

Archio

Community-Led Housing Accelerator GLA Small Sites Small Builders (SSSB) Case Study

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Case Study

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Glossary:

GLA = Greater London Authority

DHLUC = Department for Housing, Levelling Up and Communities

SSSB = Small Sites Small Builders

LPA = Local Planning Authority

CLH = Community-Led Housing

LBBB = London Borough of Barking and Dagenham

CLH-Accelerator = project undertaken by Archio, Be First and CLH London in LBBB

Project Team:

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Emma Bennett – Archio
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Rowan Mackay – CLH
London

Introduction

This is a collaborative project between Archio Architects, Be First (LBBB's regeneration company) and Community Led Housing London (CLH London), with funding from the GLA Small Sites Small Builders fund.

This document:

This document summarises the work undertaken during the GLA SSSB funded CLH-Accelerator project. The document is structured as follows:

- Project objectives
- Project process
- What we learnt: workshop descriptions and key findings
- What we learnt: translating findings into disposal criteria
- Appendix: workshop records

A commentary of lessons learnt are highlighted in **green sections** throughout.

Project Objectives

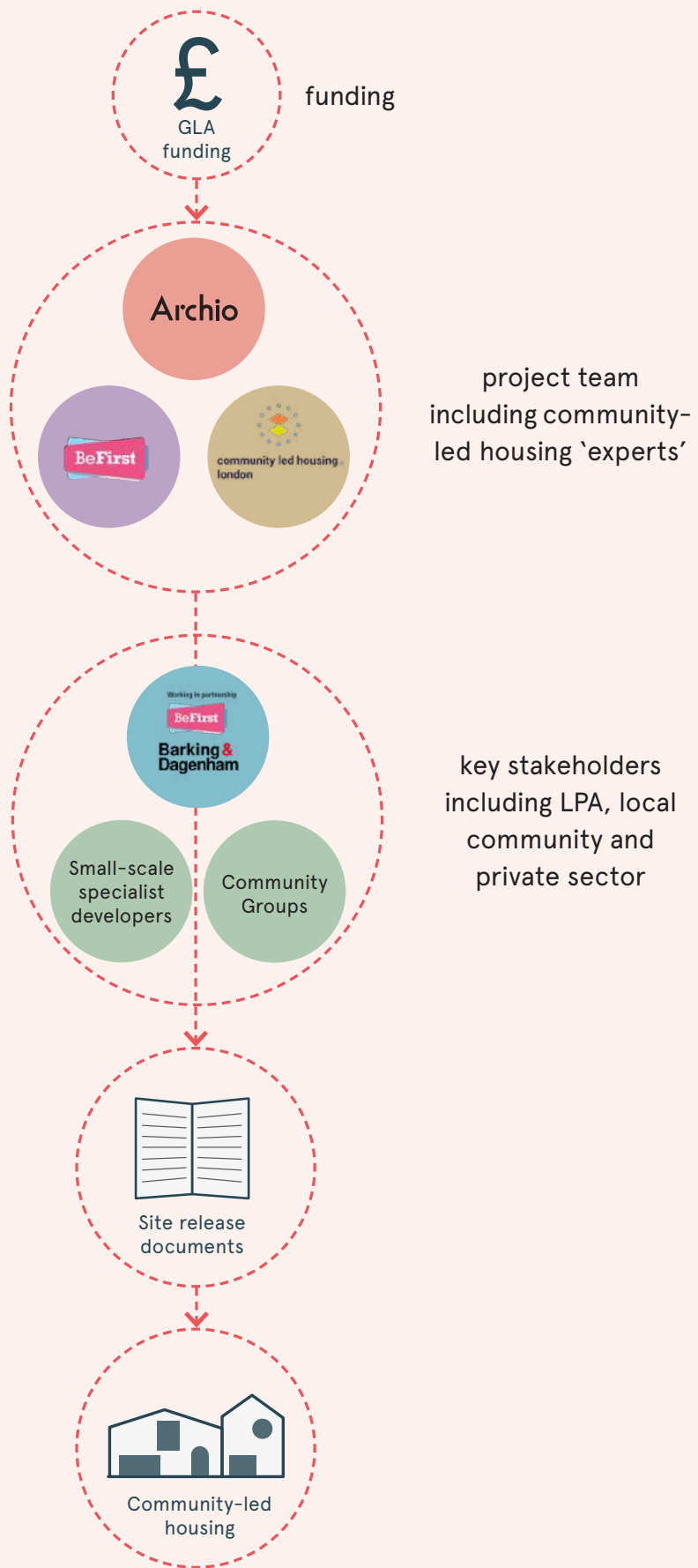
The project brief:

To develop a 'Community-Led Housing Accelerator', with the aim of speeding up the process of facilitating community-led housing in London Borough of Barking + Dagenham (LBBB).

LBBB / Be First are intending to release 4 sites for community-led housing in autumn / winter of 2024. This accelerator will help Be First define the site release documents and increase the number of groups who can bid for these.

The project aims to do this through the following objectives:

- Ensure that community-led housing meets LBBB's social, economic and political objectives
- Increasing awareness of community-led housing amongst LBBB residents
- Accelerate the time taken for groups to be in a position to bid for sites
- Use the support and insight of a focus group of private sector specialists who are experienced in delivering small-scale development
- Support LBBB in aligning with the Mayor's position in the London Housing Strategy to 'support small builders, housing associations and community-led organisations to access publicly-owned small sites'



Above: diagram for the Community-Led Housing Accelerator model (Archio)

Project Process

Lessons Learnt:

Ideally start the process as early as possible so it can be useful in legitimising and mandating an idea. The project will provide reassurance to Council stakeholders by building a research evidence base they can refer to.

More than one round of workshops would have been beneficial to develop a 'you told us X so we did Y' narrative. You may want to factor this into the initial project plan.

Maintain regular project team meetings to keep the project moving at pace.

Depending on your research / workshop formats, include an allowance for venue hire and potential printing costs. Set up a realistic cost plan before starting work.

The process:

The project was structured in six phases described below. Project Team meetings were held bi-weekly throughout.

Phase 1: Information Gathering

- Initial community outreach and research to define the need for CLH in LBB
- Hold an initial workshop with LBB and Be First stakeholders to establish the corporate objectives for providing CLH in the borough

Phase 2: Define Draft Objectives

- Synthesise information gathered during Phase 1 into draft objectives for the site release process

Phase 3: Private Sector Workshop / 'Soft-Market Testing'

- Review the site objectives with the private sector (e.g. small-scale specialist developers) to understand how best to develop CLH on small sites and the process for site release

Phase 4: Site Introductions

- Hold a public community workshop to review the housing need identified during Phase 1 and build awareness of CLH in the borough
- Present LBB's objectives to local residents and run an ideation exercise to help groups and individuals define their need in relation to these

Phase 5: Finalise Objectives

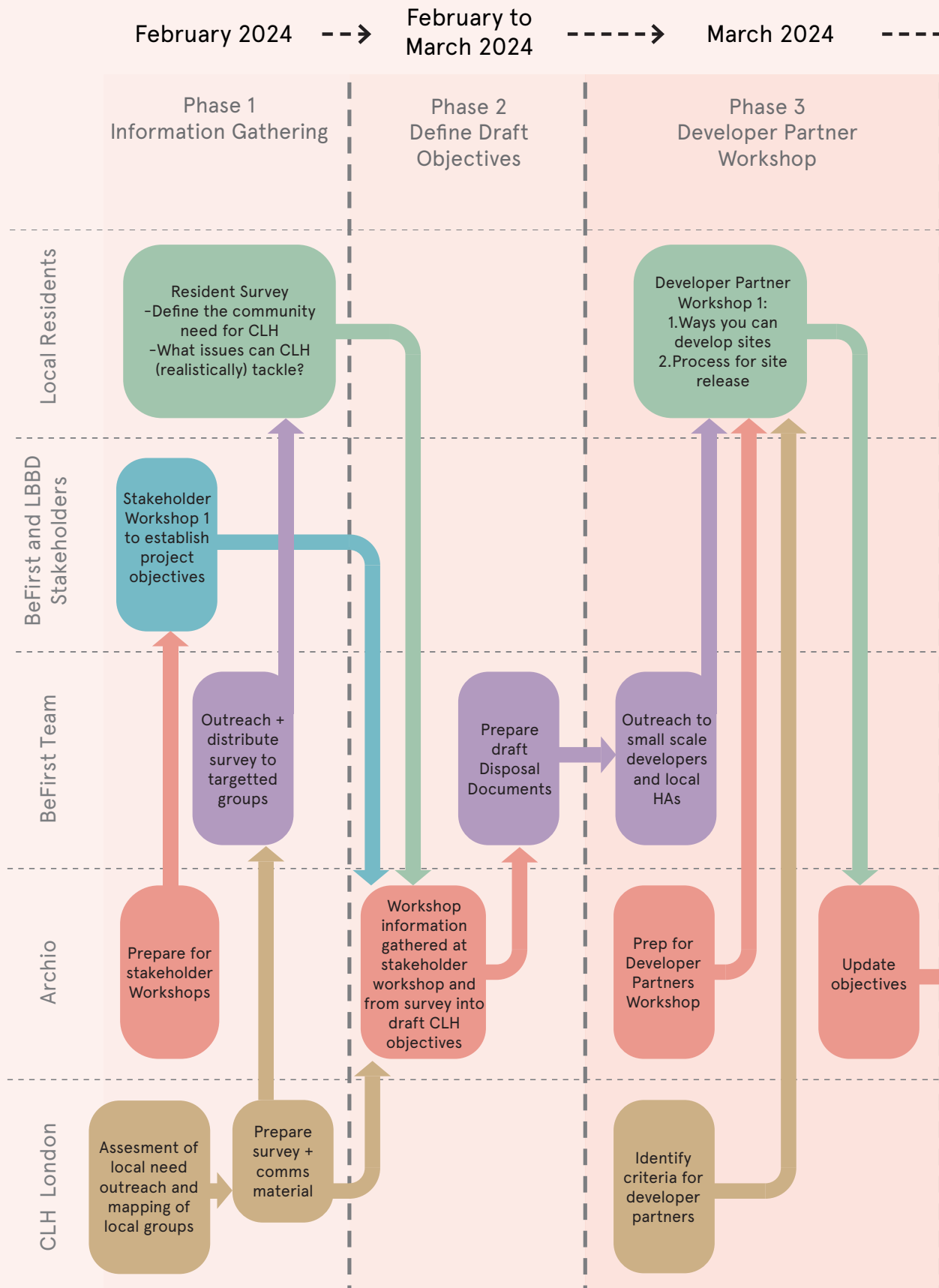
- Synthesise information gathered during Phases 1 - 4 into finalised objectives for the site release process and review with LBB / Be First stakeholders

