.00pm and was aimed at stakeholders and residents from around the wider area of St Paul's.

4.1.13 Similarly to the residents session stakeholders were asked to complete a short questionnaire. 27 questionnaires were completed, the results of which can be seen below.

4.1.14 The first question asked of stakeholders was what do you think should happen to the St Paul's estate? The responses received were:

- Demolish sub area 6 ASB increasing monthly
- Due consideration should be given to properties and people
- A main objective should be to remove the 'ghetto' feeling particularly Hudson St/ Manser St. A few anti social/ criminal residents seem able to control this large area.
- A lot of regeneration with offending families punished and not just moved to another area to cause same problems

- Complete regeneration seems the only viable option to eradicate crime, litter, general public perception of the area.
- Redevelopment for new house buyers and a must is stronger police presence and stronger punishment.
- It certainly needs something but most important are the good people who live there. The sense of community must be retained throughout redevelopment.
- Demolish and new houses for private sale
- Redevelopment with long lines of terraced housing broken up
- Changed into a mixture of social, shared ownership and private housing including starter homes
- Positively plant trees down streets to enhance St Paul's and "Cheltenham in Bloom" campaign next to Pittville Park. Hold community events for the whole of Cheltenham – recycling must be the main priority

4.1.15 Stakeholders were also asked which options should be considered for each of the sub areas. The total number of 'votes' taken from the questionnaires for each option as it relates to the sub areas are shown overleaf in Table 38.

Table 38 – Stakeholders views on option selection

Sub Area	Options					
	1	2	3	4	5	6
1. Aldridge Close	6	1	1	4	8	11
2. Crabtree Place	0	1	0	1	10	18
3. Folly Lane	0	0	4	4	8	14
4. Manser, Hudson, Hanover Streets	0	0	0	0	9	19

4.1.16 Finally stakeholders were asked if they would like to make any other comments about the area, the results of which have been summarised below.

- More thought should be given to surrounding area and the impact to its economy
- We don't want St Paul's changed too much
- Can we have more lights and one way road
- Speed restrictions for Folly Lane
- Hudson and Manser should be broken down into smaller neighbourhoods
- Consult private home owners – need cctv, regular police patrols and a regeneration scheme to solve the problem and not move it to another area.
- Could provide opportunity to take advantage of renewable energy efficient technology. Estate could prove to be a flagship project and make the area somewhere proud to live.
- Folly Lane should be more community focussed – more of a "centre" with shops. More landscaping, trees – need to engender sense of ownership in "new" community
- Deal with roads and traffic as well as houses

4.1.17 Following on from the drop in sessions, residents were invited to a series of focus group meetings that were held over two days and were specific to each of the four sub areas.

4.1.18 During these meeting residents were shown the variety of options available and asked to comment on which ones they thought were appropriate for dealing with the sub area where they lived.



Aldridge Close – This sub area focus group meeting was held on the communal garden at Aldridge Close so that residents from the area with mobility problems could come along and provide their views much easier than attending the university.

4.1.19 Five residents came along during the session and expressed their views about the six available options. The favoured options from this session were 1 and 2.

4.1.20 **Crabtree Place** – This sub area focus group meeting was held at the University and six residents from Crabtree Place came along and expressed their views about the six available options. The favoured options from this session were 3 & 4.

4.1.21 **Folly Lane** – This sub area meeting was reasonably well attended at the University where 14 residents came along and provided us with their views on which options were appropriate for Folly Lane. The preferred option from this session was Option 4.

4.1.22 **Manser Street, Hudson Street and Hanover Street** – This sub area meeting was well attended at the University where 18 residents came along and provided us with their views on which options were appropriate for this sub area. The preferred options from this session were 4 and 6 with the condition against option 6 that if it was the most satisfactory course of action the Council would make every effort to allow residents affected to move back into the St Paul's NRA area.

4.1.23 In addition to the events mentioned above Cheltenham Borough Homes sought views from some of the children who lived in the area who were part of the St Paul's Youth Forum. The results of this feedback are shown below.

4.1.24 Individual comments

Sub Area 1 - Didn't feel they could comment as they didn't know the houses / area

Sub Area 2 - Option 4 (5 votes), Option 5 (1 vote), Option 6 (1 vote)

Sub Area 3 - Option 3 (3 votes), Option 4 (3 votes)

Sub Area 4 - Option 5 (3 votes), Option 6 (4 votes)

As a group:

Sub Area 1 - Didn't feel they could comment as they didn't know the houses / area

Sub Area 2 - Option 4 - the area needs improving inside & out

Sub Area 3 - Option 3 & 4 - needs to look nice cause it's the main street

Sub Area 4 - Option 5 & 6 - cause streets are bad and bad people live there

4.1.25 General feedback from the group supervisor was the "The young people were fantastic, they understood the process and as you can see understood different areas needed different options. Their answers are very honest and as they see it. Manser & Hudson are their main concerns. One attendee mentioned that she only gets racially abused in Manser Street."

4.1.26 A number of residents from St Paul's have also set up a community group known as the St Paul's Community and have developed their own St Paul's Charter, which is signed by their elected Chair Person. The charter and the aforementioned extensive consultation have been considered as part of the option generation and appraisal process within this assessment.

4.1.27 The charter sets out the St Paul's Community 'vision statement' which is that "We are the community spirit of St Paul's. We are peaceful, constructive and positive. We are united, holistic, responsible, participating- seeking to retain our sustainable community. We care and we welcome regeneration."

4.1.28 It sets out various concerns regarding the background into the development of this NRA and issues that the community feel should be considered such as "In our view the bad reputation is not our making but, as a result of rat infested empty homes, disrepair and anti social behaviour".

4.1.29 A section of the charter entitled Community Development states "We will encourage active, informed participation by all residents and

stakeholders in a rolling conference, to include a ballot based around an agreed plan" and adds that "Community is not just about bricks and mortar, we want to include the GCC, traffic calming etc.". This section concludes by stating that "Environmental sustainability is just as important as Housing and Transport."

4.1.30 Conclusions are also provided and include "We want an annual St Paul's Summer Fete based in the park, for the whole family and community" and "This is also an appeal for all residents to get involved in this new project of community participation"

4.1.31 More specifically are a clear set of recommendations which include:

- We seek to keep our council homes and retain our established community
- We would like the authorities to implement our proposals and abandon inflicting their agenda on us
- We want to heal all social divisions and work together for the future of the community
- We want CBH and CBC to make good any errors in policy and management
- To repair all dwellings to the Decent Homes Standard and bring back into occupation and relocate anti social elements
- We are democratic and will work with all stakeholders in a new, exciting innovative 21st century inclusive model of community development and cohesion which includes a proportion of regeneration
- Working with the wider St Paul's area, Midwinter estates and the Universities of Gloucestershire – resulting in a ballot and plan designed to unite us all
- To improve security to all St Paul's by extra lighting and where needed CCTV with more inclusion with the community police.

4.2 Summary

- 4.2.1 All of the consultation events were well attended and a variety of views obtained on the appropriate options to take forward through the final stages of the assessment process.
- 4.2.2 Analysis of the results from all completed questionnaires supports the need for sub division of the area, which will provide the opportunity for a mix and match approach appropriate to deal with specific issues in each sub area.
- 4.2.3 The results of the consultation events have been used to inform the option generation stage thereby involving the community in the decision making process.
- 4.2.4 The St Pauls' area community are very passionate about the area where they live so much so that they have set up their own community group which supports the idea of regeneration whilst retaining as much of the existing community as possible. In Manser Street and Hudson Street 'sub area' in particular residents felt that some demolition may be appropriate but it would have to be backed up with a 'guarantee' from the Council that all residents affected, that wanted to return to the area would be able to do so with assistance from the Council.
- 4.2.5 There appear to have been failings in the past that have frustrated the residents and made them very cautious about the NRA process, however it is clear from the sub area focus group meetings that some of these 'barriers' are starting to dissolve and both parties are now beginning to work together to achieve a common goal; the regeneration of the St Paul's area.

5 Option Generation and Appraisal

5.1 Introduction

5.1.1 Substantial information has been gathered regarding the physical, social and environmental conditions prevailing in the area. Following a detailed assessment of the data, consideration was given to the options that would achieve the vision statement, meet the stated aims and objectives and would deliver real and lasting outcomes.

5.2 Option Development and Assessment

5.2.1 The N.R.A. was overseen by an inter-agency officer team with representatives drawn from: -

- Cheltenham Borough Council (Regeneration Portfolio and Housing/Environmental Health Teams)
- Cheltenham Borough Homes
- Local residents, community representatives
- **pps** plc. (NRA appointed consultants)

5.2.2 The above team lead the option generation and development process, in particular having detailed local knowledge, a commitment to the area and an involvement in all of the previous work they developed a shared understanding of the process.

5.2.3 They also developed a range of options that could be applied to each sub area, each of them requiring different levels of investment, which would therefore; produce a different range of outcomes. These options ranged across the spectrum from undertaking 'statutory action only' to 'total redevelopment'. The physical survey and the local knowledge of officers and residents highlighted the differing housing conditions in the different sub areas meaning that not all options would be appropriate in all areas.

