Case Study

Inner City Estate Regeneration – Stonebridge Park

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Project Description

Stonebridge Park is situated in St Ann’s close to Nottingham City Centre and was a predominantly local authority housing estate of Radburn design comprising of 468 homes, the majority of which were one/two bedroom flats and maisonettes.

The aim of the project is to turn the estate round from an area once associated with anti-social behaviour, crime and poor quality environment into an area which is attractive to families, by providing a balanced mix of good quality housing types and tenure.

Partnerships

- Nottingham City Council - local authority and lead organisation. Demolitions, land assembly, procurement, project management of overall scheme.
- ASRA Housing Group - developer partner providing 110 new homes on the estate of mixed type and tenure (Phases 1, 2, & 4)
- Nottingham City Homes - decommissioning of flats and maisonettes, implementation of improvements to retained homes.
- Homes and Communities Agency - funding
- Stonebridge Residents Group - instigated petition to local councillors and involved in community led project board and consultation.
- Keepmoat - developer providing 11 new homes for market sale on phases 3 & 6.

Budget

- HCA (Extracare facility) - £3.0m
- NCC HRA funding – £3.4m
- CESP funding – £450k
- Regional Housing Board - £251k
- New Homes Bonus - £121k
• Get Britain Building Funding (HCA)
• Growth Point Funding - £175k

Project Aims and Key Benefits
Prior to the works that have been undertaken to date, this estate suffered a range of economic, social and environmental issues associated with the design, layout and type of housing being provided. Much of the available accommodation was limited and unappealing for families and turnover alongside the number of void properties were substantial and well above the city average, making the estate unsustainable. In addition to this there were significant problems with crime and anti-social behaviour.

The overall aim of the project is to transform this housing estate through demolition, refurbishment, new build, new and improved road infrastructure, and enhanced green space, providing the following key benefits:

• A community that is safe, inclusive and diverse – improving the lives of existing residents and attracting new residents.
• A high quality built environment and signed public spaces.
• A choice of housing type, size, tenure and value adaptable to residents’ changing circumstances.
• Improve the perceptions of St. Ann’s by the creation of a well-defined area – Stonebridge Park
• Clear hierarchy of streets, accessible and well connected.

Highlights and Achievements
In the shadow of the economic downturn as well as the many obstacles that had to be overcome - various levels across the estate, low land values and property values, district heating - it was feared that despite having an agreed masterplan for the area the likelihood of any development coming forward in the foreseeable future was highly unlikely.

Despite this, with the assistance of the HCA’s Kickstart funding, and working in partnership with ASRA Housing Group, the council was able to deliver the first two phases of the masterplan. The first phases involved a mix of affordable housing and housing for sale. This has proven to serve as an impetus to encourage further phases to follow on, culminating to Keepmoat’s development which is currently on site providing 110 homes for market sale and a smaller development of 15 affordable rent units with ASRA on phase 4. This has led to significant overall tenure change in the area as well as creating an attractive, well-designed place where people want to live. Only one smaller part of the site now remains to be developed, the development on the rest of the site having been delivered in the context of the recession.

Key Areas of Learning
• The need to manage residents’ expectations.
• The impact owner occupiers on the estate can have to the overall delivery of the improvements.
• The importance of an intelligent approach to site phasing in order to provide some physical improvements to the area first which then creates enough value for commercial market sale development in the wake of this.
• There was CESP funding available to carry out external improvements to all properties including those of owner occupiers. If we had more time to access the funding we may have identified a way for many more owner occupiers to afford external improvements which in turn would have created more of an impact on the visual appearance of properties on the estate.