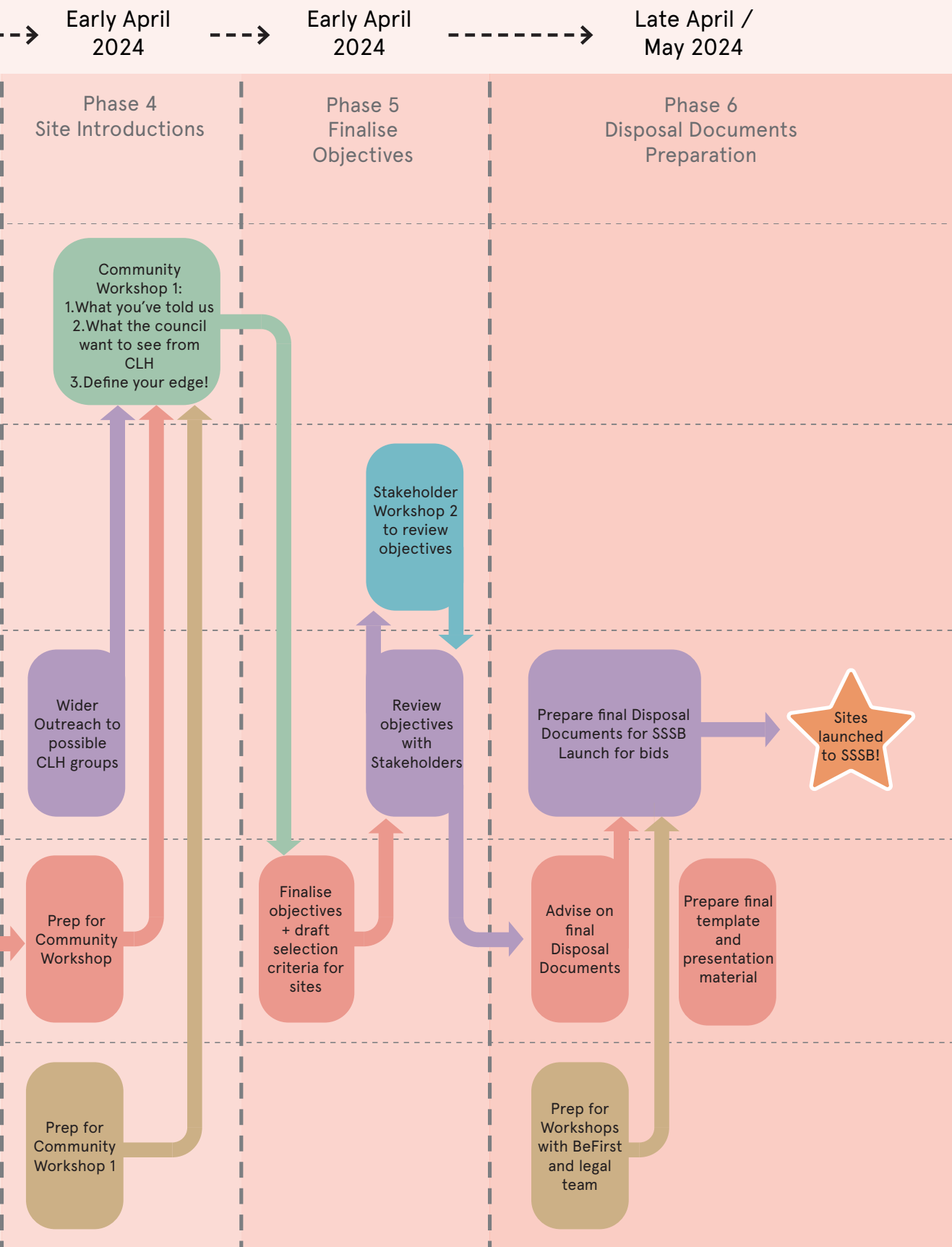
Phase 6: Disposal Documents Preparation

- Support Be First in the preparation of Site Disposal Documents for launch to the SSSB portal. Collate and prepare the final CLH-Accelerator output.

Diagram: project process diagram for the CLH-Accelerator (Archio)

View as two-page spread





What We Learnt

Lessons Learnt:

Agree a format / method for gathering, storing and sharing data before embarking on any research or workshops. Collect this data in a format that can be easily picked up and understood e.g. if there is a change in personnel that means someone comes to the project afresh.

The next section of this document describes activities undertaken during Phase 1-4 and summarises the feedback we gathered. It then explains how we took this feedback and synthesised it into a narrower objectives for the site release process through a Site Release Process Mapping Workshop. Finally it summarises the key feedback gathered when we reviewed this criteria with LBB and Be First Stakeholders.

More detailed workshop records are included within the appendix of this document. They have a coloured margin that corresponds to the relevant coloured header of the following pages.

Initial Community Outreach and Research

January 2024

Description

Lessons Learnt:

Carry out thorough research on borough specific housing need / housing market context before embarking on the body of the project.

Conversations with local residents may need to happen at a slower pace - factor this possibility in to the project timeline.

An assessment of local need and group mapping took place to start identifying resident and community groups in the borough. This included:

Initial Stakeholder Mapping

Mapping relevant groups and organisations with a connection to each site into a spatial map and database.

- Desktop research to identify potential groups
- Follow-up 1-to-1 calls and discussions
- In person visits to the four small sites

Assessing Need

Gathering information on local housing need and identifying groups / organisations with potential to participate in a future community-led housing project.

- 1-to-1 conversations
- Group discussions
- Online surveys

LBBB and Be First Stakeholder Workshop 1

21.02.2024

Description

Lessons Learnt:

Important to do community-led housing 'myth-busting' early on to give all participants the opportunity to learn, whether they had pre-existing knowledge or not.

Plan for constrained Council time and resource. Set up meetings with ample notice and a one-liner that summarises what you will be looking for from participants.

The workshop was held online, based on MS Teams and using the interactive website Miro. The session was based around an introductory presentation structured as follows:

- Context: Be First and the Innovative Sites Programme
- What is the Community-Led Housing Accelerator?
- What is community-led housing?
- Today's workshop objectives

Following the presentation there was a collective idea storming session to gather participant priorities and concerns around three themes:

- Housing need
- Wider benefits
- Affordability and delivery

Selasi Setufe invited the participants based on their area of expertise and contribution to identifying corporate objectives. They were based in the following departments:

London Borough of Barking and Dagenham (LBBB)

- Strategic Head of Place and Development
- Strategic Director of My Place
- Head of Finance - Housing
- Head of Participation and Engagement

Be First

- Head of Development Management (Statutory Planning)
- Planning Associate (Planning Consultancy)
- Assistant Delivery Director
- Quality Assurance Manager (Viability)
- Associate Architect and Certified Passivhaus Designer
- Senior Architect and Innovative Sites Programme Manager

We gathered data using post-it notes on Miro to record the conversations. We informed participants that there would be a second opportunity to meet in April.

Private Sector Workshop

13.03.2024

Description

Lessons Learnt:

Re-frame developer partner input as 'private sector soft-market testing' to better reflect their input as an opportunity to gain insight from delivery experts.

Critique how you may 'find' your participants - could it be a broader open call? Early outreach / networking could help establish new contact links.

The workshop was held online, based on MS Teams and using the interactive website Miro. The session was based around an introductory presentation structured as follows:

- What is the Community-Led Housing Accelerator?
- Context: Be First and the Innovative Sites Programme
- Housing in LBB and the small sites
- Project engagement so far
- Today's workshop objectives

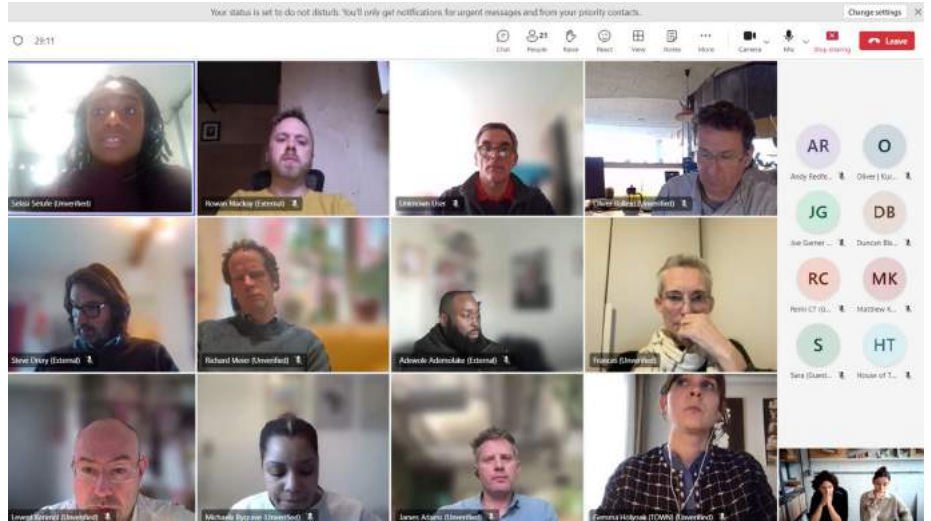
Following the presentation there was a collective idea storming session to gather participant insight and opinions around two themes:

- Bidding for sites
- Delivery

The participants were formed of a focus group of private-sector specialists. Given LBB's constrained resources and an acceptance that funding for CLH is not as prevalent as it once was, this accelerator programme strategically chose to focus on the private sector for support and insight.

The group was mainly made up of organisations already known by the project team, including small-scale developers, contractors and development managers experienced in delivering community-led housing. The project team tried to make contact with some additional organisations such as locally-based housing associations, but didn't receive a response.

We gathered data using post-it notes on Miro to record the conversations and asked participants to let us know if they want to be informed when the sites are launched to SSSB portal.



Exercise 1: Bidding for sites

Prompts

- + Based on these expectations / incentives, do you think it's attractive for small-scale, specialist developers to bid on these sites?
- + As a development proposition, what would make it more attractive?
- + What other information might be required?

Bidding for sites

Do you think it's attractive for small-scale developers to bid on these sites?	As a development proposition, what would make it more attractive?	What other information might be required?
<ul style="list-style-type: none"> What are the expectations for the site? (e.g., density, mix of uses, etc.) Are there any constraints on the site? (e.g., planning, etc.) What are the incentives for the site? (e.g., etc.) Are there any risks associated with the site? (e.g., etc.) What are the opportunities for the site? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) 	<ul style="list-style-type: none"> What are the key features of the site? (e.g., etc.) Are there any unique selling points? (e.g., etc.) What are the main challenges? (e.g., etc.) Are there any opportunities? (e.g., etc.) What are the key risks? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) 	<ul style="list-style-type: none"> What are the key requirements? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key risks? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key opportunities? (e.g., etc.) Are there any other factors to consider? (e.g., etc.)

Exercise 2: Delivery

Prompts

- + What factors would support delivering these developments in partnership with prospective residents?
- + What other information might be required to facilitate a collaborative process?
- + In terms of delivery, what other information might need to be considered?

Delivery

What would support delivering these developments in partnership with prospective residents?	What other information might be required to facilitate a collaborative process?	In terms of delivery, what other information might need to be considered?
<ul style="list-style-type: none"> Understanding what is in for the existing community? What are the key requirements for the site? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key risks? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) 	<ul style="list-style-type: none"> Understanding the role of the local support for the site? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key risks? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key opportunities? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) 	<ul style="list-style-type: none"> What are the key requirements for the site? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key risks? (e.g., etc.) Are there any other factors to consider? (e.g., etc.) What are the key opportunities? (e.g., etc.) Are there any other factors to consider? (e.g., etc.)

Right: images from the Private Sector Workshop March 2024

Public Community Workshop

19.03.2024

Lessons Learnt:

Put lots of work into marketing the community event to ensure as open call as possible. Provide lots of notice and then ramp up publicity nearer to the event. Use pre-existing local contacts to spread work amongst local residents.

Description

The workshop was held in person at Three Sixty Work Rooms, Barking with 11 community members attending. It had been advertised via a number of platforms with the aim for as open a call as possible. Methods included: sharing on Be First, CLH London and Archio social media platforms, listing on BD Collective, sharing to all initial community outreach contacts and handing out flyers in Barking library.

Participants varied from members of established community groups such as BD Citizens, to individuals interested in finding out more about community-led housing.

The session was based around a combination of presentation and exercises. The presentation content was as follows:

- Today's workshop objectives
- What is community-led housing?
- What is the Community-Led Housing Accelerator?
- Context: Be First and the Innovative Sites Programme
- The small sites
- Feedback so far from LBBDD / Be First / Private Sector

There were two activities to gather participant feedback and opinions:

Mapping activity

Informal discussions with participants on housing need

- Gathered data using information cards that were pinned to a map of the borough

Your priorities for community-led housing in LBBDD

Idea storming with smaller groups to explore how needs identified could be translated into criteria and specifications of the sites. Focused around three questions:

- What needs might people have to support their collaboration with developers?
- What areas should prospective residents have control over the design and planning of their homes?
- What areas should prospective residents have control over the long-term management of the homes?

We gathered data using post-it notes and writing down responses from participants.



Above: photographs from the Public Community Workshop, March 2024

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Phase 1-4: Key Findings

Initial Community Outreach and Research

January 2024



- Use community workshop as a way of collectively agreeing priorities for sites and site release process
- Questions from some groups around fairness - sense that the outcome of this process should be about identifying a need rather than aligning with a specific group or organisation



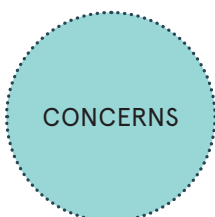
- May not be feasible to identify with particular groups, but better for them to help understand local need and inform brief
- For some groups it feels like a risk to invest time into something that isn't fully formed and without a clear delivery offer
- Conversations with communities should happen at a slower pace

LBBD and Be First Stakeholder Workshop 1

21 February 2024



- Reflect diversity of the borough. LBBD tagline = 'no-one's left behind'
- Open call - fair allocation
- Take communities on a realistic journey
- Affordability for residents
- Affordability for LBBD
- Meet policy requirements
- Housing need - larger families who want to stay together for longer. People who are in Temporary Accommodation (TA) that could move out e.g. key workers. Younger people who can't afford to move out.