5.2.4 The results of the physical survey indicated that the primary focus for intervention needs to be the Crabtree Place and Manser Street, Hudson

Street and Hanover street sub areas and to lesser extent, the Folly Lane and Aldridge Close sub areas. The range of options subject to assessment therefore varied by sub area.

5.2.5 As previously mentioned the community were engaged through various methods in an attempt to involve them in the decision making process as much as possible.

5.2.6 This extensive community engagement included in particular an assessment of the six options developed for the sub areas. Analysis of the various results and feedback provided has informed the process of option selection. It is clear from all of the results that the theory of a 'one size fits all' is totally inappropriate for dealing with the wide ranging issues found across the St Paul's area.

5.2.7 Table 39 details the final options for each sub area that have been selected to take forward through the financial and non financial appraisals.

Table 39 – Summary of Options by Sub area

	<i>Option 1</i> Statutory action only	<i>Option 2</i> Targeted limited intervention	<i>Option 3</i> Comprehensive Improvement/modernisation	<i>Option 4</i> Transformational Improvement	<i>Option 5</i> Transformational Redevelopment	<i>Option 6</i> Transformational improvement and redevelopment combined
Aldridge Close	x		x	x		
Crabtree Place				x	x	x
Folly Lane			x	x		
Manser Street/Hudson Street & part of Hanover Street				x	x	x

5.2.8 In summary the 6 options considered were: -

Option 1 – Minimal Intervention - This is essentially the 'base line' position against which other options can be measured. It assumes that the area will receive the bare minimum attention other than that required by legal process to intervene where warranted. This would inevitably condemn the neighbourhood to a continuing spiral of decline with a growing need for and more intervention in future years. Action would be by way of legal notices and orders, and possibly future clearance action as ever larger numbers of properties became vacant or uninhabitable. It could totally fail the residents of the neighbourhood as it would do little to address environmental issues in the area. The vision and stated objectives are not likely to be achieved.

Option 2 – Targeted Limited Intervention (based on 10 year repair costs). This option assumes that the existing housing is retained with only those repairs identified as being necessary in the short term (typically 5 to 10 years) to the property being carried out. It does not address the need for more comprehensive modernisation over the longer term and on completion properties would not meet the 'Decent Homes Standard'.

Option 3 – Comprehensive Modernisation (based on a 30 year standard). This option assumes that the Council's properties will be retained and modernised within the parameters of the Council's Housing Investment Plan. The underlying basis of the option is that the Council will pro-actively promote modernisation schemes to meet or exceed that of the 'Decent Homes Standard'.

Option 4 – Transformational Modernisation. This option assumes that the vast majority of the existing housing will be retained but will be 'transformed' through a range of interventions to 'breath new life' into the existing housing. The underlying basis of this option is similar to that of option 3 but would also be undertaken in conjunction with wholesale environmental improvements (£5,000 per property) to effect total physical regeneration of the neighbourhood. It assumes significant costs (approximately £40,000 per dwelling) to bring about the proposed transformational improvement including the renovation and remodelling of each properties.

Option 5 – Transformational Redevelopment. Adopting the same premise as option 4 this option assumes that the existing housing would be demolished and the area redeveloped offering a wider housing choice within a modern street layout. Within the detail of this option there may be a need for some exceptions, for example, where the levels of decency do not warrant radical intervention or where the integrity of the neighbourhood would be retained. It has been assumed that any redevelopment would include a significant proportion of affordable homes (40% shared ownership) on the cleared development site. A subsidy of £40,500 has been assumed for the affordable homes share within this option in order to reduce land value and thus the overall market sale price.

Option 6 – Transformational Redevelopment and Modernisation (combined). This option combines elements from options 4 and 5. It acknowledges the 'transformational' approach but achieves this by combining retention and improvement on a zone by zone basis.

This option may be more deliverable than the total redevelopment proposal of option 5 as it acknowledges that in some cases an exchange of like type houses may be the best option for some existing residents (owner occupiers) who wish to remain in the area but who do not have the means (even with support) to bridge the valuation gap between their existing home and a new-build property.

5.2.9 Each of these options was assessed against a number of scoring criteria to objectively establish the contribution it made in achieving the stated vision. Essentially the assessments were of two types: -

Financial assessment

5.2.10 A financial assessment was undertaken on each sub area for each option, which was then summarised for the neighbourhood as a whole. The assessment separately identified public and private sector costs and benefits and provided a summary at sub area level for each option

identifying the net public /private sector cost or benefit. This makes clear the scale of the relative inputs from each sector and the affect these have on outcomes. It also makes clear how the "transactions" between the sectors combine to give the overall assessment for each option.

5.2.11 The assessment used a 30-year timeframe and discounted costs/benefits on a net present value basis. This ensured that the various options could be accurately compared one against the other.

5.2.12 The cost model used within the assessment focused on housing and environmental issues. Improvement costs were generated from an agreed schedule of rates and from assumptions made on the likely costs of transformational improvements.

5.2.13 Details of the underlying cost and benefit assumptions included in the analysis are set out at Appendix ???. A separate 'technical volume' documenting the full NPV analysis also supports this report.

Non Financial Assessments

5.2.14 It is equally important that assessments are made of the options for the contribution they make in addressing the vision for the whole area and addressing the issues identified by residents. Not to do so could lead the officer team to recommend 'un-balanced' decisions based on cost alone.

5.2.15 Five non-financial assessments have been made for each neighbourhood scoring against a range of factors on an un-weighted and a weighted basis. The decision rules, assessments and scoring criteria were agreed by the officer team. The assessments were carried out on a sub area basis to provide an appropriate way forward in each sub area.

5.2.16 A summary of the assessment outcomes for each sub area follows.

5.3 OPTION APPRAISAL – AREA A ALDRIDGE CLOSE

Financial Assessment

5.3.2 A detailed financial appraisal was undertaken of each of the 3 options considered appropriate for this sub area, statutory action only, comprehensive intervention, and transformational improvement.

5.3.3 The summary of the financial assessment is shown in table 40.

Table 40 – Financial Assessment summary

Option 1	Option 3	Option 4
80.5	245.6	1510.5

It can be seen from the financial summary table that: -

- Option 1 (Statutory Action only) has the lowest NPV and is therefore the most cost effective.
- Option 3 (Comprehensive Improvement) has a higher NPV than that of statutory action but is 'cheaper' than Option 4.
- Option 4 (Transformational Improvement) has the highest NPV. It would therefore be the most expensive when compared against the other options.

Non-financial Assessments

Assessment against Objectives (un-weighted)

5.3.4 Each option was reviewed against the agreed objectives to gauge the contribution the option made in meeting the vision statement. The results are set out in Table 41.

Table 41 - Assessment against Objectives - Un-Weighted

No.	OBJECTIVE CRITERIA	OPTIONS		
		1	3	4
1	Achieve an overall improvement in living Conditions	1	4	4
2	Create a viable, sustainable and mixed housing market	0	3	3
3	Promote social inclusion	0	2	2
4	Promote long term confidence in the improvement of the area	1	4	4
5	Encourage community involvement and engender pride in the area	0	4	4
6	Apply the principles of safer, greener, cleaner communities	1	3	4
Totals		3	20	21

Scoring (Contribution objective makes in meeting the vision)

0 = no contribution

1 = very little contribution

2 = limited contribution

3 = reasonable contribution

4 = significant contribution

5 = very significant contribution

5.3.5 It can be seen that with all scoring criteria of equal value: -

- Option 4 makes an important contribution to meeting the vision statement.
- Option 3 ranks slightly behind with option 1 totally failing to meet the vision and defined objectives.

Assessment against Objectives (weighted)

5.3.6 The assessment set out in the un-weighted table assumes that all objectives are of equal importance and scores the contribution they make equally. Consideration was therefore given that some objectives made a greater or lesser contribution to meeting the vision than others and that weighting factors should be applied. Table 42 below introduces a set of weighting factors to the scoring of the objectives.

Table 42 – Assessment against Objectives – Weighted

No	OBJECTIVE CRITERIA	Weighting Factor	OPTIONS		
			1	3	4
1	Achieve an overall improvement in living Conditions	3	3	12	12
2	Create a viable, sustainable and mixed housing market	3	0	9	9
3	Promote social inclusion	2	0	4	4
4	Promote long term confidence in the improvement of the area	2	2	8	8
5	Encourage community involvement and engender pride in the area	1	0	4	4
6	Apply the principles of safer, greener, cleaner communities	1	1	3	4
Totals			6	40	41

Weighting
1 = Meets vision to some degree
2 = Meets vision to a large degree
3 = Meets vision to a greater degree or in full

5.3.7 The application of weighting factors serves to highlight the effect of those objectives that were considered to be particularly important and the scoring derived from this supports the position of options 4 and then 3 as best achieving the vision.

Socio – Environmental Assessment (un-weighted)

5.3.8 In considering how the vision can best be achieved regard must also be had for the residents' views and a scoring matrix was devised to allow an assessment to be made to reflect the aggregate view from the residents' survey. These factors are summarised in table 43.

