



		OPTION 1 - DO NOTHING		OPTION 2 - ENVIRONMENTAL IMPROVEMENTS		OPTION 3 - REFURBISHMENT		OPTION 4 - INFILL		OPTION 5 - PARTIAL REDEVELOPMENT		OPTION 6 - FULL REDEVELOPMENT	
Topic	Objective	Score	Comment	Score	Comment	Score	Comment	Score	Comment	Score	Comment	Score	Comment
	Ensure No Loss of Affordable Housing	5	No loss of homes	5	No loss of homes	5	No loss of homes	5	No loss of homes	5	No loss of homes	5	No loss of homes
	Deliver more homes including more affordable homes than currently provided	0	No additional homes provided	0	No additional homes provided	0	No additional homes provided	3	10-20 additional homes created, though limited capacity for additional affordable homes to be provided	4	10-250 additional homes created dependent on the partial redevelopment option. More extensive redevelopment creates more additional homes	5	540-570 additional homes created dependent on the full redevelopment option. Significant number of new homes created on all scenarios
	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	2	Provide a proportion of homes meeting existing needs, Not taking account of identified overcrowding and accessibility issues	2	Provide a proportion of homes meeting existing needs, Not taking account of identified overcrowding and accessibility issues	2	Provide a proportion of homes meeting existing needs, Not taking account of identified overcrowding and accessibility issues	3	Provide a proportion of homes to meet existing needs. No changes to take account of current overcrowding or other housing needs. Some additional homes reprovided will be built to the residents needs	4	Provide a proportion of homes to meet existing needs. No changes to take account of current overcrowding or other housing needs. Some additional homes reprovided will be built to the residents' needs	5	Reprovision of all existing units allows for homes to be reprovided that meet their existing need egovercrowded and adult households.
	Maintain current tenancy terms unless residents agree otherwise	5	No changes to tenancy terms	5	No changes to tenancy terms	5	No changes to tenancy terms	5	No changes to tenancy terms	5	No changes to tenancy terms	5	No changes to tenancy terms
	Offer a wider choice of housing tenures including intermediate housing and provide options for working households on low to average incomes including keyworkers	0	No change to existing stock	0	No change to existing stock	0	No change to existing stock	1	Potential for a wider choice of homes with the new homes created	3	Additional homes will allow for a wider choice of homes to be provided. Less choice where minimal additional homes are provided	5	Additional homes will allow for a wider choice of homes to be provided. Greater opportunity where a large number of additional units are proposed.
Subtotal		12		12		12		17		21		25	

	Improve private amenity space eg. balconies, gardens	0	No change to private amenity space	0	No change to private amenity space	3	Bolt on balconies provided on all flats on the Good Practice option.	1	No changes to existing private amenity, new homes will have balconies to meet minimum design standards	3	Improved private amenity space on any reprovision or new home provided. More limited improvements where there are minimal additional homes. No change to any units that will remain as existing	5	Improved private amenity space on all options as balconies etc are reprovided to meet new minimum design standards
	Improve communal amenity space eg. child playspace, open space, public realm, community facilities	0	No change to amenity space	3	Reprovide the same amount of open spaces and green areas as existing, improve green areas, improve play areas, new trees and planting, limited impact on what can be achieved with space available	0	No change to amenity space	2	Infill development would impact on existing play space provision, though new playspace would be provided	3	Some improvements to community amenity space in line with design requirements	5	Improved communal amenity space in line with new design standards.
	Reduce antisocial behaviour problems and ensure safety and security onsite	0	No measures to reduce antisocial behaviour	3	Proposed CCTV cameras and improved lighting strategy around the existing site	3	Window replacement to improve security, no external safety improvements	0	No measures to reduce antisocial behaviour	4	Surveillance and improved lighting on all units that are not part of any redevelopment. Improved security and safety in line with new design guidance for any new built properties	5	Improved design safety and security across the whole redevelopment on all scenarios in line with current design guidelines
	Preserve a quiet, tranquil local environment	5	No changes to existing environment	5	No changes to existing environment	5	No changes to existing environment	2	Infill development would impact on existing privacy though daylight and sunlight would be minimised with limiting the height of existing buildings	2	Some changes to existing environment alongside any partial redevelopment	5	Some changes to the existing environment given full redevelopment. New private amenity space proposed seeking to maintain and improve quiet spaces
	Improve sustainability and energy efficiency standards	0	No changes to improve sustainability or energy standards	0	No changes to improve sustainability or energy standards	4	Minimum standard some improvement with window replacements and boiler upgrades, good practice - more improvements eg. PV panels, floor and wall insulation, Best practice - significant improvements in addition to good practice including roof conversion, and hybrid boilers and ground source heat pumps	1	New homes would meet design standards, no changes to existing homes	3	Any homes redeveloped will meet improved sustainability and energy efficiency standards. Any home to remain as existing will not have substantial improvements	5	All new homes will be built to today's design guidance with improved sustainability and energy efficiency
	Improve servicing facilities and noise insulation	0	No changes to existing servicing	0	No changes to existing servicing	4	Draught proofing and loft insulation for minimum standard. Improvement of bin stores and relocation of gas meters under Good Practice. Add-on lifts in all flat buildings, smart controls in addition under practice. Some limitations without redevelopment or existing units	0	No changes to existing servicing	3	New units will have improved servicing, any units retained will keep existing servicing arrangements	5	All new units will have improved servicing facilities
Subtotal		5		11		19		6		18		28	