- Can site challenges support particular access needs e.g. access constraints?
- Accessing funding
- Constrained LBBD resources
- Different, but equally valid views on housing need from different communities
- Impact of housing market condition: cost of materials, land values
- Realistic future management e.g. landscaping

Private Sector Workshop

13 March 2024



- Lots of experienced people came to the workshop - people are interested to be involved
- Benefits to existing communities as well as prospective new residents
- Interested to engage in a collaborative way - could there be a deeper / collaborative 'partnership' route with LBBDD to find a shared outcome? Less risk for developers, but still opportunity to be involved in interesting process



- Viability and risk: these are very challenging sites with low borough land values
- Sites not attractive to bid for as it stands - need detailed due diligence and viability testing to reduce risk
- What would happen if existing communities didn't support the idea, making new community groups reluctant to proceed?
- Require clarity on expectation for participatory approach?

Public Community Workshop

19 March 2024



- Putting communities at the centre of design and decision making: genuine co-design
- Collective control: genuine ownership, management and maintenance of homes
- Security: affordable and safe housing with appropriate facilities
- Involve residents in procurement
- Discount market sale could help people get on the ladder
- Transparent governance between developer and community



- Security of tenure - negligent freeholders / excessive service charges
- Building safety
- How can the process ensure that the community voice carries legitimate weight?
- How are decisions made? Clarity over the community's role at each stage of the process

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Site Release Process Mapping Workshop

10.04.2024

Description

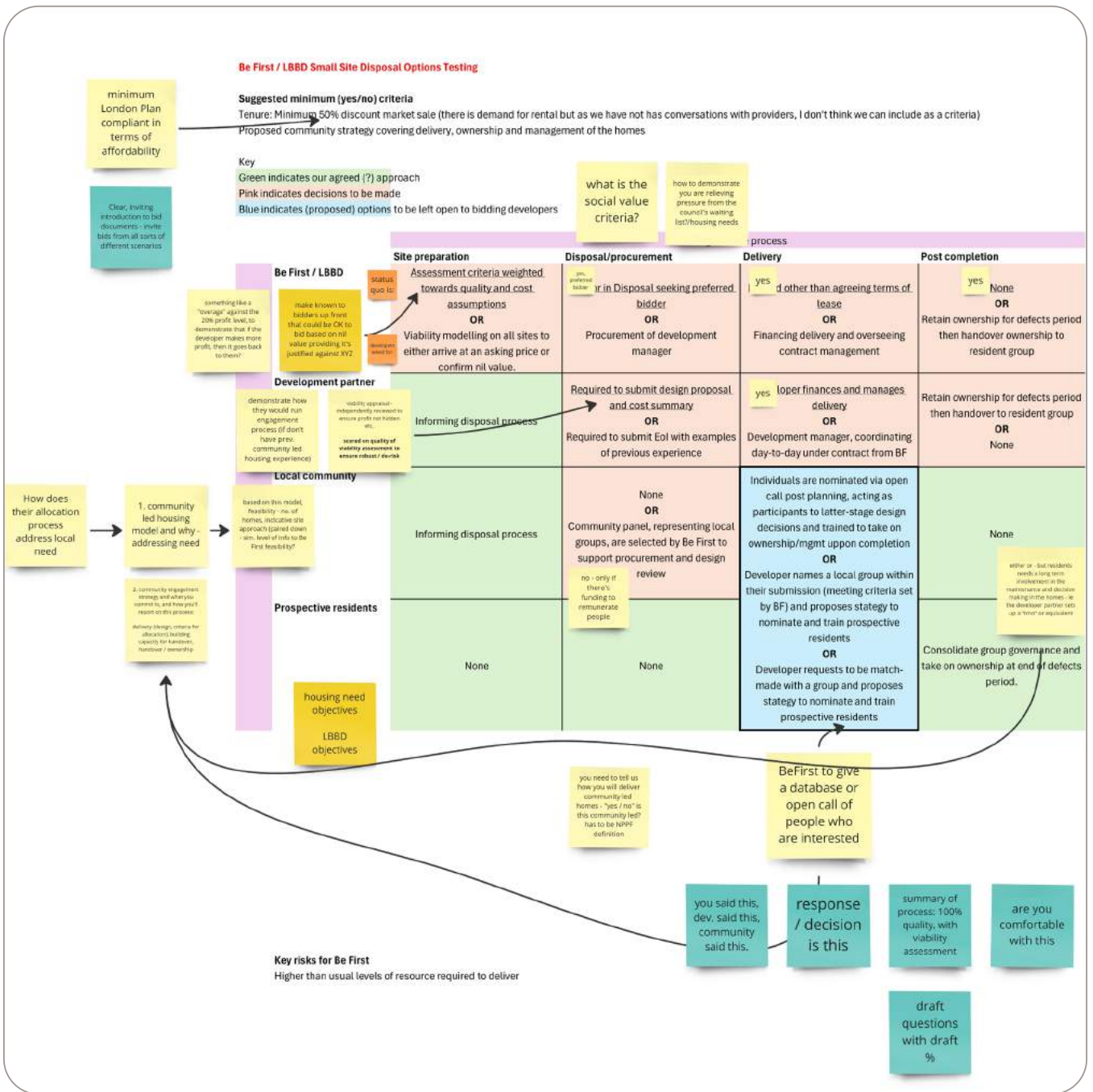
Lessons Learnt:

Allow sufficient time to turn feedback into an output and consider using a decision-making co-design tool to focus discussion.

Phase 5 required us to synthesise the gathered feedback into realistic and deliverable objectives for the site release process. We discussed key findings, reflections and emerging themes during bi-weekly Project Team meetings before holding a Project Team workshop to flesh out our findings into site disposal objectives.

The workshop was held in person and attended by Archio, Be First and CLH London. The discussion was primarily based around a 'site disposal process matrix' which posed options for how received feedback could be embedded within the disposal criteria for Be First's CLH small sites.

For each square of the matrix, we discussed the different options available and suggested what would be the appropriate route based on the feedback we had received. We recorded our conversation and suggestions on Miro for Be First to review and incorporate into draft disposal criteria.



Above: process mapping with the 'site disposal process matrix' for the CLH-Accelerator, April 2024

Key Findings

Key findings were as follows:

100% quality bid criteria

A strong message from the private sector workshop had been that they anticipated the sites to be of 'nil value', given the combination of low land values in LBBB, physically constrained sites and high construction costs. We discussed how including a separate cost criteria could skew the bid to award to highest financial offer alone, rather than the robustness of the community-led proposal / social value benefits.

Our discussion led to the proposal of a 100% quality assessment, with a financial appraisal to be included as part of the quality criteria. The financial appraisal would ask bidders to demonstrate how they arrive either at an asking price or confirm nil value. Bidders would then be scored on the quality of the viability assessment to ensure a robust / de-risked process.

Community-led strategy

A key finding from our community research and workshop was that there are a very limited number of CLH groups in the Borough ready to bid for the four sites. Therefore, rather than dictate a particular community-led housing model that all bidders must work to, the discussion led to proposing a more flexible approach of asking bidders to address the community-led housing strategy as follows:

1. Describe the community-led housing model you're proposing and why - how does it address local need / respond to LBBB's social value criteria / respond to statutory planning framework?
2. Describe the community engagement strategy you are proposing. What will you commit to and how will you report on this process?
Set the strategy out to following stages: delivery (design and criteria for allocation), building capacity for handover, handover / ownership

Private sector-led delivery process

Phase 1-4 workshops had identified that there is little to no resource capacity for LBBB to have long-term involvement i.e. through a partner or development manager structure. Instead, LBBB are the vendor seeking a preferred bidder from the private sector. There is also a reality that funding for CLH is not as prevalent as it once was, so there must be a focus on the private sector to support.

LBBB / Be First to therefore make clear, inviting introduction to the bid documents to maximise potential capacity and invite bids from different private sector scenarios e.g. small-scale specialist developers, housing associations or contractors.

LBBB and Be First Stakeholder Workshop 2

30.04.2024

Description

The workshop was held online, based on MS Teams and using the interactive website Miro. The session was based around an introductory presentation structured as follows:

- Reminder of where we are in the process
- What we've heard: summary of feedback to date
- Draft disposal criteria

Following the presentation there was a collective idea storming session to gather participant's considerations around the five elements of the draft disposal criteria: relevant experience, overview of a proposed scheme, community led strategy, project management and financial appraisal.

The participants were based within the following departments:

London Borough of Barking and Dagenham (LBBB)

- Strategic Head of Place and Development
- Head of Finance - Housing

Be First

- Assistant Delivery Director
- Senior Principal Planning Officer
- Senior Architect and Innovative Sites Programme Manager

We gathered data using post-it notes on Miro to record the conversations.

Key Findings

Key findings were as follows:

Overview of your proposed scheme / community-led strategy

- Don't necessitate communities involvement at this stage in the bid process
 - protect their time early on and leave open for community groups to come together
- Manage expectations of community - clearly set out agency for community within the bid proposals
- Social value has to be scored - make it really clear in the wording
- Bidders to demonstrate how proposal addresses community need in terms of affordability and allocation

Project management

- Expectation for pre-app
- Include planning note - only policy compliance will be accepted within the bid
- Consider cost of de-risking site and who pays.
 - If it was the HRA then they'd need to be reimbursed for additional cost.
- Narrow build / construction type expectation

Financial appraisal

- Explanation that given low land values in LBB, 100% quality assessment is considered here to avoid skew of a financial offer that sees award to highest financial offer alone rather than robustness of community-led housing proposal / social value benefits
- 100% quality assessment unusual and could make LBB nervous regarding 'best consideration' for site disposal. Could bid criteria be reformatted to suggest 85:15 split quality:financial appraisal?
- Include data in cabinet report paper as evidence base to justify potential 100% quality assessment.
- Data to be realistic: site value plus delivery. Use realistic construction cost figures. 'Looking at the market now, this is what we think the residual land value is...'
- Include an overage clause within the heads of terms that caps any profit with returns to LBB

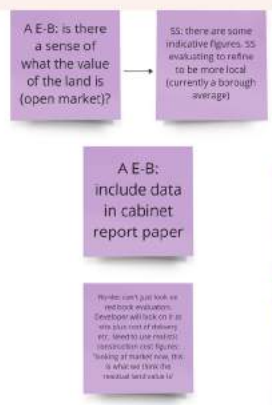
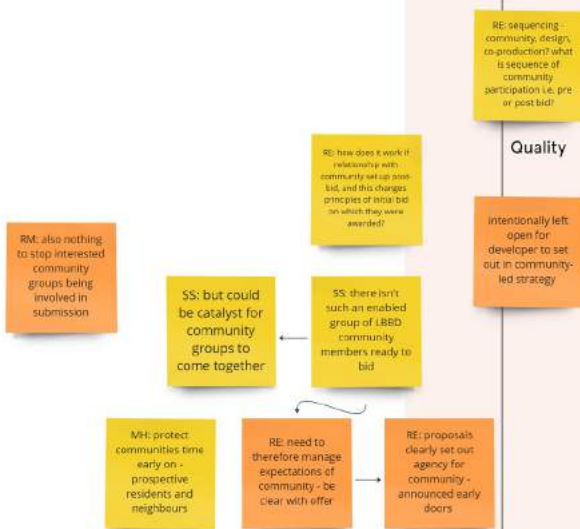
Diagram: collective idea storming the draft disposal criteria, April 2024