Table 43 - Assessment against Socio-Environmental Criteria (Un-Weighted)

Criteria	OPTIONS		
	1	3	4
Empty/boarded-up properties (13.9%)	3	3	3
Traffic congestion (12.2%)	0	0	2
Litter/dirty streets (11.3%)	0	1	1
Unsafe roads / speeding traffic/ Motorbikes (10.4%)	0	1	2
Lack of access to shops/local facilities (8.7%)	0	1	1
Housing in poor condition (7.8%)	1	3	3
Football in the street (5.2%)	0	0	0
Lack of play space for children (5.2%)	0	0	1
Drugs (4.3%)	0	0	0
Gangs of youths (3.5%)	0	1	1
Burglary (3.5%)	0	2	2
Noise or pollution from traffic (2.6%)	0	1	1
Vandalism (2.6%)	0	0	0
Poor lighting (1.7%)	1	2	3
Overgrown trees /bushes (1.7%)	0	0	1
Racism/racial discrimination (1.7%)	0	0	0
Other problem (1.7%)	0	0	0

Overcrowding (0.9%)	0	1	1
Bad neighbours (0.9%)	0	1	1
OPTION TOTAL	5	17	23

Scores (Extent to which the option meets the criterion)
0 = None
1 = Little
2 = Some
3 = Valuable
4 = Significant
5 = Very Significant

5.3.9 The assessment of factors important to the community shows that option 4 best fulfils their requirements with option 3 following slightly behind.

Socio - Environmental Assessment (weighted)

5.3.10 Again the view was taken that not all factors could be considered to be of equal importance and that some of the issues identified should carry a greater weighting to more accurately reflect the degree of concern expressed by residents. Table 44 considers the views expressed in the un-weighted table above but applies weighting factors which reflect the percentage of residents that identified the problem (the higher the percentage the higher the weighting).

Table 44 - Socio - Environmental Assessment (weighted)

Criteria	Weighting Factor	OPTIONS

		1	3	4
Empty/boarded-up properties (13.9%)	3	9	9	9
Traffic congestion (12.2%)	3	0	0	6
Litter/dirty streets (11.3%)	3	0	3	3
Unsafe roads / speeding traffic/ Motorbikes (10.4%)	3	0	3	6
Lack of access to shops/local facilities (8.7%)	3	0	3	3
Housing in poor condition (7.8%)	3	3	9	9
Football in the street (5.2%)	2	0	0	0
Lack of play space for children (5.2%)	2	0	0	2
Drugs (4.3%)	1	0	0	0
Gangs of youths (3.5%)	1	0	1	1
Burglary (3.5%)	1	0	2	2
Noise or pollution from traffic (2.6%)	1	0	1	1
Vandalism (2.6%)	1	0	0	0
Poor lighting (1.7%)	1	1	2	3
Overgrown trees /bushes (1.7%)	1	0	0	1
Racism/racial discrimination (1.7%)	1	0	0	0
Other problem (1.7%)	1	0	0	0
Overcrowding (0.9%)	1	0	1	1
Bad neighbours (0.9%)	1	0	1	1
OPTION TOTAL		13	35	48

Weighting	Residents Perspective
1 = Little importance	Ranked by less than 5% of residents as a problem
2 = Important	Ranked by 5% to 7.4% of residents as a problem
3 = Very important	Ranked by 7.5% or more of residents as a problem

5.3.11 The application of weighting factors highlights the effect of those criteria that the community considered to be particularly important and the scoring reinforces the position of option 4 as the one that best addresses the issues identified by residents.

Assessment of Options against Decision Rules

5.3.12 Finally an assessment was made of the options against the decision rules used to judge how the options achieved a "best fit" against the decision rules. Each option was scored on this basis and the results are summarised in table 45

Table 45 - Assessment of Options against Decision Rules

Decision Rule		1	3	4
		1	Be technically feasible	2
2	Be in accordance with relevant statutory powers	3	3	2
3	Contribute toward the strategic objectives	1	3	2
4	Be appropriate to the needs of the community	0	3	2
5	Be likely to receive political acceptance	0	3	3
Best fit against decision rules		6	15	12
Scoring (How option conforms to the decision rules)				
0 = Breaks Rule				
1 = Meets rule in some respects				
2 = Meets rule in most respects				
3 = Meets rule in all respects				

5.3.13 This assessment confirms option 3 as the best fit option with option 4 marginally behind. Option 1 has very little contribution and is some way behind the other two options.

Assessment Summary

5.3.14 To give an overall view and to inform the decision making process, a summary of the assessments is shown in table 46.

Table 46 - Assessment Summary

Assessment Method		OPTIONS					
		1		3		4	
		Rank	Score	Rank	Score	Rank	Score
1	Financial Assessment	1 st	80.5	2 nd	245.6	3 rd	1510.5
2	Objectives (Weighted)	3 rd	6	2 nd	40	1 st	41
3	Socio Environmental (Weighted)	3 rd	13	2 nd	35	1 st	48
4	Decision Rule Assessment	3 rd	6	1 st	15	2 nd	12

Conclusions of the Aldridge Close Option Appraisal

5.3.15 From the assessments it can be seen that: -

- The most economic option (on a financial basis only) is Option 1.
- Option 4 is the best fit option in two out of the three non financial appraisals, falling second to option 3 in the decision rule assessment. It is therefore most likely to respond to the vision for the area but would require substantial investment by both public and private sectors than that of option 3.

5.3.16 The real decision now facing the Council is what approach to take for the Aldridge Close sub area. The assessments make clear the alternatives and the likely consequences. The choice really lies between option 3 and 4, which offer an opportunity to improve the current housing conditions through comprehensive re-investment. Of these two options, Option 3 is the most cost effective and scores first on 'deliverability' in the decision rule assessment.

5.3.17 On balance our view is that **option 3 demonstrates that it better meets the range of appraisal criteria and that it should be adopted as the basis of the preferred strategy.** It is the second

most cost effective option, is ranked 1st on one of the three non-financial measures and is ranked 2nd on the remaining. It can therefore be identified as the option that will best provide the desired improvement of properties in the area, will best deliver the strategic objectives of the Council and best meet the residents' aspirations.

5.4 OPTION APPRAISAL – AREA B CRABTREE PLACE

Financial Assessment

5.4.2 A detailed financial appraisal was undertaken of each of the 3 options considered appropriate for this neighbourhood, Transformational Improvement, Transformational Redevelopment, and Transformational Improvement and Redevelopment combined. The summary of the financial assessment is shown in table 47.

Table 47 – Financial Assessment summary

Option 4	Option 5	Option 6
1631.2	594.5	1027.3

It can be seen from the financial summary that: -

- Option 4 (Transformational Improvement) is the most expensive of the three options and therefore is the least cost effective.
- Option 5 (Transformational Redevelopment) has the lowest NPV and is therefore the most cost effective for achieving an overall improvement and would contribute toward dealing with the issue of empty properties.
- Option 6 (Transformational Improvement and Redevelopment) has the second highest NPV and therefore contributes to a greater extent to that of Option 4, but is somewhat more expensive than Option 5.

Non-financial Assessments

Assessment against Objectives (un-weighted)

5.4.3 Each option was reviewed against the agreed objectives to gauge the contribution the option made in meeting the vision statement. The results are set out in table 48.

Table 48 - Assessment against Objectives - Un-Weighted

No.	OBJECTIVE CRITERIA	OPTIONS		
		4	5	6
1	Achieve an overall improvement in living Conditions	4	5	4
2	Create a viable, sustainable and mixed housing market	2	5	5
3	Promote social inclusion	2	3	4
4	Promote long term confidence in the improvement of the area	3	5	4
5	Encourage community involvement and engender pride in the area	4	3	4
6	Apply the principles of safer, greener, cleaner communities	3	4	4
Totals		18	25	25

Scoring (Contribution objective makes in meeting the vision)
0 = no contribution
1 = very little contribution
2 = limited contribution
3 = reasonable contribution
4 = significant contribution
5 = very significant contribution

5.4.4 It can be seen that with all scoring criteria of equal value: -

- Option 4 (Transformational Improvement) makes the least contribution to meeting the vision statement by a considerable margin.
- Options 5 & 6 (Transformational Redevelopment and Transformational Improvement and Redevelopment combined) are seen as being equally viable in contributing towards meeting the vision and defined objectives.

Assessment against Objectives (weighted)

5.4.5 The assessment set out in the un-weighted table assumes that all objectives are of equal importance and scores the contribution they make equally. Consideration was therefore given that some objectives made a greater or lesser contribution to meeting the vision than others and that weighting factors should be applied. Table 49 below introduces a set of weighting factors to the scoring of the objectives.

Table 49 – Assessment against Objectives – Weighted

No	OBJECTIVE CRITERIA	Weighting Factor	OPTIONS		
			4	5	6
1	Achieve an overall improvement in living Conditions	3	12	15	12
2	Create a viable, sustainable and mixed housing market	3	6	15	15
3	Promote social inclusion	2	4	6	8
4	Promote long term confidence in the improvement of the area	2	6	10	8
5	Encourage community involvement and engender pride in the area	1	4	3	4
6	Apply the principles of safer, greener, cleaner communities	1	3	4	4
Totals			34	53	51

Weighting
1 = Meets vision to some degree
2 = Meets vision to a large degree
3 = Meets vision to a greater degree or in full

5.4.6 The application of weighting factors serves to highlight the effect of those objectives that were considered to be particularly important and the scoring derived from this supports the position that option 5 best achieves the vision with option 6 slightly behind.