Topic	Objective	Score	Comment	Score	Comment	Score	Comment	Score	Comment	Score	Comment	Score	Comment
ACCESSIBILITY	Improve connections and relationship to the surrounding communities e.g. Oval Road linkages to Gilbeys Yard	0	No changes to existing connections	1	Better signage introduced around the existing estate	0	No changes to existing connections	0	No changes to existing connections	3	Some improvements to existing connections on partial redevelopment, those units remaining as is will have no improvements to connections	5	Full redevelopment will allow for improved connections across the site a whole linking both Gilbeys and Juniper to the surrounding communities
	Improve accessibility to the Canal where feasible	0	No changes to accessibility to Canal	0	No changes to accessibility to Canal	0	No changes to accessibility to Canal	0	No changes to accessibility to Canal	3	Some improvements to accessibility to canal at Gilbey yard partial redevelopment options.	5	Full redevelopment will allow for improved accessibility to the site as a whole for both Gilbeys and Juniper
	Improve car parking facilities in line with current requirements	0	No changes to existing parking	0	No changes to existing parking	0	No changes to existing parking	0	No changes to existing parking	3	20-40 additional car parking spaces provided to serve needs of new homes, in addition to existing parking	5	All new homes will be designed to meet car parking policy requirements of Camden and the London Plan
	Improve cycle parking facilities in line with current requirements	0	No changes to existing cycle parking	0	No changes to existing cycle parking	0	No changes to existing cycle parking	0	No changes to existing cycle parking	3	Improved cycling facilities where new homes are built.	5	All new homes will be designed to meet cycle parking policy requirements of Camden and the London Plan
Subtotal		0		1		0		0		21		25	
WELLBEING	Improve health and wellbeing	0	No measures to improve health and wellbeing	2	Improved open space, and improved safety to existing estates	3	Improved condition of existing properties, increased safety and efficiency of existing buildings	0	No measures to improve health and wellbeing	3	Some measures to improve health and wellbeing through new open space on partial redevelopment, not all residents benefiting	4	Full redevelopment will allow for improvements to health and wellbeing across Gilbeys and Juniper with new build properties meeting design standards, new open space, and improved safety across the site. The construction works may cause some temporary negative impacts
	Provide housing and care options for elderly and those with specialist needs	1	Limited adaptations to existing homes are possible as needed	1	Limited adaptations to existing homes are possible as needed	1	Limited adaptations to existing homes are possible as needed	2	Limited adaptations to existing homes are possible as needed, potential for new homes to meet additional needs	3	More scope to provide adaptations to residents with any new homes developed including the reprovion units	4	Full scope to design new homes to meet housing needs, including a proportion of wheelchair accessible and adaptable for new tenants and to meet existing tenants needs
	Minimise disruption, allow communities to stay together and ensure any temporary moves are near to the estates	5	No disruption	4	Minor disruption for improvements to be made. No need to tenants to decant or move	2	Some disruption, more extensive if full refurbishment option is considered.	3	Some disruption whilst infill homes are built, unlikely that decant would be required	3	Some disruption to those part of any redevelopment, would be phased to ensure decant is limited to within the existing estate or nearby for as short a time as possible	2	Some disruption to those part of any redevelopment, this would be phased to ensure decant is limited to within the existing estate or nearby for as minimal amount of time as possible
Subtotal		6		7		6		5		9		10	
ECONOMY	No access to employment or training opportunities	0	No access to employment or training opportunities	0	No access to employment or training opportunities	0	Some access to construction jobs through extensive refurbishment options	2	Some access to training and employment through new homes being built but unlikely to be substantial to impact resident	4	Access to training and employment through partial redevelopment with new commercial floorspace and construction jobs	5	Access to training and employment through redevelopment with new commercial floorspace and construction jobs
	No new commercial facilities	0	No new commercial facilities	0	No new commercial facilities	0	No new commercial facilities	0	No commercial facilities	3	No commercial facilities	4	Reasonably significant commercial facilities provided as part of full redevelopment
Subtotal		0		0		0		2		7		9	
TOTAL		23		31		37		30		67		92	

Scoring system	Comments
0	Fails to meet the objectives as a whole
1	Fails to meet nearly all aspects of the objectives
2	Meets the objectives in some minor aspects but fails in the most of aspects
3	Meets the objective however there are some fundamental aspects so that this only satisfactory
4	This objectives is almost met, though not completely in some aspects
5	Meets all requirements, objective achieved in its entirety