View as two-page spread

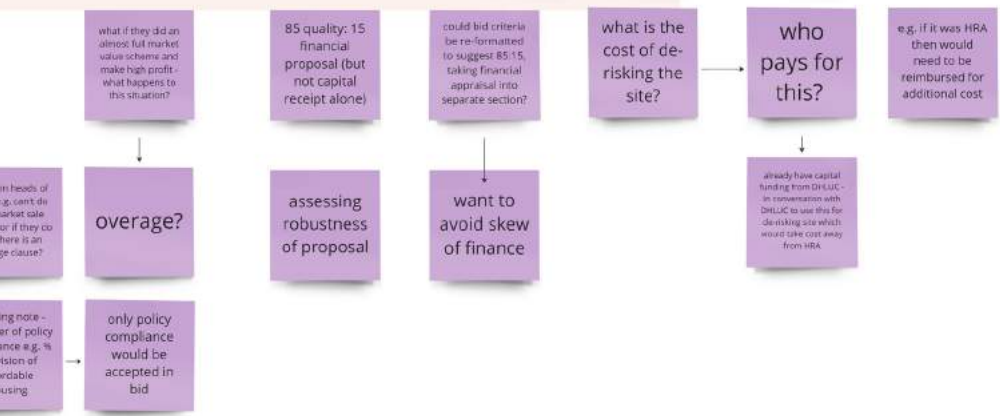
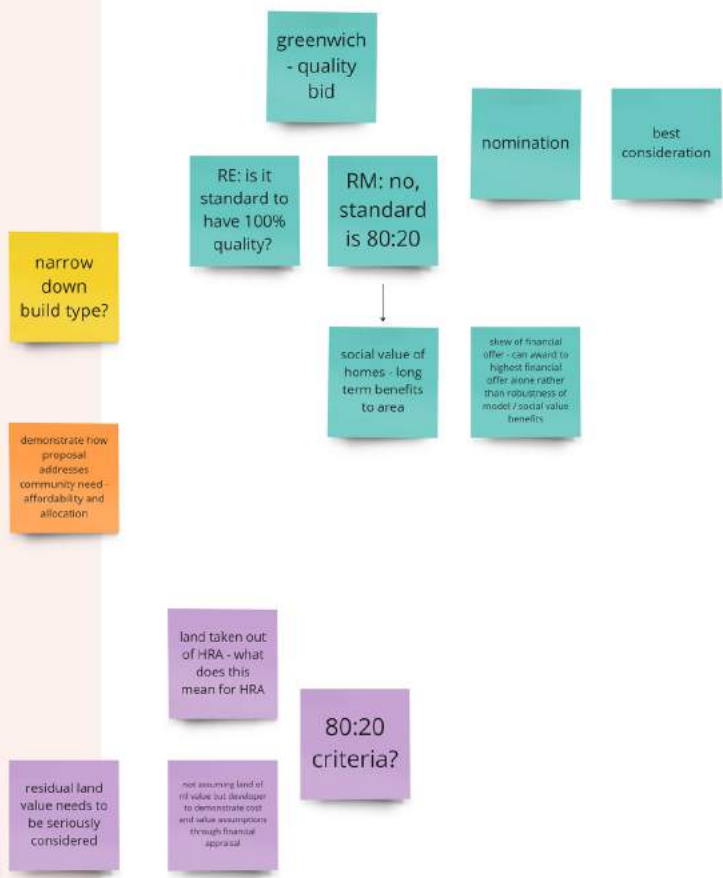
Criteria Document and Feedback

Draft Disposal Criteria

		Criteria	Evaluation Criteria Summary
	1	Relevant experience	Please provide a summary of relevant housing and development
	2	Overview of your proposed scheme	Please explain the proposed scheme <ul style="list-style-type: none"> Design principles Outline feasibility Response to technical pack Design and construction strategy Schedule of accommodation
	3	Community Led Strategy	Please explain the proposed community led strategy <ol style="list-style-type: none"> Forming/identifying the community Participation during delivery Handover of the homes Long-term ownership/management Please provide a summary of the way the housing strategy achieves social value
	4	Project Management	Please set out how the project will be managed and your approach for key stages of planning, construction and handover
	5	Financial Appraisal	Please provide an 'open book' viability appraisal with cost and value assumptions. This should be based on a 'Be First' approach (this will not be assessed as a financial appraisal) <p>Set out your approach to funding the project</p>



Summary	Score
important past projects and experience in community	15%
design for your chosen site including:	25%
standards to be incorporated	100%
community led housing strategy including:	20%
community management/stewardship	
ways in which the proposed community led	
to be managed, the stakeholders and	25%
project programme, showing credible timescales	
and completion.	
feasibility assessment/appraisal, including the key	15%
should include a residual land value for the site	
financial offer but any residual value will be	
part of the land transaction).	
the scheme, including indicative sources of	



Next Steps

Following review of the draft disposal criteria with LBBB and Be First stakeholders in April 2024, the next steps for Be First in terms of releasing the sites for community-led housing via the SSB portal are as follows:

- Agree disposal criteria and bid assessment criteria, including heads of terms. To be achieved through continued LBBB / Be First internal review and consultation.
- Prepare Gateway 2 report and take through LBBB / Be First internal governance processes
- Prepare Cabinet Report for approval
- Once approved, prepare information for upload to the SSSB portal, including: land particulars, technical information packs, planning information, report on title, legal information and bid assessment criteria
- Target October 2024 to have first three sites uploaded to the portal

In parallel to the above, Be First are also progressing site preparations such as demolition of garages. These demolition works are subject to DHLUC approval for Be First to use DHLUC capital funding for this purpose. At the time of writing, DHLUC's approval decision has been delayed due to the pre-election period ahead of the UK's General Election called for 4th July.

Draft Disposal Criteria					
Evaluation Criteria Summary					
	Criteria	Key requirements	Score		
Quality	1	Relevant experience	Please provide a summary of relevant past projects and experience in community led housing and development	15%	100%
	2	Overview of your proposed scheme	Please explain the proposed scheme design for your chosen site including: <ul style="list-style-type: none"> • Design principles • Outline feasibility • Response to technical pack • Design and construction standards to be incorporated • Schedule of accommodation 	25%	
	3	Community Led Strategy	Please explain the proposed community led housing strategy including: <ol style="list-style-type: none"> 1. Forming/identifying the community 2. Participation during delivery 3. Handover of the homes 4. Long-term ownership/management/stewardship Please provide a summary of the ways in which the proposed community led housing strategy achieves social value	20%	
	4	Project Management	Please set out how the project will be managed, the stakeholders and consultants involved and your project programme, showing credible timescales for key stages of planning, construction and completion.	25%	
	5	Financial Appraisal	Please provide an "open book" viability assessment/appraisal, including the key cost and value assumptions. This should include a residual and value for the site (this will not be assessed as a financial offer but any residual value will be expected to be paid to Be First as part of the land transaction). Set out your approach to funding the scheme, including indicative sources of finance.	15%	

Above: draft disposal criteria summary, April 2024

Reflections

Reflecting on the CLH-Accelerator process, there were notable successes which we have set out against the project objectives below.

Ensure that community-led housing meets LBBB's social, economic and political objectives

Conversations with LBBB and Be First established a clear understanding of their corporate objectives for community-led housing in the borough that went on to inform the proposed site disposal process. For example, the decision not to dictate what form of community-led housing model bidders should work to, in order to maximise the opportunity for an open call within the borough and respond to the LBBB's tagline: 'no one left behind'.

Increasing awareness of community-led housing amongst LBBB residents

Early community outreach made contact with local community groups who subsequently came to the public community workshop, such as members of BD Giving and Thames Life. At the public community event we presented what community-led housing could mean and look like in the context of LBBB's corporate objectives. We heard from a wide range of voices to learn about what LBBB residents would want to see from community-led housing in their borough.

Accelerate the time taken for groups to be in a position to bid for sites

Engagement findings highlighted specific key areas where CLH could make the most positive contribution to groups in LBBB. For example, conversations with both LBBB / Be First stakeholders and local residents identified a need for affordable homes for younger people so they could move out. This need could be supported by a CLH model such as a Community Land Trust where homes are sold at discount market sale and protected in perpetuity. Knowing where to focus needs, types and tenures will deliver more social value and more homes more quickly.

Use the support and insight of a focus group of private sector specialists who are experienced in delivering small-scale development

Given that funding for community-led housing is not as prevalent as it once was, this accelerator programme strategically chose to focus on the private sector for support and insight. For this CLH-Accelerator, this informed a decision to focus on a private sector-led delivery mechanism due to LBBB / Be First's limited in-house delivery resources.

Support LBBB in aligning with the Mayor's position in the London Housing Strategy to 'support small builders, housing associations and community-led organisations to access publicly-owned small sites'

This CLH-Accelerator project in LBBB can be seen as a pilot that has tested a method for speeding up the process of facilitating community-led housing. Through this project, we have increased awareness of CLH within the local community, identified LBBB's corporate objectives and areas of housing need that could be supported by CLH, and gained valuable insight from the private sector as to how the process of bidding and delivery can be de-risked.

These learnings provide a knowledge base that will guide and propel LBBB's final stages of releasing their four sites for community-led housing. We have also identified a number of 'lessons learnt' that will refine the template process that could be adopted in other local authorities.

Summary of Lessons Learnt

Process

Timing

- Ideally start the process as early as possible so it can be useful in legitimising and mandating an idea. The project will provide reassurance to Council stakeholders by building a research evidence base they can refer to.

Early research

- Carry out thorough research on borough specific housing need / housing market context before embarking on the body of the project.
- Conversations with local residents may need to happen at a slower pace - factor this possibility in to the project timeline.

Workshops / Engagement

- Important to do community-led housing 'myth-busting' early on to give all participants the opportunity to learn, whether they had pre-existing knowledge or not.
- Critique how we 'found' or reached the community and private sector - how could we expand the reach further beyond who we already know. Early outreach / networking could help establish new contact links.
- Establish a marketing strategy for engagement events and start early - allow for lots of time to reach people and encourage their attendance.
- Plan for constrained LPA time and resource. Set up meetings with ample notice and a one-liner that summarises what you will be looking for from participants.
- More than one round of workshops would have been beneficial to develop a 'you told us X so we did Y' narrative. You may want to factor this into the initial project plan.
- Re-frame developer partner input as 'private sector soft-market testing' to better reflect their input as an opportunity to gain insight from delivery experts

Decision making

- Allow sufficient time to turn feedback into an output and consider using a decision-making co-design tool to focus discussion.

Cost / structure

Project Team

- Regular project team meetings were essential to keep project moving at pace
- Project team provide reassurance to stakeholders through strategic oversight of project objectives

Information gathering / sharing

- Agree format / method for gathering, storing and sharing data
- Use a format that can be easily picked up and understood e.g. if a change in personnel that means someone comes to the project afresh

Cost

- Include allowance for venue hire and potential printing costs
- Realistic resource plan prior to starting work
- Realistic funding plan prior to starting work

Appendix

LBBD and Be First Stakeholder Workshop 1 Record

21.02.2024

Workshop Record

Exercise 1

What are your priorities / concerns around housing need?

Some themes to consider:

- Housing need / housing provision gaps
- Meeting the needs of particular community groups
- How to make this a project that planners will support

Exercise 1: housing need

+ Exercise:
Priorities / concerns around housing need

Notes

+ Needs to be able to work with small-scale specialist developers i.e. temporary accommodation (TA) not suitable for this project

Some themes to consider

- + Housing need / housing provision gaps
- + Meeting the needs of particular community groups
- + How to make this a project that planners will support



Summary of participant responses:

Following the workshop we have grouped and summarised participant responses using the information that was gathered on Miro post-its and our understanding of what we were being told. The result is summary responses as set out below.

Housing Need

Priorities

- Overcrowding / larger families who want to stay together for longer
- People who are in Temporary Accommodation (TA) that could move out e.g. key workers, refugees
- Younger people who can't afford to move out

Concerns

- Can site challenges support particular needs e.g. access constraints
- Need to take communities on a realistic journey

Exercise 2

What are your priorities / concerns around wider benefits?