Socio – Environmental Assessment (un-weighted)

5.4.7 In considering how the vision can best be achieved regard must also be had for the residents' views and a scoring matrix was devised to allow an assessment to be made to reflect the aggregate view from the residents' survey. These factors are summarised in table 50.

Table 50 - Assessment against Socio-Environmental Criteria (Un-Weighted)

Criteria	OPTIONS		
	4	5	6
Lack of access to shops/local facilities (11.0%)	0	1	1
Vandalism (10.4%)	3	4	4
Litter/dirty streets (10.4%)	2	3	3
Housing in poor condition (9.9%)	3	5	4
Football in the street (7.1%)	1	4	3
Lack of play space for children (7.1%)	0	4	3
Gangs of youths (6.0%)	0	1	1
Empty/boarded-up properties (5.5%)	3	5	4
Overcrowding (4.9%)	1	4	3
Poor lighting (4.9%)	1	4	4
Burglary (4.4%)	2	5	4
Unsafe roads / speeding traffic/ Motorbikes (4.4%)	1	4	4
Drugs (3.8%)	1	1	1
Bad neighbours (3.3%)	1	4	3
Intimidation (2.7%)	1	1	1
Other problem (1.1%)	0	0	0
Traffic congestion (0.5%)	0	2	1
Racism/racial discrimination (0.5%)	1	1	1
Lack of open space for the public/ (0.5%)	1	3	2
Overgrown trees /bushes (0.5%)	2	3	3
Noise or pollution from traffic (0.5%)	2	3	3
OPTION TOTAL	26	62	53

Scores (Extent to which the option meets the criterion)
0 = None
1 = Little
2 = Some
3 = Valuable
4 = Significant
5 = Very Significant

5.4.8 The assessment of factors important to the community shows that option 5 best fulfils their requirements with option 6 following closely behind.

Socio - Environmental Assessment (weighted)

5.4.9 Again the view was taken that not all factors could be considered to be of equal importance and that some of the issues identified should carry a greater weighting to more accurately reflect the degree of concern expressed by residents. Table 51 considers the views expressed in the un-weighted table above but applies weighting factors which reflect the percentage of residents that identified the problem (the higher the percentage the higher the weighting).

Table 51 - Socio - Environmental Assessment (weighted)

Criteria	Weighting Factor	OPTIONS		
		4	5	6
		Lack of access to shops/local facilities (11.0%)	3	0
Vandalism (10.4%)	3	9	12	12
Litter/dirty streets (10.4%)	3	6	9	9
Housing in poor condition (9.9%)	3	9	15	12
Football in the street (7.1%)	2	2	8	6
Lack of play space for children (7.1%)	2	0	8	6
Gangs of youths (6.0%)	2	0	2	2
Empty/boarded-up properties (5.5%)	2	6	10	8
Overcrowding (4.9%)	1	1	4	3
Poor lighting (4.9%)	1	1	4	4
Burglary (4.4%)	1	2	5	4
Unsafe roads / speeding traffic/ Motorbikes (4.4%)	1	1	4	4
Drugs (3.8%)	1	1	1	1
Bad neighbours (3.3%)	1	1	4	3
Intimidation (2.7%)	1	1	1	1
Other problem (1.1%)	1	0	0	0
Traffic congestion (0.5%)	1	0	2	1
Racism/racial discrimination (0.5%)	1	1	1	1
Lack of open space for the public/ (0.5%)	1	1	3	2
Overgrown trees /bushes (0.5%)	1	2	3	3
Noise or pollution from traffic (0.5%)	1	2	3	3
OPTION TOTAL		46	99	85

Weighting	Residents Perspective
1 = Little importance	Ranked by less than 5% of residents as a problem
2 = Important	Ranked by 5% to 7.4% of residents as a problem
3 = Very important	Ranked by 7.5% or more of residents as a problem

5.4.10 The application of weighting factors highlights the effect of those criteria that the community considered to be particularly important and the scoring reinforces the position of option 5 as the one that best addresses the issues identified by residents whilst recognising that option 6 also carries some importance.

Assessment of Options against Decision Rules

5.4.11 Finally an assessment was made of the options against the decision rules used to judge how the options achieved a "best fit" against the decision rules. Each option was scored on this basis and the results are summarised in table 52.

Table 52 - Assessment of Options against Decision Rules

Decision Rule		4	5	6
		1	Be technically feasible	3
2	Be in accordance with relevant statutory powers	3	3	3
3	Contribute toward the strategic objectives	2	3	3
4	Be appropriate to the needs of the community	3	1	2
5	Be likely to receive political acceptance	2	3	3
Best fit against decision rules		13	13	14
Scoring (How option conforms to the decision rules)				
0 = Breaks Rule				
1 = Meets rule in some respects				
2 = Meets rule in most respects				
3 = Meets rule in all respects				

5.4.12 This assessment shows that option 6 best meets the range of decision rules closely followed by option 4 & 5.

Assessment Summary

5.4.13 To give an overall view and to inform the decision making process, a summary of the assessments is shown in table 53.

Table 53 - Assessment Summary

Assessment Method		Options					
		4		5		6	
		Rank	Score	Rank	Score	Rank	Score
1	Financial Assessment	3 rd	1631.2	1 st	594.5	2 nd	1027.3
2	Objectives (Weighted)	3 rd	34	1 st	53	2 nd	51
3	Socio Environmental (Weighted)	3 rd	46	1 st	99	2 nd	85
4	Decision Rule Assessment	Jt 2 nd	13	Jt 2 nd	13	1 st	14

Conclusions of the Crabtree Place Option Appraisal

5.4.14 From the assessments it can be seen that: -

- From the financial assessment it can be seen that the most economic option (on a financial basis only) is option 5
- From the non-financial assessments option 5 scores first in two of the three assessments and is equal 2nd in the decision rule assessment. This option therefore meets the requirements in terms of the vision and stated objectives and will best address the socio- environmental issues in this sub area.
- Improvement of the properties in this sub area would not deal with the issue of the increasing number of empty properties and would require in some instances excessive amounts of expenditure to eradicate some of the worst housing conditions.

5.4.15 The assessments make clear the alternatives and the likely consequences. On balance it is our view **that option 5 (Transformational Redevelopment) is the best way forward in Crabtree Place** and this should be the basis of the strategy in this sub area.

5.5 OPTION APPRAISAL – AREA C FOLLY LANE

Financial Assessment

5.5.2 A detailed financial appraisal was undertaken of each of the 2 options considered appropriate for this neighbourhood, comprehensive intervention and transformational improvement. The summary of the financial assessment is shown in table 54.

Table 54 – Financial Assessment summary

Option 3	Option 4
343.8	2617.5

It can be seen from the financial summary table that: -

- Option 3 (comprehensive intervention) has the lowest NPV and is therefore the most cost effective.
- Option 4 (transformational improvement) has a significantly higher NPV compared against option 3 and is therefore considerably more expensive to implement.

Non-financial Assessments

Assessment against Objectives (un-weighted)

5.5.3 Each option was reviewed against the agreed objectives to gauge the contribution the option made in meeting the vision statement. The results are set out in table 55

Table 55 - Assessment against Objectives - Un-Weighted

No.	OBJECTIVE CRITERIA		
		3	4
1	Achieve an overall improvement in living Conditions	4	4
2	Create a viable, sustainable and mixed housing market	3	3
3	Promote social inclusion	2	4
4	Promote long term confidence in the improvement of the area	3	4
5	Encourage community involvement and engender pride in the area	4	4
6	Apply the principles of safer, greener, cleaner communities	3	4
Totals		19	23

Scoring (Contribution objective makes in meeting the vision)

0 = no contribution

1 = very little contribution

2 = limited contribution

3 = reasonable contribution

4 = significant contribution

5 = very significant contribution

5.5.4 It can be seen that with all scoring criteria of equal value: -

- Option 4 (transformational improvement) is clearly the best response to meet the vision and defined objectives.
- Option 3 (comprehensive intervention) would make a limited contribution to meeting the vision statement.

Assessment against Objectives (weighted)

5.5.5 The assessment set out in the un-weighted table assumes that all objectives are of equal importance and scores the contribution they make equally. Consideration was therefore given that some objectives made a greater or lesser contribution to meeting the vision than others and that weighting factors should be applied. Table 56 below introduces a set of agreed weighting factors to the scoring of the objectives.

Table 56 – Assessment against Objectives – Weighted

No	OBJECTIVE CRITERIA	Weighting Factor		
			3	4
1	Achieve an overall improvement in living Conditions	3	12	12
2	Create a viable, sustainable and mixed housing market	3	9	9
3	Promote social inclusion	2	4	8
4	Promote long term confidence in the improvement of the area	2	6	8
5	Encourage community involvement and engender pride in the area	1	4	4
6	Apply the principles of safer, greener, cleaner communities	1	3	4
Totals			38	45

5.5.6 The application of weighting factors serves to highlight the effect of those objectives that were considered to be particularly important and the scoring derived from this supports the position that option 4 best achieves the vision.

