

# The New Landscape of Social Housing

The Experience of Bolton Great Estates

# The New Landscape of Social Housing

Who are we ?

**Mark Turnbull**

Head of Neighbourhood Services, Bolton at Home

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# The New Landscape of Social Housing

Aims of today

1. **Housing** - a changing landscape
2. **Bolton at Home** - setting the scene
3. **Great Estates** - raising the bar
4. **Strategic Work** - new homes: new communities

# Housing – a changing landscape

- **What's changing?** - housing and H&CA
- **New Context** - bursting bubbles
- **Role of landscape** – making places

# Housing

a changing landscape

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## What's changing?

- 3m new homes
- The H&CA
- Holistic approach
- Placemaking



# Housing

a changing landscape



## New Context

- The bubble has burst
- Access to capital
- Sub-prime and social housing
- Falling values

# Housing

## a changing landscape

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### The role of landscape

- End of the chain?
- Filling in gaps?
- Landscape-ing



# **Bolton at Home - setting the scene**

Mark Turnbull

- **Bolton at Home** - origins, assets and aims
- **Decent Homes** - successes, limitations
- **Origins of Great Estates** - why? choice?
- **Approach** - engaging residents
- **Verdict** – what they thought

# Bolton at Home

## setting the scene

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## Bolton at Home

- ALMO's
- Origins and aims
- 3\* ALMO



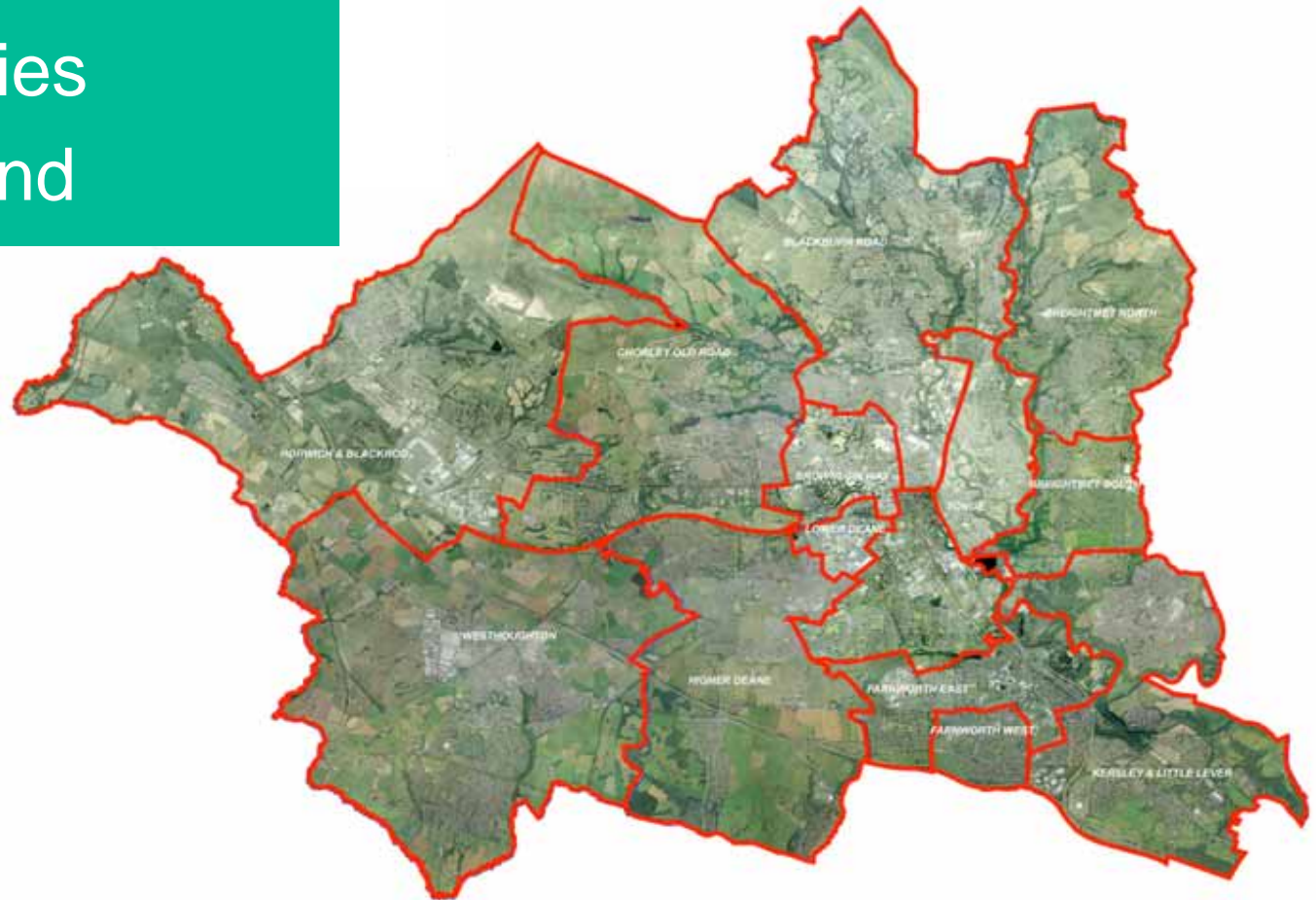
# Bolton at Home

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- 14 neighbourhoods
- 360 estates
- 18,000 properties
- Growing demand



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## Decent Homes

- successes
- limitations



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## Great Estates

- Why?
- Aims
- RIBA

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## Involving residents

- Approach
- Limitations



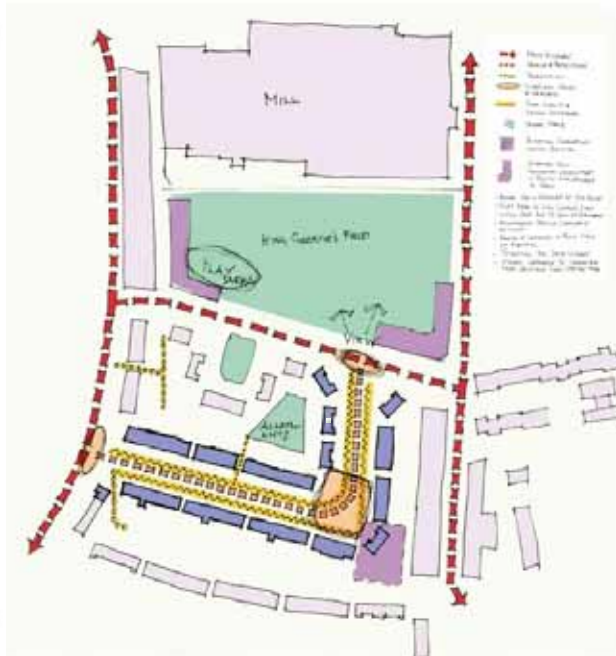
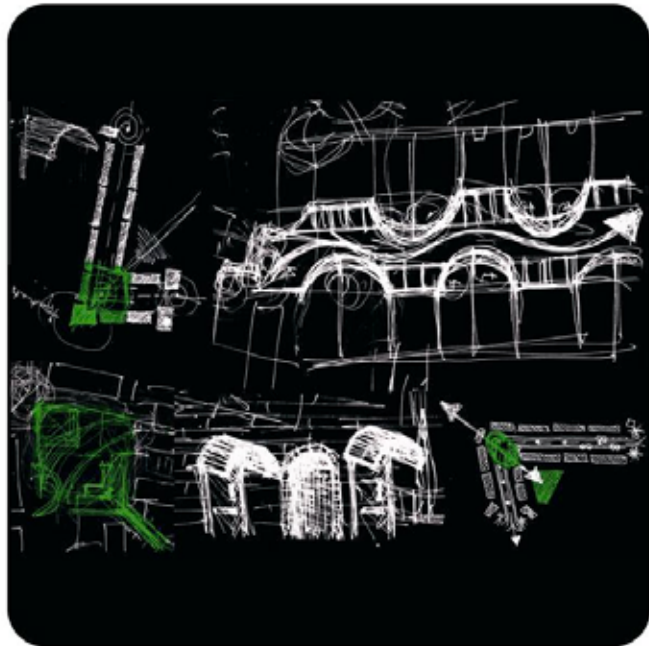
# **Bolton at Home – raising the bar**

Eddy Fox

- **Competition** - concepts
- **The Sites** - issues & challenges
- **Making it work** - virtual team, consultation
- **No pain, no gain** – implementation
- **Worth it in the end** - transformation

# Great Estates

raising the bar



## Winning the Competition

- Design for five small pilot schemes
- Conceptual sketches, analysis and concept plan
- Success based on integrated team and creative approach