Some themes to consider:

- Benefits to existing communities
- Affordable homes for local people
- Participation and engagement with existing communities
- Wider opportunities e.g. mentoring, training, wider employment benefits
- Helping to achieve LBBD strategic objectives

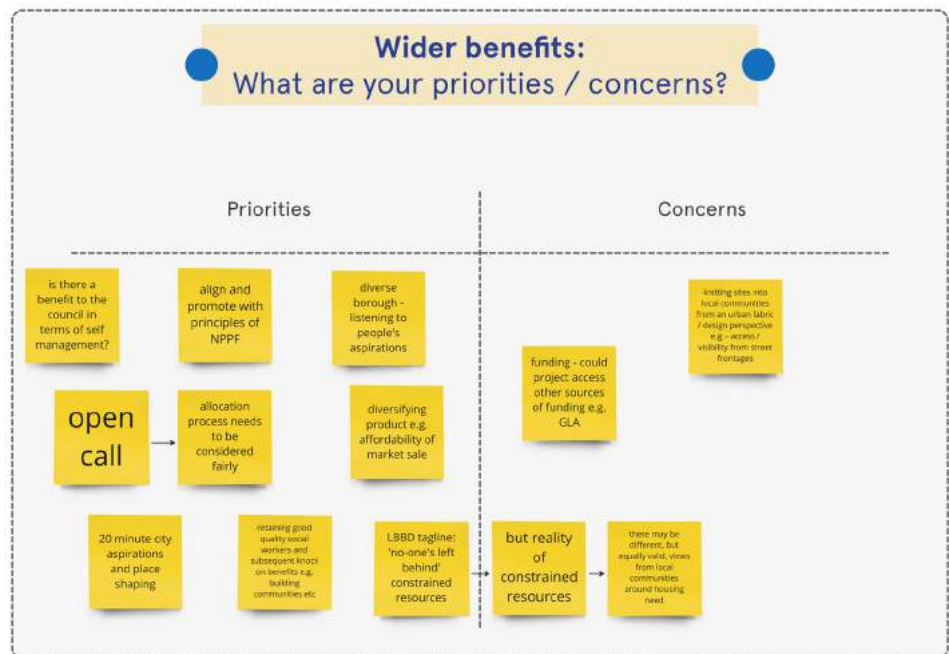
Exercise 2: wider benefits

Miro board 2

+ Exercise:
Priorities / concerns around wider benefits

Some themes to consider

- + Benefits to existing communities
- + Affordable homes for local people
- + Participation and engagement with existing communities
- + Wider opportunities e.g. mentoring, training, wider employment benefits
- + Helping to achieving LBBD strategic objectives



Summary of participant responses:

Wider benefits

Priorities

- Open call - fair allocation
- Reflect diversity of the borough: LBBD tagline = 'no-one's left behind'
- 20-minute city aspirations

Concerns

- Accessing funding
- Constrained LBBD resources
- Different, but equally valid views on housing need from local communities

Exercise 3

What are your priorities / concerns around affordability and delivery?

Some themes to consider:

- Affordability models
- Ownership types
- Buildability and delivery

Exercise 3: affordability and delivery

Miro board 3

+ Exercise:
Priorities / concerns around affordability and delivery

Some themes to consider

- + Affordability models
- + Ownership types
- + Buildability and delivery
- + Delivery



Summary of participant responses:

Affordability / delivery

Priorities

- Don't sell unrealistic dreams to communities
- Meet policy requirements
- Affordability for residents
- Affordability for LBBO

Concerns

- Getting materials to tricky sites
- Impact of housing market condition: cost of materials, land values
- Realistic future management e.g. landscaping

Workshop Record Appendix

Presentation

Innovative Sites Programme

Stakeholder Workshop 01
for Community-led Housing Accelerator



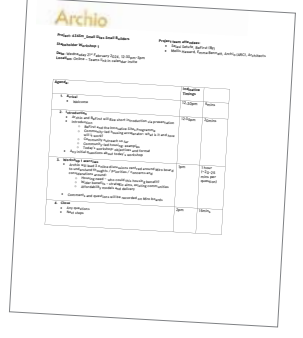
Version 2 - this patch has been updated after the workshop on 21.02.2024






Agenda

- + Introduction
- + BeFirst and the Innovative Sites Programme
- + Community-led housing accelerator: what is it and how will it work?
- + Community-led housing: examples
- + Today's workshop: objectives and format



What is the Community-led Housing Accelerator?

The aim is to:

- + Speed up the process of facilitating community-led housing in London Borough of Barking + Dagenham

Collaborative project:

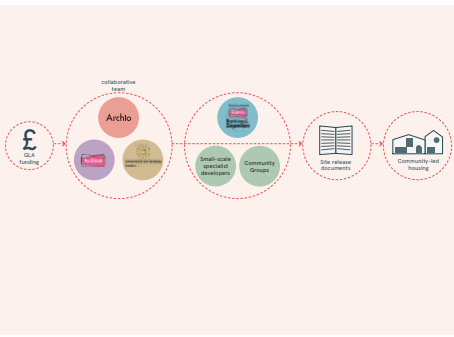
- + Archio
- + BeFirst
- + Community Led Housing London (CLH London)

Funding:

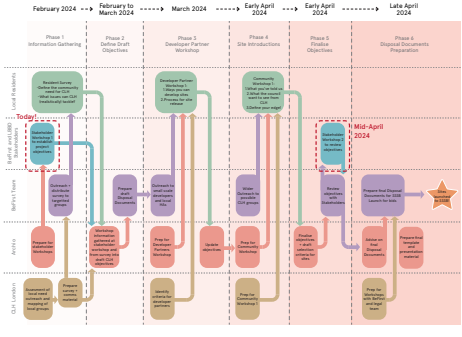
- + GLA Small Sites Small Builders

Outcome:

- + Documents to support release of 3 sites in August 2024
- + BeFirst on behalf of LBBD





Project Process



BeFirst

- + BeFirst delivered successful larger projects, but primarily delivering affordable rent and some social rent
- + Who gets missed in LBBD?

Below and right: House For Artists, Appara Architects


Innovative Sites Programme

Working in partnership with **Barking & Dagenham** and **BeFirst**

- + Innovative Sites Programme (ISP) initiated by LBBD in parallel to diversify housing delivery
- + Workstream 2: community-led housing
- + 4 sites allocated
- + 2020 Housing Innovation Cabinet Paper
- + Delivery mechanism: specialist small-scale developer




Examples of local community groups we have reached out to so far



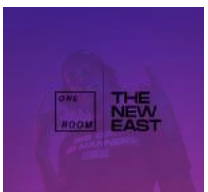
BD_Collective

- + CSO / networking
- + Directory of groups and organisations



B&D Citizens

- + Community organising



One Room

- + Community Interest Company
- + Social impact through arts and culture events, workshops

What is Community-led Housing?

Citizens House, Lewisham London Community Land Trust (London CLT)

- + 11 homes
- + 65% of open market value - prices linked to average incomes in Lewisham (£8 x £272,500, 18 x £215,000)
- + Residents local to Lewisham, including local key workers

Church Grove, Lewisham Self-Build - Rural Urban Synthesis Society (RUSS)


- + 35 homes
- + 60% shared equity (90% of the value) 12no. + shared ownership (50% - 80%) 2no. + affordable rent, shared homes 5no. + social rent (non. by Lewisham)
- + Residents local to Lewisham

Marmalade Lane, Cambridge Co-housing - TOWN / Cambridge Cohousing


- + 43 homes and one 'Common House'
- + 95% market sale, 5% shared ownership
- + Self-managing community
- + Intergenerational including retired couples

Woodborough Street, Easton, Bristol Co-production - Home Time


- + 8 homes (early design stages)
- + Home Time = a group of single mothers who are long-term Easton residents
- + Affordable housing for those who face being priced out of their community




Community Land Trust (CLT) - Citizens House, London CLT
Discount market sale homes held in trust



Self-Build - Church Grove, Rural Urban Synthesis Society (RUSS)
Community-led design and partly self-built homes



Co-housing - Marmalade Lane, TOWN / Cambridge Cohousing
Homes managed by residents in line with cohousing principles



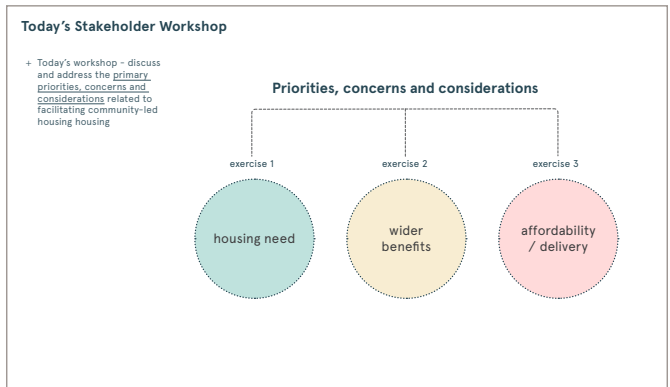
Co-production - Woodborough Street, Home Time
Community-led land bid for women-headed single parent families

Workshop Record Appendix (continued)

Presentation

Today's workshop objective:

provide a platform to: discuss and address the primary priorities, concerns and considerations related to facilitating community-led housing



Exercise 1: housing need

Miro board 1

+ Exercise: Priorities / concerns around housing need

Notes

- Needs to be able to work with small-scale specialist developers i.e. temporary accommodation (TA) not suitable for this project

Some themes to consider

- Housing need / housing provision gaps
- Meeting the needs of particular community groups
- How to make this a project that planners will support

Exercise 2: wider benefits

Miro board 2

+ Exercise: Priorities / concerns around wider benefits

Some themes to consider

- Benefits to existing communities
- Affordable homes for local people
- Participation and engagement with existing communities
- Wider opportunities e.g. mentoring, training, wider employment benefits
- Helping to achieving LBBD strategic objectives

Exercise 3: affordability and delivery

Miro board 3

+ Exercise: Priorities / concerns around affordability and delivery

Some themes to consider

- Affordability models
- Ownership types
- Buildability and delivery
- Delivery

Thank you!

Next steps:
Stakeholder Workshop 2 - w/c 15th April

Private Sector Workshop Record

13.03.2024

Workshop Record

Exercise 1 Bidding for sites

- Do you think it's attractive for small-scale developers to bid on these sites?
- As a development proposition, what would make it more attractive?
- What other information might be required?

Exercise 1: Bidding for sites Miro board 1

Prompts

- + Based on these expectations / incentives, do you think it's attractive for small-scale, specialist developers to bid on these sites?
- + As a development proposition, what would make it more attractive?
- + What other information might be required?

Bidding for sites

Do you think it's attractive for small-scale developers to bid on these sites?	As a development proposition, what would make it more attractive?	What other information might be required?
<p>based on these expectations / incentives, do you think it's attractive for small-scale, specialist developers to bid on these sites?</p> <p>what do you think is the most attractive about the planning application and the potential for the site?</p> <p>the most probably, how to use the site, the location, the size, the potential for the site.</p>	<p>income to get through to the other side of the table, not only focused on the viability of the project.</p> <p>apply to build residential type with LPA, long-term, and an opportunity to consider longer term options.</p> <p>the more the LA "do risk" the process, the lower the developer partner can win, will reduce their margin.</p>	<p>transact with the local council?</p> <p>clarity on affordability requirements</p>
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Summary of participant responses:

Following the workshop we have grouped and summarised participant responses using the information that was gathered on Miro post-its and our understanding of what we were being told. The result is summary responses as set out below.

Bidding for sites

Viability and risk

- These are very challenging sites with low borough land values
- Testing viability and carrying out detailed due diligence on sites before they are uploaded to the SSSB portal would help de-risk the projects and make more attractive to bid

Site release route and procurement

- Could there be a deeper / collaborative 'partnership' route with LBB to find a shared outcome, rather than disposal? Less risk for developers but still opportunity to be involved in interesting process

Exercise 1

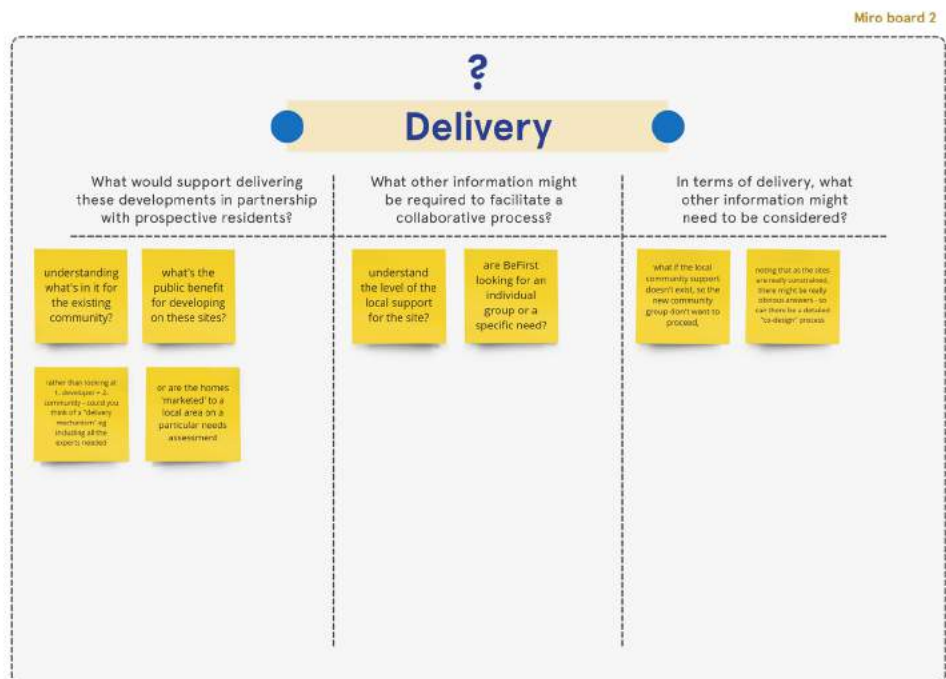
Delivery

- What factors would support delivering these developments in partnership with prospective residents?
- What other information might be required to facilitate a collaborative process?
- In terms of delivery, what other information might need to be considered?