Socio – Environmental Assessment (un-weighted)

5.5.7 In considering how the vision can best be achieved regard must also be had for the residents' views and a scoring matrix was devised to allow an assessment to be made to reflect the aggregate view from the residents' survey. These factors are summarised in table 57.

Table 57 - Assessment against Socio-Environmental Criteria (Un-Weighted)

Criteria	3	4
	Empty/boarded-up properties (12.3%)	3
Unsafe roads / speeding traffic/ Motorbikes (10.6%)	3	4
Housing in poor condition (7.7%)	3	3
Traffic congestion (7.1%)	3	4
Noise or pollution from traffic (6.8%)	2	2
Litter/dirty streets (6.8%)	2	3
Drugs (6.8%)	1	1
Vandalism (6.5%)	2	2
Lack of access to shops/local facilities (6.1%)	1	1
Football in the street (6.1%)	1	3
Gangs of youths (5.8%)	1	1
Burglary (3.2%)	2	2
Lack of play space for children (2.6%)	2	3
Poor lighting (2.3%)	2	3
Overcrowding (2.3%)	2	3
Overgrown trees /bushes (1.6%)	1	1
Bad neighbours (1.0%)	1	1
Racism/racial discrimination (1.0%)	1	1
Intimidation (1.0%)	1	1
Lack of open space for the public/ (0.6%)	1	2
Bus services (0.6%)	1	1
None of these (0.6%)	0	0
Smoke, pollution or noise from	1	1

factories or other premises (0.3%)		
Other problem (0.3%)	0	0
OPTION TOTAL	38	46

Scores (Extent to which the option meets the criterion)
0 = None
1 = Little
2 = Some
3 = Valuable
4 = Significant
5 = Very Significant

5.5.8 The assessment of factors important to the community shows that option 4 best fulfils their requirements.

Socio - Environmental Assessment (weighted)

5.5.9 Again the view was taken that not all factors could be considered to be of equal importance and that some of the issues identified should carry a greater weighting to more accurately reflect the degree of concern expressed by residents. Table 58 considers the views expressed in the un-weighted table above but applies weighting factors which reflect the percentage of residents that identified the problem (the higher the percentage the higher the weighting).

Table 58 - Socio - Environmental Assessment (weighted)

Criteria	Weighting Factor	3	4
Empty/boarded-up properties (12.3%)	3	9	9
Unsafe roads / speeding traffic/ Motorbikes (10.6%)	3	9	12
Housing in poor condition (7.7%)	3	9	9
Traffic congestion (7.1%)	2	6	8
Noise or pollution from traffic (6.8%)	2	4	4
Litter/dirty streets (6.8%)	2	4	6
Drugs (6.8%)	2	2	2
Vandalism (6.5%)	2	4	4
Lack of access to shops/local facilities (6.1%)	2	2	2
Football in the street (6.1%)	2	2	6
Gangs of youths (5.8%)	2	2	2
Burglary (3.2%)	1	2	2
Lack of play space for children (2.6%)	1	2	3
Poor lighting (2.3%)	1	2	3
Overcrowding (2.3%)	1	2	3
Overgrown trees /bushes (1.6%)	1	1	1
Bad neighbours (1.0%)	1	1	1
Racism/racial discrimination (1.0%)	1	1	1
Intimidation (1.0%)	1	1	1
Lack of open space for the public/ (0.6%)	1	1	2
Bus services (0.6%)	1	1	1
None of these (0.6%)	1	0	0
Smoke, pollution or noise from factories or other premises (0.3%)	1	1	1
Other problem (0.3%)	1	0	0
OPTION TOTAL		68	83
Weighting		Residents Perspective	
1 = Little importance		Ranked by less than 5% of residents as a problem	
2 = Important		Ranked by 5% to 7.4% of residents as a problem	
3 = Very important		Ranked by 7.5% or more of residents as a problem	

5.5.10 The application of weighting factors highlights the effect of those criteria that the community considered to be particularly important and the scoring reinforces the position of option 4 as the one that best addresses the issues identified by residents.

Assessment of Options against Decision Rules

5.5.11 Finally an assessment was made of the options against the decision rules used to judge how the options achieved a "best fit" against the decision rules. Each option was scored on this basis and the results are summarised in table 59

Table 59 - Assessment of Options against Decision Rules

Decision Rule		3	4
		1	Be technically feasible
2	Be in accordance with relevant statutory powers	3	3
3	Contribute toward the strategic objectives	3	3
4	Be appropriate to the needs of the community	3	2
5	Be likely to receive political acceptance	3	3
Best fit against decision rules		15	14
Scoring (How option conforms to the decision rules)			
0 = Breaks Rule			
1 = Meets rule in some respects			
2 = Meets rule in most respects			
3 = Meets rule in all respects			

5.5.12 This assessment shows that option 3 best meets the range of decision rules.

Assessment Summary

5.5.13 To give an overall view and to inform the decision making process, a summary of the assessments is shown in table 60.

Table 60 - Assessment Summary

Assessment Method		OPTIONS			
		3		4	
		Rank	Score	Rank	Score
1	Financial Assessment	1 st	343.8	2 nd	2617.5
2	Objectives (Weighted)	2 nd	38	1 st	45
3	Socio Environmental (Weighted)	2 nd	68	1 st	83
4	Decision Rule Assessment	1 st	15	2 nd	14

Conclusions of the Folly Lane Option Appraisal

5.5.14 From the assessments it can be seen that: -

- The most economic option (on a financial basis only) is option 3 but this falls second to option 4 in meeting the objectives for the area and the needs of the residents. It is therefore least likely to respond to the vision for the neighbourhood.
- Option 3 is the least cost effective by a significant margin
- On the basis of the non-financial assessments the need for a form of 'transformational improvement' is well demonstrated with option 4 scoring highest on two out of three of the criteria.

5.5.15 There are conflicting results from the assessments, however because of the nature of the options both would contribute in different ways to the improvement of this sub area. Option 3 is the most cost effective and scores first on deliverability where as Option 4 contributes to the vision

of the assessment and is the preferred option for dealing with the identified social / environmental issues. It provides a greater return in terms of regeneration of the area but at a much greater cost. **It is therefore our view that option 4 (Transformational Improvement) is the best way forward in Folly Lane** and this should be the basis of the strategy in this sub area.

5.6 OPTION APPRAISAL – AREA D MANSER STREET, HUDSON STREET & HANOVER STREET (part of)

Financial Assessment

5.6.2 A detailed financial appraisal was undertaken of each of the 3 options considered appropriate for this neighbourhood, transformational improvement, transformational redevelopment and transformational improvement and redevelopment combined. The summary of the financial assessment is shown in table 61.

Table 61 – Financial Assessment summary

Option 4	Option 5	Option 6
6070.5	1841.1	4342.8

It can be seen from the financial summary that: -

- Option 4 (Transformational Improvement) has the highest NPV. It would therefore be the least cost effective.
- Option 5 (Transformational Redevelopment) has the lowest NPV and would therefore be the most cost effective.
- Option 6 (Transformational Improvement/Redevelopment) has the second highest NPV, by a very considerable margin compared against the 'transformational redevelopment' option (and is therefore the less economical compared to this approach). It is however more economical than that of the 'transformational improvement' approach.

Non Financial Assessments

Assessment against Objectives (un-weighted)

5.6.3 Each option was reviewed against the agreed objectives to gauge the contribution the option made in meeting the vision statement. The results are set out in table 62.

Table 62 - Assessment against Objectives - Un-Weighted

No.	OBJECTIVE CRITERIA	OPTIONS		
		4	5	6
1	Achieve an overall improvement in living Conditions	3	5	5
2	Create a viable, sustainable and mixed housing market	2	5	5
3	Promote social inclusion	2	3	4
4	Promote long term confidence in the improvement of the area	3	5	5
5	Encourage community involvement and engender pride in the area	4	3	4
6	Apply the principles of safer, greener, cleaner communities	2	4	4
Totals		16	25	27

Scoring (Contribution objective makes in meeting the vision)

0 = no contribution

1 = very little contribution

2 = limited contribution

3 = reasonable contribution

4 = significant contribution

5 = very significant contribution

5.6.4 It can be seen that with all scoring criteria of equal value: -

- Option 6 (a combination of refurbishment and redevelopment) make the most important contributions to meeting the vision statement and is well ahead of all other options.
- Option 4 (transformational improvement) makes a limited contribution to meeting the vision

Assessment against Objectives (weighted)

5.6.5 The assessment set out in the un-weighted table assumes that all objectives are of equal importance and scores the contribution they make equally. Consideration was therefore given that some objectives made a greater or lesser contribution to meeting the vision than others and that weighting factors should be applied. Table 63 below introduces a set of agreed weighting factors to the scoring of the objectives.

