



# 04

## Section 4. Objectives

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## 4.1 Introduction

The first step in the Options Appraisal process is to identify the objectives or outcomes. To inform the objectives we have considered three key stakeholder groups, these are resident led objectives, planning policy based objectives and One Housing strategic objectives.

Another important consideration when informing the objectives is the overriding principles when considering the future of existing homes i.e. community engagement, council support and landowner commitments. These are set out in detail within the Department for Communities and Local Government Estate Regeneration National Strategy.



## 4.2 Residents

One Housing have engaged with residents through various consultation events in determining resident led objectives. The first public consultation event in May 2017 identified the following key objectives. Full details are provided in the Consultation Feedback appended to this report.

Table 4.2 - Resident Led Objectives

Category	Objective	Notes
Housing	<ul style="list-style-type: none"> <li>Retained or replacement homes for all existing tenants</li> <li>New homes or other housing options for those currently experiencing overcrowding</li> <li>New homes or other housing options for those wishing to downsize</li> </ul>	<ul style="list-style-type: none"> <li>Need to consider individual circumstances of residents e.g. concealed households</li> </ul>
Access	<ul style="list-style-type: none"> <li>Improved access and linkages to the surrounding areas, whilst ensuring privacy and safety are maintained</li> </ul>	<ul style="list-style-type: none"> <li>Some residents would like improved access to the surrounding area</li> <li>Others concerned this will reduce privacy and safety of existing estate</li> </ul>
Safety	<ul style="list-style-type: none"> <li>Reduce behaviour and improve safety</li> </ul>	<ul style="list-style-type: none"> <li>Improved fences and gates onsite</li> <li>Effective management onsite</li> </ul>
Amenity	<ul style="list-style-type: none"> <li>Improved private amenity space e.g. larger balconies</li> </ul>	<ul style="list-style-type: none"> <li>Some residents have concerns regarding current amenity space provision</li> </ul>
Certainty of Tenancy Terms	<ul style="list-style-type: none"> <li>No change to rent levels</li> <li>No change to tenancy terms</li> </ul>	<ul style="list-style-type: none"> <li>Terms of any new homes to be set out clearly</li> </ul>
Noise	<ul style="list-style-type: none"> <li>Measures to mitigate noise from existing railways</li> </ul>	<ul style="list-style-type: none"> <li>Complaints of existing noise and lack of mitigation measures, balconies less usable because of this</li> </ul>
Disruption	<ul style="list-style-type: none"> <li>Minimise any disruption to tenants</li> </ul>	<ul style="list-style-type: none"> <li>Efficient decant / temporary move and rehousing procedures (if preferred option requires this)</li> </ul>

## 4.3 Planning

As set out in Section 3 there are a number of key supporting planning policy requirements at National, Regional and Local level. The key objectives identified from planning policy are set out below:

Table 4.3 - Planning Policy Objectives

Policy Document	Objective	Notes
NPPF/NPPG	<ul style="list-style-type: none"> <li>Increasing housing supply</li> <li>Delivering a wide choice of high quality homes</li> </ul>	
Housing White Paper	<ul style="list-style-type: none"> <li>Diversify the housing market e.g. home ownership products and investment in the private rented sector</li> </ul>	<ul style="list-style-type: none"> <li>Government's proposed amendment to NPPF for Councils to consider benefits of estate regeneration</li> </ul>
DCLG Estate Regeneration National Strategy	<ul style="list-style-type: none"> <li>Encourage councils to consider the social and economic benefits of estate regeneration and use their planning powers to help deliver this to a high standard.</li> </ul>	
London Plan	<ul style="list-style-type: none"> <li>Replacement affordable homes only permitted by better quality accommodation providing at least the equivalent floorspace.</li> <li>Additional homes provided, to include maximum reasonable level of affordable homes</li> </ul>	
GLA Good Practice Guide to Estate Regeneration	<ul style="list-style-type: none"> <li>No loss of affordable housing</li> <li>Improve the local environment</li> <li>Provide an appropriate tenure mix ensuring mixed and balanced communities</li> </ul>	<ul style="list-style-type: none"> <li>Residents ballot to be considered as part of estate regeneration proposals</li> </ul>
Camden Policy	<ul style="list-style-type: none"> <li>Avoiding the loss of affordable housing</li> <li>Retain floorspace of affordable homes</li> <li>Delivering additional new homes</li> </ul>	<ul style="list-style-type: none"> <li>Camden Goods Yard adopted Planning Framework 2017</li> </ul>