Exercise 2: Delivery

Prompts

- + What factors would support delivering these developments in partnership with prospective residents?
- + What other information might be required to facilitate a collaborative process?
- + In terms of delivery, what other information might need to be considered?



Summary of participant responses:

Delivery

Community benefits

- Important to understand and work with not just prospective residents, but existing communities around these sites
- What would happen if existing communities didn't support the idea, making new community groups reluctant to proceed?

Collaborative process

- Require clarity on expectation for participatory approach. Could either be a 'delivery mechanism' formed between all experts need (i.e. communities, developer, consultants) or the homes are 'marketed' to a local area on particular needs assessment?
- Given the site constraints, how detailed can a 'co-design' process be?

Workshop Record Appendix

Presentation

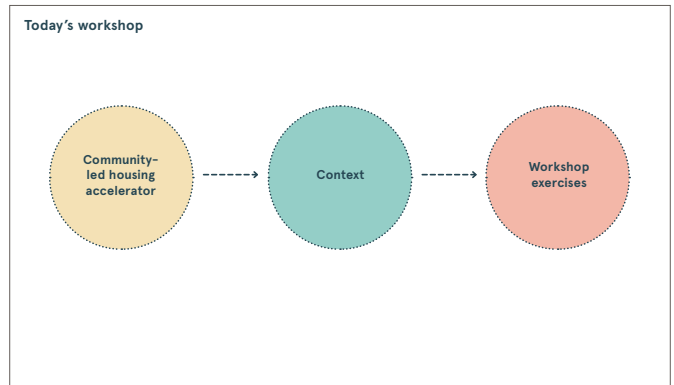
Innovative Sites Programme
Developer Partner Workshop
for Community-led Housing Accelerator







13.03.2024



Community-led Housing Accelerator

What is the Community-led Housing Accelerator?

The aim is to:

- + Speed up the process of facilitating community-led housing in London Borough of Barking + Dagenham (LBBD)

Collaborative project:


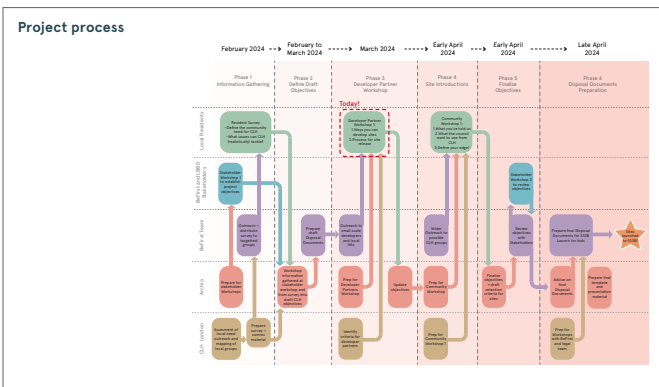
- + Archio
- + BeFirst
- + Community Led Housing London (CLH London)

Funding:

- + GLA Small Sites Small Builders

Outcome:

- + Documents to support release of 3 sites in August 2024
- + BeFirst on behalf of LBBD



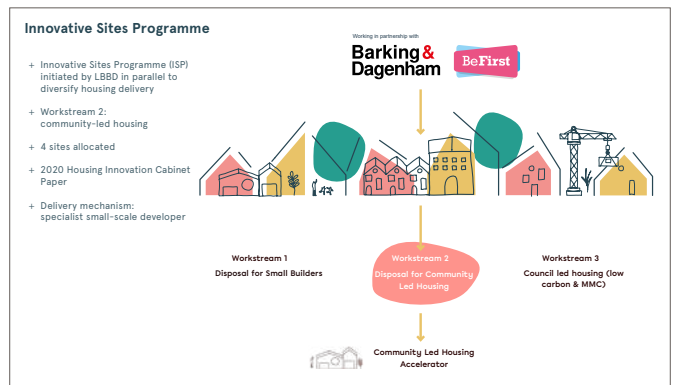



Context

BeFirst

- + BeFirst delivered successful larger projects in LBBD, but primarily delivering affordable rent and some social rent
- + But who in the borough gets missed?

Right: Becontree Avenue, Archio
Below: House For Artists, Apparata Architects

Workshop Record Appendix (continued)

Presentation

LBBB Small Sites

- Rosslyn Avenue
- Chelmer Crescent
- Hunters Hall Road
- Roosevelt Way

LBBB Small Sites – Rosslyn Avenue

Address: Rosslyn Avenue, Dagenham, RM8 1JP

Site Description: The site is located 1.1 miles from Chadwell Heath station (22 min walk) PTA 1b. The site is bounded by Church of England (CCE) Community Hall (Hunting Brook Church) to the west and residential rear gardens to the north and east. Access to the community hall and garage site is via a 2.5m wide low (N1) lane.

Units to be provided within site due to limited access for fire services:

- Capacity study for Home for Older People achieving two burglarised MH22 units
- Current site area creates challenging access which may be unsuitable for vulnerable people. Potential possibility of development site a joint with CCE site
- Limited suitability for MHC.

Technical Information: Yet to be commissioned

9 Flats + 3 Houses

Site Area: 0.14 HA Parking: 4

Unit Mix	Block	Occupancy	No.	Area (m ²)	Total Area (m ²)
2BSP	A	2BSP	2	100	200
2BSP	B	2BSP	2	100	200
3BSP	C	3BSP	1	100	100
Total			5	300	300

12 homes

LBBB Small Sites – Chelmer Crescent

Address: Chelmer Crescent, Barking, IG11 5DA

Site Description: The site is located in Thames View and is 1.5 miles away from Tony's Station (20 min walk). The site is a PTA 1b and partially in a flood zone. The site is bounded on the north, west and south by residential rear gardens and to the east by shared garden servicing a residential flat block. The site is currently comprised of 4 acres.

Area 1 is located from old site to the south with 16 garages on site, neighbouring private use residential front of the garages for parking.

Area 2 is a 3.8 acre section from the north and west previously occupied by United Living during time by Be First contributor.

Area 3 is comprised of front-boarding and was the location of garages that have since been demolished.

Area 4 is an emergency exit that has been subject to industrial fly tipping.

Technical Information: Flood Risk Assessment, Preliminary Ecological Assessment, Phase 1 Desktop Study, Phase 2 Ground Investigation, Soil survey

Workstream 2 Capacity Study:

- 2 3 story houses proposed and 3rd 3 story flat blocks with shared amenity/doorstep pig provision on central access street. Visitor access restricted to emergency services
- 4 additional parking spaces provided to serve all site users
- Disposal for Community Led Housing
- Tranche 1 release

6 Flats + 9 Houses

Site Area: 0.3 HA Parking: 8-10

Unit Mix	Block	Occupancy	No.	Area (m ²)	Total Area (m ²)
2BSP	A	2BSP	3	150	450
2BSP	B	2BSP	3	150	450
3BSP	C	3BSP	3	150	450
Total			9	450	450

15 homes

LBBB Small Sites – Hunters Hall Road

Address: Hunters Hall Road, Dagenham, RM8 1JQ

Site Description: The site is located 0.8 miles from Dagenham East station (17 min walk) PTA 1b. The site is bounded on a 2.5 meter wide lane (approx. 30 meters long). The site is bounded by residential gardens to the north, west and south and by commercial units to the east.

Units to be provided within site due to limited access for fire services:

- achieving two burglarised MH22 units
- Suitable for MHC

Technical Information: Yet to be commissioned

Workstream 2 Capacity Study:

- Two 2 story houses proposed and 3 story flat blocks
- Shared amenity/doorstep pig provision
- Disposal for Community Led Housing
- Tranche 1 release

9 Flats + 7 Houses

Site Area: 0.3 HA Parking: 8

Unit Mix	Block	Occupancy	No.	Area (m ²)	Total Area (m ²)
2BSP	A	2BSP	7	350	350
2BSP	B	2BSP	2	100	200
3BSP	C	3BSP	3	150	450
Total			12	900	900

16 homes

LBBB Small Sites – Roosevelt Way

Address: Garage site on Roosevelt Way, Dagenham RM10 5DA

Site Description: The site is located 0.5 miles from Chadwell Heath station (12 min walk) PTA 3. Site is bounded to the north, south and west by residential rear gardens and by Bank works to the south east. The eastern boundary is shared with Dagenham Park which is designated green belt. Access to the site is via a 0.5 meter single lane (approx. 55 meters long)

Technical Information: Not commissioned

Workstream 2 Capacity Study:

- 3 3 story flat blocks proposed
- Disposal for Community Led Housing
- Tranche 2 release

12 Flats

Site Area: 0.08 HA Parking: 4

Unit Mix	Block	Occupancy	No.	Area (m ²)	Total Area (m ²)
2BSP	A	2BSP	4	200	800
2BSP	B	2BSP	4	200	800
2BSP	C	2BSP	4	200	800
Total			12	1200	1200

12 homes

Housing in LBBB

+ Average sold price in last 12 months (Zoopla) LBBB compared to similar 'Outer London' boroughs / boroughs with well-known community-led housing examples e.g. Lewisham

LBBB: £168,000	LEWISHAM: £165,000	CR GREENWICH: £168,000	LEWISHAM: £172,000
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+ Typical sales value in areas in last 12 months (Zoopla)

1 Rosslyn Avenue: £140,000	2 Chelmer Crescent: £128,000	3 Hunters Hall Road: £130,000	4 Roosevelt Way: £144,000
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Communities – a selection of groups engaged with so far

Selection of groups engaged with:

- BD Collective
- Thames Life
- Community Resources
- One Room
- B&D Citizens
- Mums On A Mission

Broad needs identified:

- Young families (affordable rent and ownership)
- Young home leavers (affordable rent and ownership)
- Families with special educational and mental health needs

LBBB / BeFirst stakeholder feedback so far

+ On 21st February we had a workshop with BeFirst and LBBB stakeholders

+ Included stakeholders from departments such as: Place > Development, Housing Finance, Participation and Engagement, Planning and Delivery

+ Gathered feedback on three key themes:

- housing need
- wider benefits
- affordability / delivery

Priorities, concerns and considerations

housing need	wider benefits	affordability / delivery
Priorities <ul style="list-style-type: none"> interworking / larger families who want to stay together for longer people who are in TA that could move out e.g. key workers, refugees Concerns <ul style="list-style-type: none"> can site challenges support particular needs e.g. access constraints take communities on realistic journey 	Priorities <ul style="list-style-type: none"> open call – fair allocation reflect diversity of borough: LBBB tagline = 'no-one's left behind' 20-minute city aspirations Concerns <ul style="list-style-type: none"> accessing funding constrained LBBB resources different, but equally valid views on housing need from local communities 	Priorities <ul style="list-style-type: none"> don't let unrealistic dreams to communities meeting policy requirements affordability for residents affordability for LBBB Concerns <ul style="list-style-type: none"> getting materials to tricky sites Impact of housing market condition realistic future management e.g. landscaping

Workshop Record Appendix (continued)

Presentation

Today's workshop objective:

- Gain insight from a focus group of specialists to:
- + Understand key priorities, concerns and considerations regarding development of community-led housing on LBBD small sites
 - + Focus on Bidding + Delivery

Introduction



General developer incentives and expectations

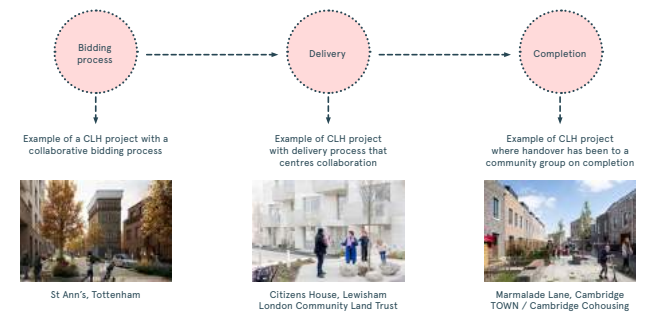
Expectations

- + Site disposal via GLA Small Sites portal
- + Community-led development: comply with NPPF definition
- + Demonstrate capability to deliver (including funding to cashflow the process)
- + Participatory approach: developer leads delivery process with participatory commitment to prospective residents
- + Meet the local needs identified and respond to the objectives set by the Innovative Sites Programme

Incentives

- + Access to discounted land
- + Involvement in innovative project and delivery process
- + Save marketing costs
- + Support through the planning process from prospective residents
- + Guaranteed sales / occupation on completion

What can the process look like?