Table 63 – Assessment against Objectives – Weighted

No	OBJECTIVE CRITERIA	Weighting Factor	OPTIONS		
			4	5	6
1	Achieve an overall improvement in living Conditions	3	9	15	15
2	Create a viable, sustainable and mixed housing market	3	6	15	15
3	Promote social inclusion	2	4	6	8
4	Promote long term confidence in the improvement of the area	2	6	10	10

5	Encourage community involvement and engender pride in the area	1	4	3	4
6	Apply the principles of safer, greener, cleaner communities	1	2	4	4
Totals			31	53	56

Weighting

- | |
|---|
| 1 = Meets vision to some degree |
| 2 = Meets vision to a large degree |
| 3 = Meets vision to a greater degree or in full |

5.6.6 The application of weighting factors serves to highlight the effect of those objectives that were considered to be particularly important and the scoring derived from this supports the position that option 6 best achieves the vision.

Socio – Environmental Assessment (un-weighted)

5.6.7 In considering how the vision can best be achieved regard must also be had for the residents' views and a scoring matrix was devised to allow an assessment to be made to reflect the aggregate view from the residents' survey. These factors are summarised in table 64.

Table 64 - Assessment against Socio-Environmental Criteria (Un-Weighted)

Criteria	OPTIONS		
	4	5	6
Empty/boarded-up properties (11.5%)	4	5	5
Litter/dirty streets (11.3%)	2	3	3
Unsafe roads / speeding traffic/ Motorbikes (9.9%)	2	4	4
Football in the street (9.9%)	2	3	3
Lack of access to shops/local facilities (8.5%)	0	1	1
Drugs (8.2%)	1	3	3
Gangs of youths (7.4%)	1	1	1
Housing in poor condition (6.0%)	5	5	5

Vandalism (5.5%)	3	4	4
None of these (5.2%)	0	0	0
Bad neighbours (3.3%)	2	4	4
Burglary (2.2%)	3	4	4
Lack of play space for children (2.2%)	1	4	3
Intimidation (1.9%)	1	1	1
Traffic congestion (1.9%)	2	4	4
Noise or pollution from traffic (1.4%)	2	3	3
Overcrowding (1.1%)	3	4	4
Racism/racial discrimination (0.5%)	1	1	1
Lack of open space for the public/ (0.5%)	1	3	3
Other problem (0.5%)	1	1	1
Smoke, pollution or noise from factories or other premises (0.3%)	2	2	2
Overgrown trees /bushes (0.3%)	2	2	2
Poor lighting (0.3%)	4	4	4
OPTION TOTAL	45	66	65
Scores (Extent to which the option meets the criterion)			
0 = None			
1 = Little			
2 = Some			
3 = Valuable			
4 = Significant			
5 = Very Significant			

5.6.8 The assessment of factors important to the community shows that option 5 best fulfils their requirements with option 6 making a significant contribution as the next best option.

Socio - Environmental Assessment (weighted)

5.6.9 Again the view was taken that not all factors could be considered to be of equal importance and that some of the issues identified should carry a greater weighting to more accurately reflect the degree of concern expressed by residents. Table 65 considers the views expressed in the un-weighted table above but applies weighting factors which reflect the percentage of residents that identified the problem (the higher the percentage the higher the weighting).

Table 65 - Socio - Environmental Assessment (weighted)

Criteria	Weighting Factor	OPTIONS		
		4	5	6
		Empty/boarded-up properties (11.5%)	3	12
Litter/dirty streets (11.3%)	3	6	9	9
Unsafe roads / speeding traffic/ Motorbikes (9.9%)	3	6	8	8
Football in the street (9.9%)	3	6	9	9
Lack of access to shops/local facilities (8.5%)	3	0	3	3
Drugs (8.2%)	3	3	9	9
Gangs of youths (7.4%)	2	2	2	2
Housing in poor condition (6.0%)	2	10	10	10
Vandalism (5.5%)	2	6	8	8
None of these (5.2%)	2	0	0	0
Bad neighbours (3.3%)	1	2	4	4
Burglary (2.2%)	1	3	4	4
Lack of play space for children (2.2%)	1	1	4	3
Intimidation (1.9%)	1	1	1	1
Traffic congestion (1.9%)	1	2	4	4
Noise or pollution from traffic (1.4%)	1	2	3	3
Overcrowding (1.1%)	1	3	4	4
Racism/racial discrimination (0.5%)	1	1	1	1
Lack of open space for the public/ (0.5%)	1	1	3	3
Other problem (0.5%)	1	1	1	1
Smoke, pollution or noise from factories or other premises (0.3%)	1	2	2	2
Overgrown trees /bushes (0.3%)	1	2	2	2
Poor lighting (0.3%)	1	4	4	4
OPTION TOTAL		76	110	109
Weighting		Residents Perspective		
1 = Little importance		Ranked by less than 5% of residents as a problem		
2 = Important		Ranked by 5% to 7.4% of residents as a problem		
3 = Very important		Ranked by 7.5% or more of residents as a problem		

5.6.10 The application of weighting factors highlights the effect of those criteria that the community considered to be particularly important and the scoring reinforces the position of option 5 as the one that best addresses the issues identified by residents with option 6 also making a significant contribution.

Assessment of Options against Decision Rules

5.6.11 Finally an assessment was made of the options against the decision rules used to judge how the options achieved a "best fit" against the decision rules. Each option was scored on this basis and the results are summarised in table 48.

Table 48 - Assessment of Options against Decision Rules

Decision Rule		4	5	6
		1	Be technically feasible	3
2	Be in accordance with relevant statutory powers	3	3	3
3	Contribute toward the strategic objectives	2	3	3
4	Be appropriate to the needs of the community	3	1	2
5	Be likely to receive political acceptance	2	3	3
Best fit against decision rules		14	13	15
Scoring (How option conforms to the decision rules)				
0 = Breaks Rule				
1 = Meets rule in some respects				
2 = Meets rule in most respects				
3 = Meets rule in all respects				

5.6.12 This assessment highlights options 6 as the "best fit" option, marginally ahead of option 4.

Assessment Summary

5.6.13 To give an overall view and to inform the decision making process, a summary of the assessments is shown in table 49.

Table 49 - Assessment Summary

Assessment Method		Options					
		4		5		6	
		Rank	Score	Rank	Score	Rank	Score
1	Financial Assessment	3 rd	6070.5	1 st	1841.1	2 nd	4342.8
2	Objectives (Weighted)	3 rd	31	2 nd	53	1 st	56
3	Socio Environmental (Weighted)	3 rd	76	1 st	110	2 nd	109
4	Decision Rule Assessment	2 nd	14	3 rd	13	1 st	15

Conclusions of the Manser, Hudson and Hanover Street Option Appraisal

5.6.14 From the assessments it can be seen that: -

- The most economic option (on a financial basis only) is option 5; it is therefore the most cost effective.
- Option 4 does not contribute toward the vision and objectives and does very little to meet the socio environmental concerns raised by the community. It is also the least cost effective of the three options.
- Option 5 is considered to be the best option from a socio – environmental perspective but does not contribute toward the vision and objectives as well as Option 6 and scores the lowest in the decision rule assessment.

- The Transformational Improvement and Redevelopment of the area offered by option 6 best responds to the identified vision and objectives and also meets the requirements of the decision rule assessment. Although this option was second in the socio environmental assessment (by one point) it does provide a significant contribution in meeting the needs of the residents. It does however bring with considerably higher costs than that of Option 5.

5.6.15 The assessments make clear the alternatives and the likely consequences. The choice lies between option 5 and 6, which offer an opportunity to reverse the current decline through transformational intervention. Of these two options, Option 5 is the most cost effective; option 6 is more likely to receive community support and will also retain a greater proportion of the existing community, but at a greater expense.

5.6.16 On balance our view is that **option 6 (Transformational Improvement and Redevelopment) is the best course of action for the Manser Street, Hudson Street and Hanover Street sub area** and it should be adopted as part of the preferred strategy.

6 Regeneration Strategy and Implementation

6.1 Introduction

6.1.1 It is clear from the work undertaken within the NRA that the St Paul's area is a complex mix of house types, designs and densities. The 'urban form' of the neighbourhoods varies considerably as does the condition of the dwellings. A single 'across the board' solution is not appropriate. The NRA recognises this and a clear view has now emerged amongst decision makers of what should happen in each part of each sub area and for the area as a whole. **pps** therefore recommends the following as the housing regeneration framework for St Paul's: -

6.2 St Paul's (whole NRA area)

6.2.1 The regeneration proposals should be implemented within the context of the Council's strategic objectives and priorities. The implementation of projects should be coordinated with other initiatives identified within the wider area to ensure a structured response across the wide range of identified needs to deliver 'holistic' long lasting regeneration in the area.

6.2.2 The involvement of residents in the development and implementation of projects is vital to the success of any neighbourhood renewal scheme. Residents need to be given an opportunity to contribute toward the urban design process through consultation and planning for real events.

6.3 Sub Area A – Aldridge Close

6.3.1 The Aldridge Close sub area is an enclosed Close that is distinctly different to the predominant pre 1919- 1944 terrace areas in Folly Lane, Manser Street and Hudson Street. The housing and environmental intervention proposed in this report will therefore be stand alone measures but the area will of course benefit from the wider regeneration in the immediate vicinity.

6.3.2 The approach in this area is that of Option 3 (comprehensive improvement) and clearly the amount of improvement that takes place needs to be considered.

