

## Appendix 1: Summary of Estate development/Regeneration Consultation Outcomes

On 20 June 2013 Cabinet agreed that detailed feasibility studies should be taken forward on a number of housing estates to establish the potential for additional new housing either through building on vacant land or through comprehensive redevelopment and regeneration; Grange Farm estate was added to the list in late September 2013. Following a site visit in January 2014, the list of estates to be included in the next round of work was confirmed as:

1. Alexandra Avenue
2. Amy Johnson Court
3. Brookside Close
4. Grange Farm estate
5. Hazeldene Drive and Pinner Green flats
6. Howards and Deacons Close
7. Dickson Fold

A key part of developing options for the estates has been to involve residents in the process and two consultation events have been held for each estate. The first event was to understand what residents thought of their estate and the issues they would like addressed in taking forward any development proposals. The second event was to show residents the initial proposals for their estate and get their feedback. The outcomes from these events are summarised for each estate.

Estate Details	Consultation 1 outcomes	Consultation 2 outcomes
<p><b>Alexandra Avenue</b></p> <p>Consultation venue: Health &amp; Social Care Centre, 275 Alexandra Avenue, HA2 9DX</p> <p>No. of households invited = 131</p> <p>No. of households who attended event 1 (29/1/14) = 12</p> <p>No of households who attended event 2 (19/3/14) = 11</p>	<p><i>Residents liked:</i> Good size flats, balconies, outlook, dual aspect, open space around buildings, quiet, secure, neighbours know each other, proximity to amenities - station and clinic</p> <p><i>Issues identified:</i> Parking issues - limited capacity, narrow access, internal communal area not well looked after, damp, draught &amp; drainage problems, internal noise, small rooms / kitchen / bathroom, some anti-social behaviour at rear of flats</p> <p><i>Changes residents would like:</i> More / better parking, possibly controlled.</p>	<p><i>Proposal presented:</i> Infill development and potential loft conversion</p> <p>Residents generally happy with proposals for infill on vacant land and/or loft conversions subject to the parking and open space issues being addressed. With regard to the loft conversion proposal, more detail required on how much disruption this would cause and health and safety issues.</p>

	Communal open space to be secure and more usable for families and children	
<p><b>Amy Johnson Court</b></p> <p>Consultation venue: Bob Lawrence Memorial Library, 4-8 North Parade, Mollison Way (event 1) and on site for event 2</p> <p>No. of households invited: 20</p> <p>No. of households who attended event 1 (28/1/14): 1</p> <p>No of households who attended event 2 (20/3/14): 7</p>	<p><i>Residents liked:</i> Quiet area</p> <p><i>Issues identified:</i> None</p> <p><i>Changes residents would like:</i> None expressed</p>	<p><i>Issues identified at second event:</i> Anti-social behaviour from non-residents in the communal areas and storage sheds, improvements needed to communal areas and internally to some flats.</p> <p>Generally positive about proposal for small infill development on garage site subject to the above issues being addressed for the existing flats. Some residents use the storage sheds so reprovision needs to be considered (possibly within vacant space in the communal areas).</p>
<p><b>Brookside Close</b></p> <p>Consultation venue: Brookside Hall, Brookside Close</p> <p>No of households invited: 78</p> <p>No. of households who attended event 1 (29/1/14): 20</p> <p>No of households who attended event 2 (27/3/14): 12</p>	<p><i>Residents liked:</i> Good area/quiet, good transport links and proximity to shops, good community, bungalows with a garden, good size flats, well looked after</p> <p><i>Issues identified:</i> Not a balanced community (young and elderly people), narrow and dark alleyway - youths gather around the garages, incidents of burglary to bungalows, car parking can be a problem</p> <p><i>Changes residents would like:</i> Improved security, more activities for all in the</p>	<p><i>Proposal presented:</i> Infill development</p> <p>Mixed response. Proposals would need to be coordinated with improvements to security for existing homes.</p>