Exercise 1: Bidding for sites

Prompts

- + Based on these expectations / incentives, do you think it's attractive for small-scale, specialist developers to bid on these sites?
- + As a development proposition, what would make it more attractive?
- + What other information might be required?

?

Bidding for sites

Do you think it's attractive for small-scale developers to bid on these sites?	As a development proposition, what would make it more attractive?	What other information might be required?

Exercise 2: Delivery

Prompts

- + What factors would support delivering these developments in partnership with prospective residents?
- + What other information might be required to facilitate a collaborative process?
- + In terms of delivery, what other information might need to be considered?

?

Delivery

What would support delivering these developments in partnership with prospective residents?	What other information might be required to facilitate a collaborative process?	In terms of delivery, what other information might need to be considered?

Thank you!

Next steps:

- We will collate your feedback to inform the site disposal documents
- Let us know if you want to be informed when sites are launched to SSSB
 - We are meeting with the community next week

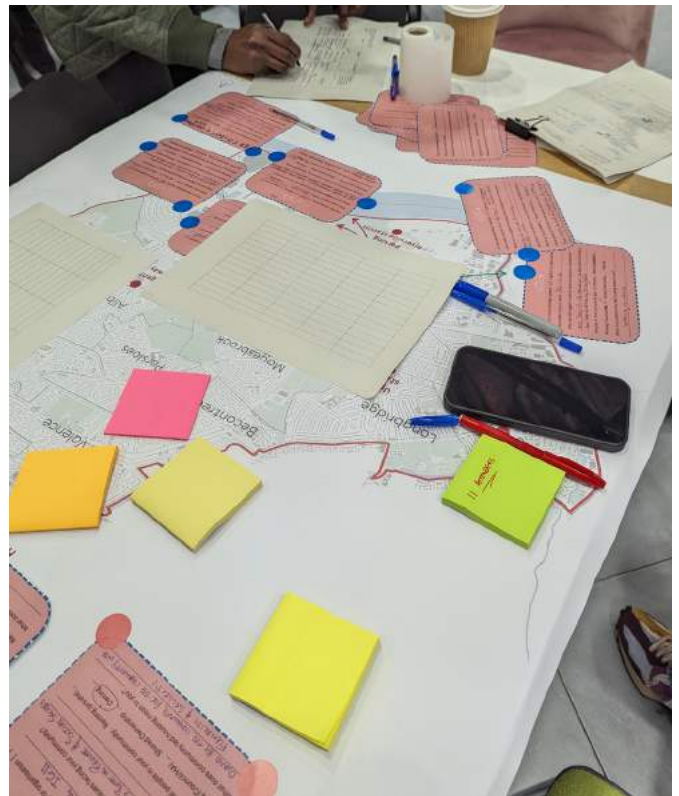
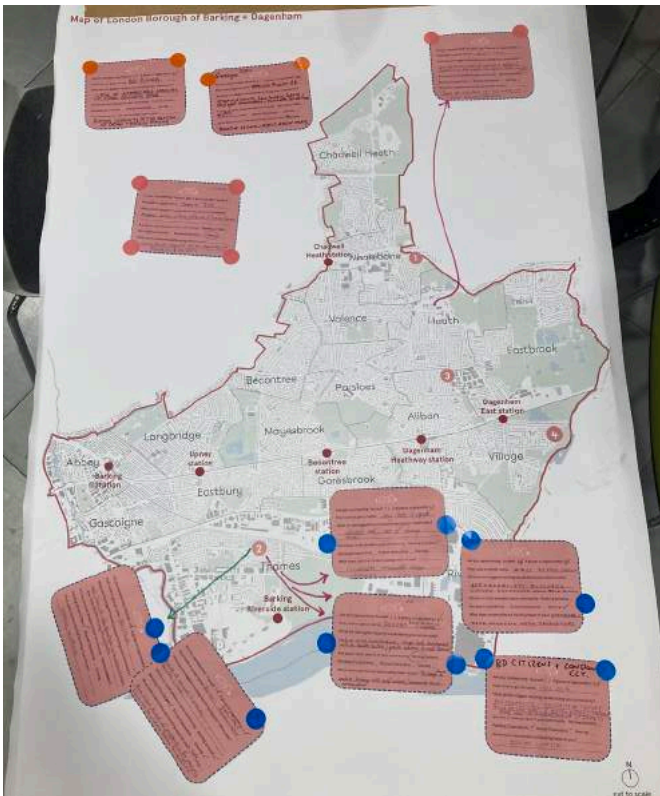
Public Community Workshop Record

19.03.2024

Workshop Record

Activity 1 Mapping

- What are the biggest housing issues facing your community?
- What does community-led housing mean to you?



Summary of participant responses:

Following the workshop we have grouped and summarised participant responses using the information that was gathered on information cards and our understanding of what we were being told. The result is summary responses as set out below.

What are the biggest housing issues facing your community?

- Affordability: Lack of affordable housing
- Tenure: Security of tenure, negligent freeholders, excessive service charges
- Building safety
- Lack of social infrastructure: health, leisure, community space, youth space

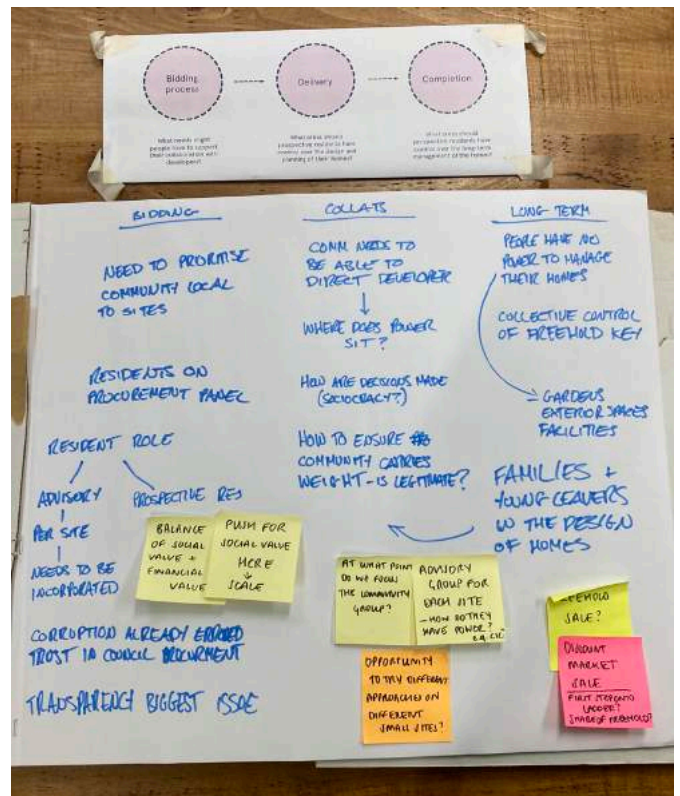
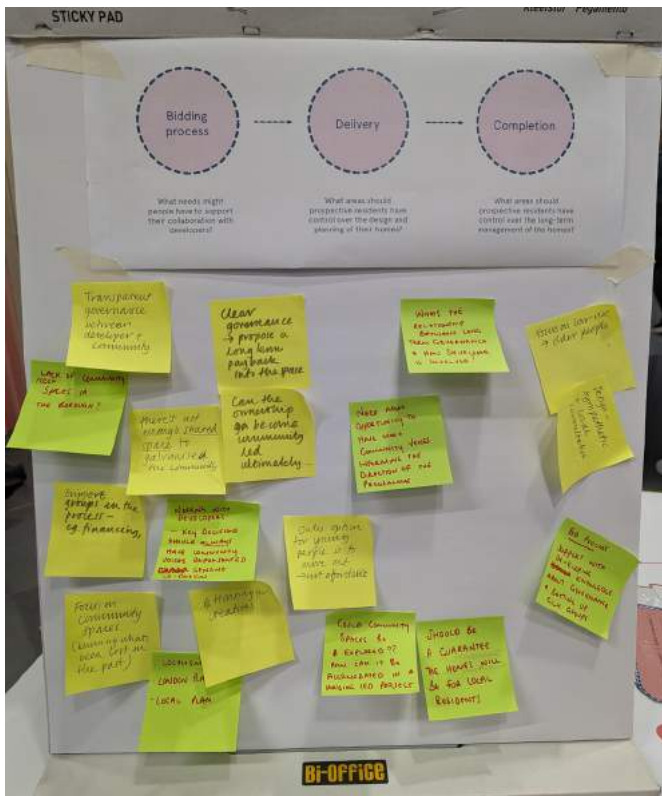
What does community-led housing mean to you?

- Putting communities at the centre of design and decision making
- Genuine ownership, management and maintenance of homes
- Security: affordable and safe housing with appropriate facilities
- Combining housing with arts, culture and social infrastructure

Activity 2

Your priorities for community-led housing in LBBD

- What needs might people have to support their collaboration with developers?
- What areas should prospective residents have control over the design and planning of their homes?
- What areas should prospective residents have control over the long-term management of the homes?



Summary of participant responses:

Bidding

- Involve in residents involved in procurement e.g. on panel or advisory group for each site (e.g. Community Interest Company)
- Community voice should be represented in process: genuine co-design
- Prioritise community local to sites
- Opportunity for communities to gain knowledge and set up CLH groups

Delivery and Collaboration

- How can process ensure that community carries legitimate weight?
- How are decisions made? Clarity over community's role
- Is there opportunity to test different approaches on different small sites to see what models might work best?
- Discount market sale might help people with first step onto ladder

Long-term

- Collective control: people have power to manage their homes
- Transparent governance between developer and community

Workshop Record Appendix

Presentation

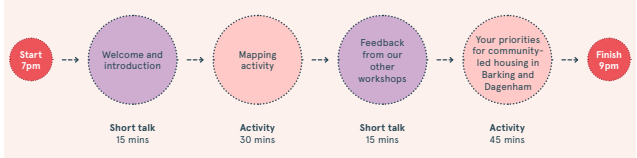
Innovative Sites Programme

Community Workshop
for Community-led Housing Accelerator



community led housing london
BeFirst Barking & Dagenham
Archio MAYOR OF LONDON
19.03.2024


Today's workshop



Introduction to the project and programme


What is Community Led Housing?
What are different models?

Community Land Trust




Citizens House, Lewisham
London CLT

Co-operative



Safford Co-op, Lewisham
Safford Housing Co-op


Co-housing



Older Women's Co-Housing (OWCH), Barnet


Delivery options

Group-led




Leyton, LB Waltham Forest

Developer-led




Tonic, Bankhouse

Council Partnership



Leathermarket CBS, Bermondsey

Developer Partnership



St Ann's Hospital, Tottenham

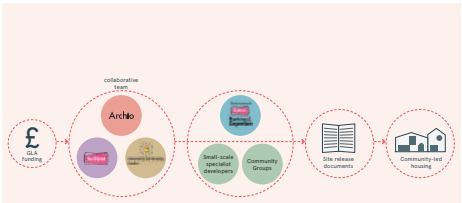
What is the 'Community-led Housing Accelerator' project?