6.3.3 The general condition and layout of properties is such that a targeted approach would be best suited to 'upgrade' properties to meet the decent homes standard. Responding to this and translating the option appraisal into action, it is therefore proposed:

- To undertake modernisation works to properties owned by the Council so that they meet the requirements under the Decent Homes Standard.
- In the case of privately owned properties that are non decent and occupied by a vulnerable occupier (as defined by the Decent Homes Standard) the Council should seek to identify the most appropriate form of assistance to that occupier in accordance with its policy for assistance under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.

6.4 Sub Area B – Crabtree Place

6.4.1 This sub area has some of the worst housing conditions present across the assessment area and on balance the view derived from the option generation and appraisal process identifies a strategy based on "transformational redevelopment". As proven by the option appraisal this strategy will secure the area for the foreseeable future.

6.4.2 It is recommended that in view of the poor property condition and the issue of increasing numbers of empty properties that the area should be subject of a large scale redevelopment scheme. The site created would provide sufficient opportunity for imaginative redesign of the street layout to modern standards supporting the creation of a new housing environment. Properties affected by this strategy would be numbers 2 to 27 Crabtree Place (26 properties), which includes 4 owner occupied and 22 rented dwellings. At the time of the survey 11 properties (4 owner

occupied and 7 rented) were vacant. The anticipated timescale of the redevelopment option covers two years commencing after the acquisition of owner occupied and vacating of occupied tenanted properties.

6.4.3 The implementation of the strategy set out above and the short term effects it will have on the existing community needs careful consideration.

6.4.4 In the short term there will therefore be a need to intensely support the existing residents of the Crabtree Place area through this process of dramatic change. The Council and its partners already have in place a readily accessible team with access to short term funding to enable the successful relocation of affected residents.

6.4.5 In summary therefore, the strategy for the area comprises;

- Demolition of the existing empty properties in Crabtree Place to reduce the impact to existing residents usually associated with this type of property.
- Active consultation with existing residents to assess their requirements for rehousing and identify appropriate properties that will meet their needs and aspirations.
- In the case of any owner occupied properties and in the first instance, the Council should make every effort to actively negotiate to acquire properties by agreement and provide support to assist the smooth transition of any home owners wishing to relocate.
- Where negotiations to purchase by agreement fail, the Council should give consideration to the use of Compulsory Purchase Powers under the Planning and Compulsory Purchase Act 2004.
- Once all properties are acquired and residents relocated the Council should explore the creation of new housing opportunities as part of the implementation of this option in consultation with residents that have indicated they would wish to move back into this new accommodation following redevelopment.

6.5 Sub Area C – Folly Lane

6.5.1 The view derived from the option generation and appraisal process identifies a strategy based on “transformational improvement”. As proven by the option appraisal this strategy will secure the area for the foreseeable future.

6.5.2 Responding to this and translating the option appraisal into action it is therefore proposed: -

- A transformational scheme of external and internal improvements to compliment the proposed redevelopment of Crabtree Place and selective redevelopment of Manser Street and Hudson Street. This should also include adequate environmental improvements such as traffic claming and improved lighting in the area to compliment the transformational approaches being adopted within the wider area.

6.6 Sub Area D – Manser Street, Hudson Street and Hanover Street

6.6.1 The physical form, layout and density of properties in this area suggest that as much as relative property condition decisions need to be taken on the basis of, obsolescence, anticipated future life of the properties and the need to change the local housing market from the existing over supply of monolithic 1919 to 1944 terraced houses to a more ‘balanced housing market’. The decision about this sub-area also needs to reflect the ‘transformational’ aspirations of the local community and the likely funding streams available to implement any strategy

6.6.2 On balance the consensus view of the NRA team is that this sub-area should be addressed within the redevelopment/retention mix proposed by the option appraisal.

6.6.3 It is recommended that in view of the poor property condition and issues on increasing numbers of empty properties that the area should be

subject of a transformational improvement and redevelopment scheme. The site created would provide sufficient opportunity for imaginative redesign of the street layout to modern standards supporting the creation of a new housing environment. Properties affected by this strategy would be numbers 17 to 35 and 34 to 52 Hudson Street (20 properties) 2 of which are owner occupied and 18 rented dwellings, of which 3 rented properties were vacant at the time of the physical survey. Also included are numbers 29 to 51 and 34 to 56 Manser Street (24 properties), which includes 1 owner occupied and 23 rented properties, with 4 of the rented properties being vacant at the time of the physical survey. The anticipated timescale of the redevelopment option covers two years commencing after the acquisition of owner occupied and vacating of occupied tenanted properties.

- 6.6.4 On the basis of the option appraisal and to continue the 'transformational' theme the retained housing will need to be the subject of a comprehensive scheme of improvement which substantially lifts the physical appearance of the area to support the adjacent new developments. Any improvement should be through coordinated external treatments with supporting internal improvement schemes where necessary.
- 6.6.5 The implementation of the strategy set out above and the short term effects it will have on existing property owners and the community in general needs careful consideration. The capital resource requirements of such a redevelopment programme will be considerable, which when matched against other demands in St Paul's and elsewhere will mean having a programme spanning a number of financial years.
- 6.6.6 In the short term there will therefore be a need to intensely support in particular the Manser Street and Hudson Street area, as this is likely to be the area where any demolition will take place. This will require 'intermediate investment' to ameliorate the worst housing conditions pending the relocation of residents whose properties are being removed as part of any redevelopment programme.

6.6.7 The council and its partners already have in place a readily accessible local officer team with access to funding for short term measures to, for example, deal with the securing or demolition of properties as they become vacant, assist owners with practical moving arrangements or be available to give advice and assistance.

6.6.8 In summary therefore, the strategy for the area comprises: -

- Selective demolition of properties to provide opportunities to improve the urban environment. The council should explore the creation of new housing development opportunities as part of the implementation of this option in consultation with residents.
- A comprehensive scheme of external and (where necessary) internal improvement to the retained housing in a coordinated and phased programme.

6.7 Implementation of the Housing and Environmental Regeneration Programme

6.7.1 The implementation of the housing and environmental programme will be largely governed by the availability of financial resources from each of the partners and their 'up-stream' funding agencies. Detailed capital programmes are in the course of preparation building on the NRA strategy proposals. These will be subject to approval shortly and they will then inform the implementation plan.

6.7.2 Any implementation plan will need to consider the support mechanisms that are in place for affected residents. This is particularly relevant to the residents where relocation is being considered with or without the use of Compulsory Purchase powers.

6.7.3 Where a Local Authority exercises its Compulsory Purchase Powers then it must do so in accordance with the provisions set out under various

pieces of legislation as they apply to the use of CPO powers. We have summarised these statutory requirements below.

6.7.4 The making of a CPO is a very precise and regulated process and every step of the way is set out in detail in either the relevant Act or statutory instrument with guidance and advice contained in supporting circulars.

6.7.5 Most compulsory purchase processes are governed by what is loosely referred to as "The Compulsory Purchase Code". This Code covers powers, process and compensation and comprises statutes, statutory instruments and circulars.

6.7.6 Powers are contained in the enabling legislation – the principal ones of which are:

- The Acquisition of Land Act 1981
- The Compulsory Purchase Act 1965
- The Compulsory Purchase (Vesting Declarations) Act 1981
- The Planning and Compensation Act 1991

6.7.7 Relevant statutes also relate to the payment of compensation these are:

- The Land Compensation Act 1961
- The Land Compensation Act 1973
- Planning and Compensation Act 1991
- Lands Tribunal Act 1949
- The Planning and Compulsory Purchase Act 2004

6.7.8 Case law also forms a substantive and important part of the Code.

6.7.9 Lastly incorporated now in all the various statutes are the provisions of the Human Rights Act 1998.

6.7.10 Supplemental to the enabling statutes are the statutory instruments which apply the powers quite precisely. The principal instruments are:

- The Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004
- The Compulsory Purchase of Land (Vesting Declaration) Regulations 1990

6.7.11 There are also instruments dealing with Inquiry and Lands Tribunal procedures and rules.

6.7.12 Complementing the statues and regulations is advice contained in supporting Circulars. There are circulars dealing with inquiry rules, costs and other matters but the most important is Circular 06/2004.

6.7.13 There are a series of stages to undertake when pursuing CPO powers these have been summarised below:

- **Preparing the Order** – This includes preparing a schedule of ownerships; maps and plans of appropriate scale and layout
- **Making the Order to Inquiry** – This includes obtaining a resolution to make the Order; Preparing Statement of Reasons; Press advertisements and service of notices; Deposit and Submission to the confirming minister
- **The Inquiry and beyond** – This includes notification of objections; Press advertisements and service of notices; preparing the Statement of Case; preparing proof of evidence; appearance at Inquiry; Site inspection; awaiting confirmation; where an order is confirmed service of notices and press advertisements and procedures for acquiring title i.e. general vesting declarations or service of notice to treat. The acquiring authority has three years from the operative date to use the powers.