## 4.4 One Housing

It is also important to consider One Housing's strategic objectives. Relevant elements of which are set out below:

- Create balanced and sustainable communities and be responsive to local issues
- Give applicants choice of their housing options and decisions – through resident engagement
- Support aspiration and social mobility
- House a diverse resident group on a range of income levels and tenancies
- Prioritise applicants in the greatest housing need whilst ensuring the best use of housing stock
- Target households on low to average incomes currently excluded from local authority waiting lists or home ownership schemes
- Recognise and prioritise the specific housing needs of ex-servicemen and women
- Minimise void (vacant property) turnaround time.
- Deliver more homes of all types and tenures

## 4.5 Agreeing Objectives

The key themes and objectives across each target group were combined and condensed to form draft objectives for further input by residents and Camden Council.

Following comments from local residents and Camden Council, the objectives were refined to take into consideration additional concerns including more detail on communal open space and a focus on security improvements.

The finalised objectives then formed the part of the assessment defined as the Social Appraisal. The draft and finalised objectives are included overleaf.



## HOUSING



- Ensure no net loss of affordable housing floorspace.
- Deliver more homes including more affordable homes than currently provided.
- Provide homes that meet residents' housing need. This will include options for those who have current circumstances such as overcrowding, adult children living at home who require a home of their own and those wishing to downsize.
- Maintain current tenancy terms unless residents agree otherwise.
- Offer a wider choice of housing tenures, including intermediate housing and provide options for working households on low to average incomes including keyworkers.

## ENVIRONMENT



- Improve private amenity space eg balconies, gardens.
- Improve communal amenity space eg child playspace.
- Reduce anti-social behaviour problems and ensure safety onsite.
- Preserve a quiet, tranquil local environment.
- Improve sustainability and energy efficiency standards (lower bills for residents).
- Improve servicing facilities.

## ACCESSIBILITY



- Improve connections to the surrounding communities e.g. Oval Road linkages to Gilbeys Yard.
- Improve accessibility to the Canal where feasible.
- Improve car parking and cycle parking facilities in line with current requirements.
- Improve accessibility for all homes.

## WELLBEING



- Improve health and wellbeing.
- Provide housing and care options for elderly people and those with specialist needs.
- Minimise any disruption, allow communities to stay together and ensure any temporary moves are in close proximity to the estates.

## ECONOMY



- Ensure residents have access to employment and training opportunities arising from any works.
- Provide new commercial facilities eg shops and cafes or business space to enable economic growth.

## HOUSING



- Ensure no net loss of affordable housing floorspace.
- Deliver more homes, including more affordable homes than currently provided.
- Provide homes that meet residents' housing need. This will include options for those who have current circumstances such as overcrowding, adult children living at home who require a home of their own and those wishing to downsize.
- Maintain current tenancy terms unless residents agree otherwise.
- Offer a wider choice of housing tenures, including intermediate housing, and provide options for working households on low to average incomes, including keyworkers.

## ENVIRONMENT



- Improve private amenity space eg balconies, gardens.
- Improve communal amenity space eg playspace, open space, public realm, community facilities
- Reduce anti-social behaviour problems and ensure safety and security onsite.
- Preserve a quiet, tranquil local environment.
- Improve sustainability and energy efficiency standards (lower bills for residents).
- Improve servicing facilities and noise insulation

## ACCESSIBILITY



- Improve connections and relationship to the surrounding communities eg. Oval Road linkages to Gilbeys Yard.
- Improve accessibility to the canal where feasible.
- Improve car parking in line with current requirements.
- Improve cycling parking facilities in line with current requirements
- Improve accessibility for all homes.

## WELLBEING



- Improve health and wellbeing.
- Provide housing and care options for elderly people and those with specialist needs.
- Minimise any disruption, allow flexibility and choice, allow communities to stay together and ensure any temporary moves are near to the estates.

## ECONOMY



- Ensure residents have access to employment and training opportunities eg. apprenticeships for local young people arising from any works.
- Provide new commercial facilities eg shops and cafes or business space to enable economic growth.