Collaborative project:
+ Archio
+ BeFirst
+ Community Led Housing London (CLH London)

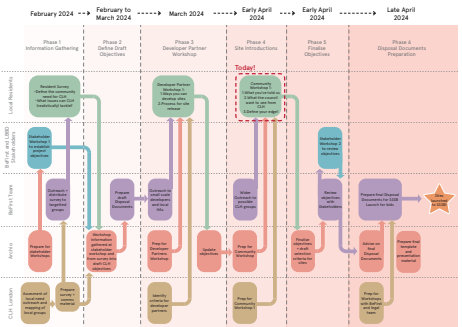
The aim is to:
+ Speed up facilitation of community-led housing in London Borough of Barking + Dagenham (LBBD)

Funding:
+ GLA Small Sites Small Builders

Outcome:
+ Helping BeFirst release 3 sites in LBBD that have been designated for community-led housing




Project process



BeFirst

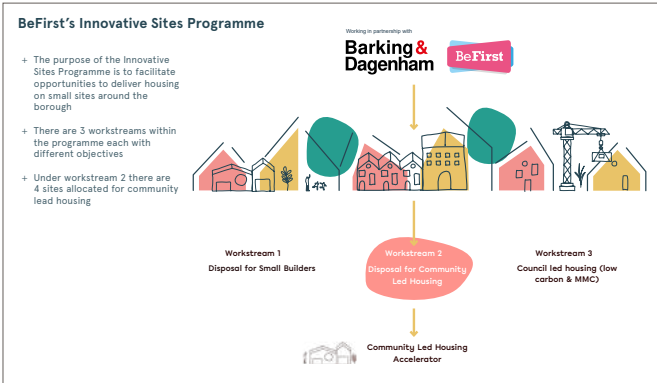
+ BeFirst successfully delivered lots of larger projects in LBBD

Right: Beconfree Avenue, Archio
Below: House For Artists, Apparata Architects



Workshop Record Appendix (continued)

Presentation



London Borough Barking + Dagenham Small Sites

1. Rosslyn Avenue
2. Chelmer Crescent
3. Hunters Hall Road
4. Roosevelt Way

Rosslyn Avenue

Address: Rosslyn Avenue, Dagenham, RM8 1JF

Site Description: The site is located 1.1 miles from Chelmer Heath station (22 min walk) PFAL 1b. The site is bounded by Church Lane (to the west) and residential rear gardens to the north and east. Access to the community hall and garage site is via a 2.6m wide lane (6m long)

Title number: TSC

Important to note:

- Parting with Road core - could some MH3 be retained?
- Potential to explore opportunity to extend site boundary to incorporate CDE Community Hall site which is on leasehold under LBSD Freehold. Some third party work had in being undertaken on a community led scheme that partners with CDE in line with CDE's housing strategy. Further investigation required
- Sprinkler requirement likely. Dry fire main

Technical Information: Not to be commissioned

Workstream 2 Capacity Study:

- Garage site with 3 no. 2 storey houses and existing flat block proposed
- Shared municipal/developed area
- Disposal for Community Led Housing
- Tranche 1 release

Chelmer Crescent

Address: Garage site at Chelmer Crescent, Barking, E01 0QA

Site Description: The site is located in Thames View and is 1.5 miles away from Upton Station (20min walk) The site is PFAL 1b and partially in flood zone. The site is bounded on the north, west and south by residential rear gardens and comprised of 2 plots

Important to note:

- Previous design feasibility work by Be First with VPP deemed unviable to deliver through the First 10 frames
- Sprinkler requirement likely. Dry fire main likely to be provided within site due to limited access for fire services
- Some suitability for non-general needs housing dependent on type. Suitable for Self Build and MMC

Technical Information: Flood Risk Assessment, Preliminary Ecological Assessment, Phase 1 Desktop Study, Phase 2 Ground Investigation, Soil survey

Workstream 2 Capacity Study:

- Various due diligence surveying and reporting conducted between 2018 and 2021
- 2 storey houses proposed and 2 no. 3 storey flat blocks with shared emergency/entry point on central access street. Vehicle access restricted to emergency services
- 1 additional parking space provided to serve all the above proposals
- Disposal for Community Led Housing
- Tranche 1 release

Title number: E013695A and E0136977

Hunters Hall Road

Address: Garage site at Hunters Hall Road, Dagenham, RM10 8HJ

Site Description: The site is located 0.8 miles from Dagenham East Station (17min walk) PFAL 0. The site is accessed via a 2 metre wide lane (approx. 30 metres long). The site is bounded by residential gardens to the north, west and south and by commercial units to the east.

Important to note:

- Several neighbouring properties have existing access into rear gardens that may need to be retained
- Highflow septic to damish site due to A8B and other ongoing challenges
- Sprinkler requirement likely. Dry fire main likely to be provided within site due to limited access for fire services
- Some suitability for non-general needs housing dependent on type
- Capacity study for Home for Older People

Technical Information: Not to be commissioned

Workstream 2 Capacity Study:

- Site 3 storey houses proposed and 3 storey flat blocks
- Shared municipal/developed area
- Disposal for Community Led Housing
- Tranche 1 release

Roosevelt Way

Address: Garage site at Roosevelt Way, Dagenham RM10 8JA

Site Description: The site is located 0.6 miles from Chelmer Heath station (12 min walk) PFAL 3. Site is bounded on the north, west and south by residential rear gardens and by Bank with the south west corner. The eastern side of the site is shared with Bostons Park which is designated green belt. Access to the site is via a 3.5 meter single lane. (approx 65 metres long)

Technical Information: Not commissioned

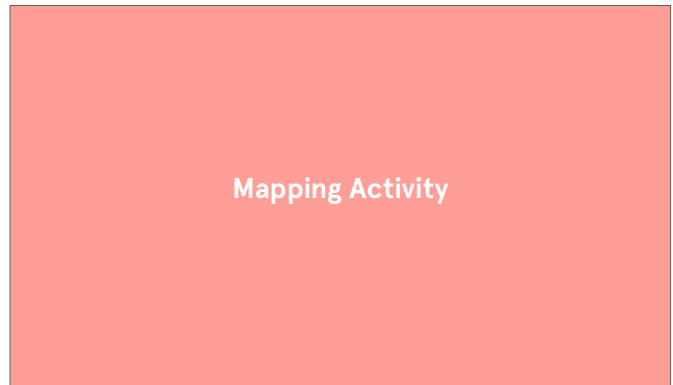
Workstream 2 Capacity Study:

- 2 storey flat block proposed
- Disposal for Community Led Housing
- Tranche 2 release

Important to note:

- Capacity study tested for Home for Older People delivering 3no. MH3 MH3 units
- Several rear accesses to neighbouring plots
- Suitability for residential development to be determined by enquiries from LBSD regarding drop distances and fire/emergency services on access distances exceed limits and alternative resolutions may be unacceptable.

Title number: tbc



Workshop Record Appendix (continued)

Presentation

London Borough Barking + Dagenham Small Sites

1. Rosslyn Avenue
2. Chelmer Crescent
3. Hunters Hall Road
4. Roosevelt Way

Feedback so far

Communities in Barking and Dagenham

Selection of groups that we've heard from so far:

- + BD Collective
- + Thames Life
- + Community Resources
- + One Room
- + B&D Citizens
- + Mums On A Mission

Broad needs identified so far:

- + Young families (affordable rent and ownership)
- + Young home leavers (affordable rent and ownership)
- + Families with specialist and supported needs

LBB / BeFirst workshop feedback

PRIORITIES

- reflect diversity of borough LBB tagline - "no-one's left behind"
- affordability for residents
- take communities on realistic journey - be transparent

CONCERNS

- sites might not be suitable for people with access needs
- limited council resources
- high building costs at the moment
- materials might be tricky to get to sites

Small-scale developer workshop feedback

OPPORTUNITIES

- interested to engage in a collaborative way
- lots of experienced people came to the workshop people are keen to be involved
- benefits to existing communities as well as prospective new residents

CHALLENGES

- challenging viability
- very physically constrained sites
- sites won't be able to deliver everything

Activity: your priorities for community-led housing in Barking and Dagenham

Activity

Bidding process

What needs might people have to support their collaboration with developers?

Delivery

What areas should prospective residents have control over the design and planning of their homes?

Completion

What areas should prospective residents have control over the long-term management of the homes?

Thank you!

Next steps:

- We will collate your feedback to help BeFirst release the sites
- Let us know if you want to be kept informed

LBBD and Be First Stakeholder Workshop 2 Record

30.04.2024

Workshop Record

Project management / financial appraisal

Considerations

- Make clear there is an expectation for pre-app - helps to de-risk issues for community groups
- Include a planning note - reminder that only policy compliance will be accepted within bid
- What is the cost of de-risking the site and who pays for this? If it was the HRA, then would need to be reimbursed for additional cost. If DHLUC capital funding can support this then would take this cost away from the HRA.
- Is it standard to have 100% quality assessment? No, but given low land values in LBB, it is considered here to avoid skew of a financial offer that sees award to highest financial offer alone rather than robustness of community-led housing proposal / social value benefits
- Could bid criteria be reformatted to suggest 85:15 split quality:financial appraisal?
- Include data of open market land values in cabinet report paper - evidence base for disposal criteria
- Don't just use 'red book' evaluation data in cabinet report. Private sector will look at it in terms of site value plus delivery etc.
For both cabinet report and bidders - use realistic construction cost figures.
'Looking at the market now, this is what we think the residual land value is...'
- What happens if the bidder was to make a high profit? Introduce an overage clause within the heads of terms that caps any profit with returns to LBB

Workshop Record Appendix

Presentation

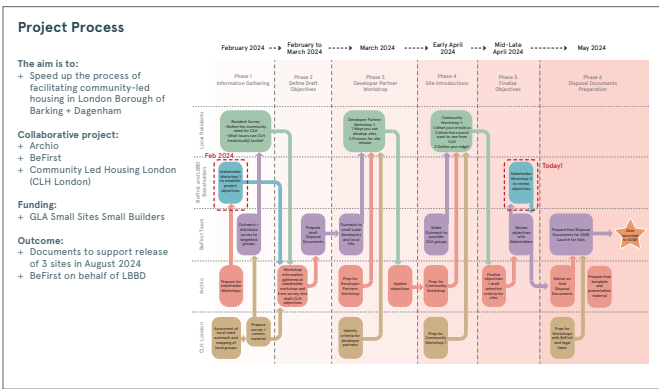
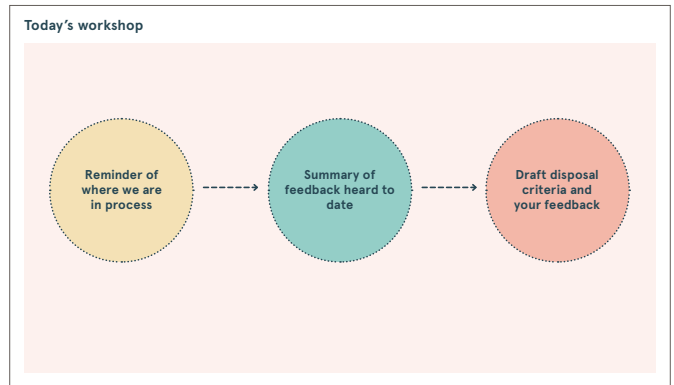
Innovative Sites Programme
Stakeholder Workshop 02
for Community-led Housing Accelerator







30.04.2024



What we've heard: summary of feedback to date

LBDD / BeFirst Workshop 21 February 2024	Developer Partner Workshop 13 March 2024	Community Workshop 19 March 2024
<p>PRIORITIES</p> <ul style="list-style-type: none"> reflect diversity of the borough, LBDD tagline = "no-one's left behind" expert call - fair allocation take communities on a realistic journey affordability for residents affordability for LBDD meet policy requirements housing need - larger families who want to stay together for longer, people who are in 1k that could move out e.g. key workers <p>CONCERNS</p> <ul style="list-style-type: none"> can site challenges support particular needs e.g. access constraints accessing funding constrained LBDD resources different, but equity valid views on housing need from local communities impact of housing market condition: cost of materials, land values realistic future management e.g. landscaping 	<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> lots of experienced people came to the workshop, people are interested to be involved benefits to existing communities as well as prospective new residents interest to engage in a collaborative way - could there be a developer/collective partnership: those with LBDD to find a shared outcome less risk for developers but still opportunity to be involved in interesting process <p>CHALLENGES</p> <ul style="list-style-type: none"> viability and risk: these are very challenging sites with low borough land values sites not attractive as it is - need detailed due diligence and viability testing what would happen if existing communities don't support the idea, making new community groups reluctant to proceed? require clarity on expectation for participatory approach 	<p>HOPEs</p> <ul style="list-style-type: none"> putting communities at the centre of design and decision making: genuine co-design collective control: genuine community management and maintenance of homes security, affordable and safe housing with appropriate facilities involve residents in procurement discount market sale could help people get on the ladder transparent governance between developer and community <p>FEARS</p> <ul style="list-style-type: none"> security of tenure - negligent freeholders excessive service charges building safety how can process ensure community voice carries legitimate weight? how are decisions made? clarity over community's role

Draft Disposal Criteria

Evaluation Criteria Summary				
Criteria	Weight	Score	Percentage	Notes
1. Location/Context	15%	15	100%	
2. Viability of your proposed scheme	25%	25	100%	
3. Viability of your Strategic	20%	20	100%	
4. Project Management	25%	25	100%	
5. Viability of your Strategic	15%	15	100%	

Thank you!

Next steps:
Be First preparing draft disposal documents