6.7.14 In terms of compensation there is a basic 'Principle of Equivalence' that should be applied as it relates to case law in particular Horn v

Sunderland 1941 where it was held that the claimant '.....be paid neither less nor more than his loss'

6.7.15 The 'rules of compensation' are set out in the Land Compensation Act 1961 (Section 5) where six rules apply to the assessment of compensation. In summary these are:

- No account shall be made on account of the acquisition being compulsory
- The value of the land shall be taken to be the amount which the land if sold in the open market by a willing seller might be expected to realise i.e. market value
- No account shall be taken of the special suitability or adaptability of land
- No account shall be taken of any increase in the value of the land where the use is contrary to law or is detrimental to the health and or safety of the occupants
- Where land is devoted to a particular use for which there is no general demand or market i.e. churches, livestock markets etc. then the assessment of compensation may be on the basis of equivalent reinstatement
- The provision of Rule 2 shall not affect the assessment of compensation for disturbance or any other matter not directly based on the value of land.

6.7.16 In addition to any other compensation a person who is displaced from a dwelling is entitled to a Home Loss payment in accordance with the Land Compensation Act 1973. This provides levels of home loss payments subject to the claimant meeting certain criteria.

6.7.17 The LCA 1973 also provides for a scheme of loss payments for those not entitled to payments under the home loss scheme described above, in both cases of compulsory acquisition and acquisition by agreement.

- 6.7.18 The general principles for assessing disturbance are the same in all cases. In order for losses to be compensatable they must fulfil a range of criteria and a duty is also placed on the claimant to act reasonably to mitigate his/her loss.
- 6.7.19 Where a person is displaced from residential accommodation through the use of compulsory purchase powers and suitable alternative residential accommodation on reasonable terms is not otherwise available to that person, then the local authority shall have a duty to secure the person such other accommodation.
- 6.7.20 Understanding and application of the Enabling Statues and the Acquisition of Land Act and related circulars and instruments is the vital key to success in promoting CPO's.
- 6.7.21 The Compulsory Purchase procedure is highly regulated and to a large extent formulaic – yet no two compulsory purchase orders will ever be exactly the same.
- 6.7.22 The procedure is not complex but is detailed and the key to success is attention to detail.

6.8 Phasing Programme

- 6.8.1 Clearly implementing the housing and environmental regeneration programme will be a major undertaking and will cause significant disruption over a long period. A detailed phasing plan is being developed and this, in conjunction with the capital programme will inform the implementation plan.

6.9 Delivering the Wider Regeneration Strategy

6.9.1 The planned regeneration programme will only succeed if it is addressed in a truly corporate and co-ordinated manner. It will need to link together all existing initiatives from across all departments of the Council, with initiatives from other public sector agencies and with initiatives from the voluntary and private sectors.

6.9.2 Key partners in the transformation process will need to be identified these could include a R.S.L. partner, other stock owning partner R.S.L's. and private-sector developers to provide a range of alternative housing options.

6.10 The Next Steps

6.10.1 The community are now anxious that the years of waiting and uncertainty are brought to an end and that their participation in the planning and decision making processes are rewarded with the investment required to translate the strategy into tangible action to improve the quality of their lives, their housing and their neighbourhood.

6.10.2 This report concentrates on Housing and Environmental Improvement, which are principle drivers within the overall regeneration strategy. To advance these aspects within the "Total approach" the following now needs to happen:-

- A newsletter should be distributed in the area highlighting the completion and recommendations of this report together with proposals for redevelopment. This should include a timeline for consultation with owner occupiers and residents remaining in occupation.

- A detailed implementation plan should be prepared indicating the phasing and timetabling of the housing proposals including funding arrangements.

- A dedicated officer team should be allocated to the St Paul's neighbourhood with a nominated 'champion' to lead and to work closely with residents through the "period of transition" to ensure that the implementation plans are delivered and that residents are supported through what will inevitably be a traumatic process. The establishment of a formal delivery mechanism is seen as a vital adjunct to the existing team particularly to deliver the housing and environmental proposals.
- If the recommendations of this report are accepted decisions confirming retention or clearance of dwellings need to be taken quickly. Such decisions should be approved by the Council's appropriate decision-making body with owners of properties then being formally approached accordingly. This will facilitate the regeneration process as vendors and purchasers wishing to buy, sell or exchange property in the areas where different approaches are agreed will receive correct advice regarding clearance and will be able to act accordingly.

6.10.3 Formal measures should be put in place to acquire properties for demolition and redevelopment and to rehouse residents. Wherever possible negotiations should proceed in a sympathetic and proactive manner ahead of any consideration of statutory action. Where negotiations can not be proceeded consideration should be given to using planning compulsory purchase powers. Where blocks of properties are acquired the Council should continue with phased demolition

6.10.4A local planning authority has power under section 236 and 237 of the Act to extinguish private rights of way or override rights and easements within certain constraints. ODPM circular 06/04 makes it clear that the re-creation of sustainable communities through better balanced housing markets is one regeneration objective for which section 226(1) might be appropriate.

6.10.5 Section 226(1)(a) enables acquiring authorities with planning powers to exercise their compulsory acquisition powers if they think that acquiring the land in question will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired and it is not certain that they will be able to acquire it by agreement. The wide power in section 226(1)(a) is subject to subsection (IA) of section 226. This provides that the acquiring authority must not exercise the power unless they think that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area.

6.10.6 It will need to be shown that the Order is required to acquire land to provide a residential redevelopment of this key site for aspirational new housing with a range of tenures that will commence the revitalisation of the housing market in this part of the St Pauls area and that all of the Order lands need to be assembled for the proposed transformation to proceed.

6.10.7 It is clearly established that "required" does not mean "essential" or "indispensable". It is sufficient for the acquiring authority and the Secretary of State to be satisfied that it is "necessary in the circumstances of the case" to acquire the land to secure the development, or redevelopment or improvement of land (*R v Secretary of State, ex parte Leicester CC* (1987) 55 P & CR 364, *Sharkey v Secretary of State* (1992) 2 PLR 11).

6.10.8 The Council will also have to demonstrate that the lands and rights, which it is seeking to acquire pursuant to the Order, are reasonably required in terms of Section 226 in order to facilitate the carrying out of the scheme.

6.10.9 It must be recognised that a compulsory purchase order can only be made if there is a "compelling case in the public interest" as set out in Paragraph 17 of ODPM Circular 06/04, which justifies the overriding of

private rights in the land sought to be acquired. It will have to be demonstrated that, in the light of the current state of the housing market in St Pauls, the need for regeneration in the wider public interest is compelling and substantially outweighs any harm to private interests, which will arise as a consequence of confirmation of any Order.

6.10.10 Justification for the Order will have to come from the Council's Housing Strategy and the wider regeneration of the Borough. The assembly of land and the regeneration that will follow should provide greater choice of high quality housing which the Council views as pivotal to the success and sustainability of regeneration.

6.10.11 The Order lands required must contribute to the deliver of the aspirations and needs set out in any strategies or plans. These need to contribute directly to achieving the promotion and improvement to the economic, social and environmental well being of the St Pauls area.

6.10.12 The ODPM Circular 06/04 ("the Circular") makes it clear that the Powers in section 226 as amended by section 99 of the Planning and Compulsory Purchase Act 2004 are intended to provide a positive tool to help acquiring authorities with planning powers to assemble land where this is necessary to implement the proposal in their community strategies and Local Development Documents.

6.10.13 The Council will have to be satisfied that if the Order lands were not compulsory acquired there is little prospect of regeneration in St Pauls taking place.

6.10.14 The Council will have to show that it is not in a position to secure vacant possession of all land and property interests requires without exercising powers of compulsion. Further more it will have to be shown that compulsory acquisition will enable the Council to achieve its policy objectives and secure the regeneration of this part of St Pauls.

- 6.10.15 The Council will have to be satisfied that it is very unlikely that it will be able to acquire vacant possession of all of the interests in the Order lands by private treaty within a reasonable period of time, if at all. It will also need to show that all reasonable effort has been made to acquire all of the Order lands by agreement. Ideally this should be coupled with a commitment to continue to negotiate in good faith up to and including the service of any general vesting declaration or notice to treat and ultimately possession.
- 6.10.16 The assembly of land for regeneration by use of the powers contained in Section 226(1) (a) of the Town and Country Planning Act 1990 as amended is promoted as a positive tool in ODPM Circular 06/04.
- 6.10.17 The Council will need to be satisfied that if all of the Order lands were not to be compulsorily acquired then the full regenerative potential of the site could not be achieved. The result of this could be an unsatisfactory redevelopment that fails to make the most of the opportunity to redevelop the adjacent site in collaboration with this site and provide high quality residential accommodation in an attractive setting, which will act as a catalyst for the regeneration of this part of St Pauls.
- 6.10.18 It will have to be shown that there are no planning obstacles to the redevelopment scheme taking place.
- 6.10.19 The funding of the acquisition and clearance must be set out and supported by all appropriate partners and as such showing there is every prospect that the scheme will succeed.
- 6.10.20 Where appropriate the Council should consider the use alternative dispute resolution techniques to overcome objections to the Order.
- 6.10.21 In summary the Council will have to be of the clear view that the acquisition of the Order lands will contribute to achieving the promotion

and improvement of the economic social and environmental well being of the St Pauls area and satisfied that

- a. the Order is justified and is in the public interest;
- b. there are likely to be no planning or other impediments to the redevelopment proposal going ahead;
- c. the redevelopment proposal has a reasonable prospect of going ahead and will be delivered in a timely fashion