	community centre.	
<p><b>Grange Farm estate</b></p> <p>Consultation venue: Grange Farm Close Community Hall, Osmond Close</p> <p>No of households invited: 254</p> <p>No. of households who attended event 1 (31/1/14): 64</p> <p>No of households who attended event 2 (24/3/14): 46</p>	<p><i>Residents liked:</i> Good community, good size flats, proximity to amenities, storage space, the area.</p> <p><i>Issues identified:</i> Damp, draught &amp; drainage problems, noise, heating, lack of security, parking issues.</p> <p><i>Changes residents would like:</i> Communal open space to be secure and more usable for families and children, more / better parking possibly controlled, size of flats, appearance of the estate, modernisation, soundproofing</p>	<p><i>Proposal presented:</i> Comprehensive regeneration.</p> <p>Most residents supported the proposals presented for a comprehensive regeneration of the estate that would see it rebuilt as has happened for similar construction properties at Rayners Lane. They understand this would mean an increase in the number of homes on the estate and additional sources of funding would need to be identified before it could proceed.</p>
<p><b>Hazeldene Drive and Pinner Green flats</b></p> <p>Consultation venue: Pinner Hill community centre, Pinner Hill Road (event1) and Pinner Green Social Club, Rickmansworth Road</p> <p>No of households invited: 123</p> <p>No. of households who attended event 1 (28/1/14): 21</p> <p>No of households who attended event 2 (26/3/14): 15</p>	<p><i>Residents liked:</i> Good location / access to amenities / transport links, the area, good size flats, good community.</p> <p><i>Issues identified:</i> Damp &amp; condensation, heat loss, leaky roofs, no play area for children, unsafe dark alleyways and anti-social behaviour, communal areas untidy and dated and exposed to the elements</p> <p><i>Changes residents would like:</i> Would like to see the estate completely redeveloped (many residents would like to</p>	<p><i>3 proposals explored:</i> regeneration, infill and improvement programme to tackle damp and condensation.</p> <p>The regeneration proposal would not be financially viable at the density allowed and the infill option is limited by overlooking and rights of light issues.</p> <p>Some disappointment that a regeneration proposal would not be financially viable. Support for a comprehensive approach to improving the existing homes including external</p>

	stay), better security and surveillance - lighting / CCTV, better housing standards, safe play area to be provided, renewable energy sources to be used	insulation to improve energy efficiency.
<p><b>Howard's Close/Deacon's Close</b></p> <p>Consultation venue: Pinner Hill community centre, Pinner Hill Road (event1) and Pinner Green Social Club, Rickmansworth Road</p> <p>No of households invited: 84</p> <p>No. of households who attended event 1 (28/1/14): 22</p> <p>No of households who attended event 2 (25/3/14): 15</p>	<p><i>Residents liked:</i> Good location / access to amenities / transport links, the area, good size flats, good community, nice schools, quiet</p> <p><i>Issues identified:</i> Damp &amp; condensation, heat loss, flat too small / children having to share, poor state of repair, noise</p> <p><i>Changes residents would like:</i> Facelift / refurbishment of original buildings or replacement, better maintenance of building, more family housing, get rid of garages (underused), better security and surveillance</p>	<p><i>2 proposals explored:</i> comprehensive redevelopment which would not be financially viable without additional funding identified and an improvement programme to tackle damp and condensation.</p> <p>Mixed opinions about the redevelopment proposal as some households are happy with their homes as they are and would not want the upheaval of moving.</p>
<p><b>Dickson Fold</b></p> <p>Consultation venue: West House Lodge, West End Lane and door knocking</p> <p>No of households invited: 18</p> <p>No. of households who attended event 1 (27/1/14): 11</p>	<p><i>Residents liked:</i> Good and lovely area, good neighbours, quiet estate, private and not overlooked, proximity to the park / transport / shops, very safe</p> <p><i>Issues identified:</i> Car parking is a problem, overgrown trees, land may not be owned by the</p>	<p>As a result of the land ownership issues identified, this study is on hold and residents have been notified.</p>

	<p>Council</p> <p><i>Changes residents would like:</i> Address the car parking issue, new street lighting, paths to be repaired, new roofs</p> <p>Generally tenants did not want to move.</p>	
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