# Great Estates

raising the bar

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# Great Estates

raising the bar



## Issues & Challenges

- Boundaries
- Gardens
- Parking & Drives

# Great Estates

raising the bar

## Issues & Challenges

- Maintenance
- Defensible space
- Parking & shared space
- Legibility



# Great Estates

raising the bar



## Making it work

- Virtual team meetings
- 4 stage consultation
- Contractor panel
- Public art



# Great Estates

raising the bar

## Proposals

- Different solutions for different estates



# Great Estates

raising the bar

## No pain, no gain

- Levels
- Sliding gates
- Trees



# Great Estates

raising the bar



## No pain, no gain

- Drainage
- Residents complaints
- Canopies



# Great Estates

raising the bar

## No pain, no gain

- Fencing
- Binstores
- Legibility



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Worth it in the end: Shepley Avenue

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Worth it in the end: Brownlow Way

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Worth it in the end: Hall i'th Wood

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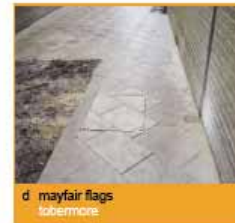
**Worth it in the end: Thornbank**

# Great Estates

raising the bar

## Other work

- Design Guide



# Strategic Work - new homes: new communities

Patrick Berry/Mark Turnbull

- **Environmental Asset Audit**
- **Project Newbuild**
- **The Future** - n'hood frameworks, masterplans?
- **Conclusions** - landscape and regeneration

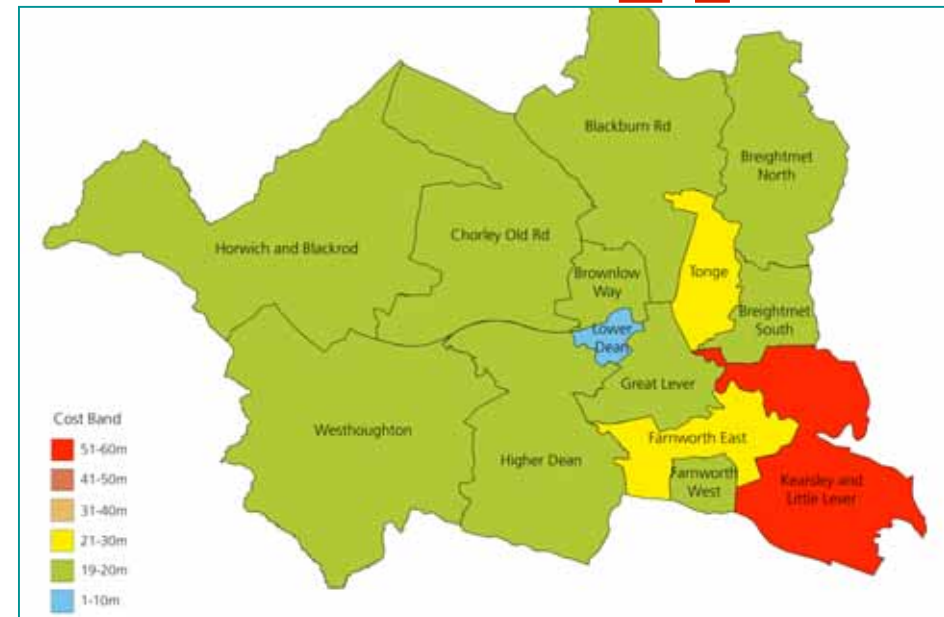
# Strategic work

## New homes: new communities

### Environmental Asset Audit

- Survey of external space
- GIS
- Categories
- Costs

Repair Estate	Properties	Area	Apartments	Houses	Category	Public Space	Highways
Platt Hill	123	71,840		100	3	10	20
Patterson / Harrop	34	7,342		100	3	0	20
Hunger Hill	97	47,810		100	2	5	20
Hulton Lane I	179	42,440		100	4	10	15
Hulton Lane II	49	6,515	100		3	50	10
Willows I	378	95,820		100	5	10	20
Willows II	10	2,527		100	2	0	0
Willows III	12	3,614	25	7	4	10	10
Hawthorne Road A	12	5,000		100	3	10	10
Hawthorne Road B	36	6,000			2	50	20
Hawthorne Road C	36	9,000	Needs to be reassessed			20	20
Merton	88	16,050	50	50	4	20	10
Deane Church Lane	37	4,232	100		3	40	20
Rutherford House	8	808	100		3	40	30
Blackledge Street	33	10,100	40	60	4	40	20
Dove Mill	52	5,930	50	50	3	40	20
Alexandra Street I	11	2,555		100	3	40	20
Alexandra Street II		no info		100	3	5	20

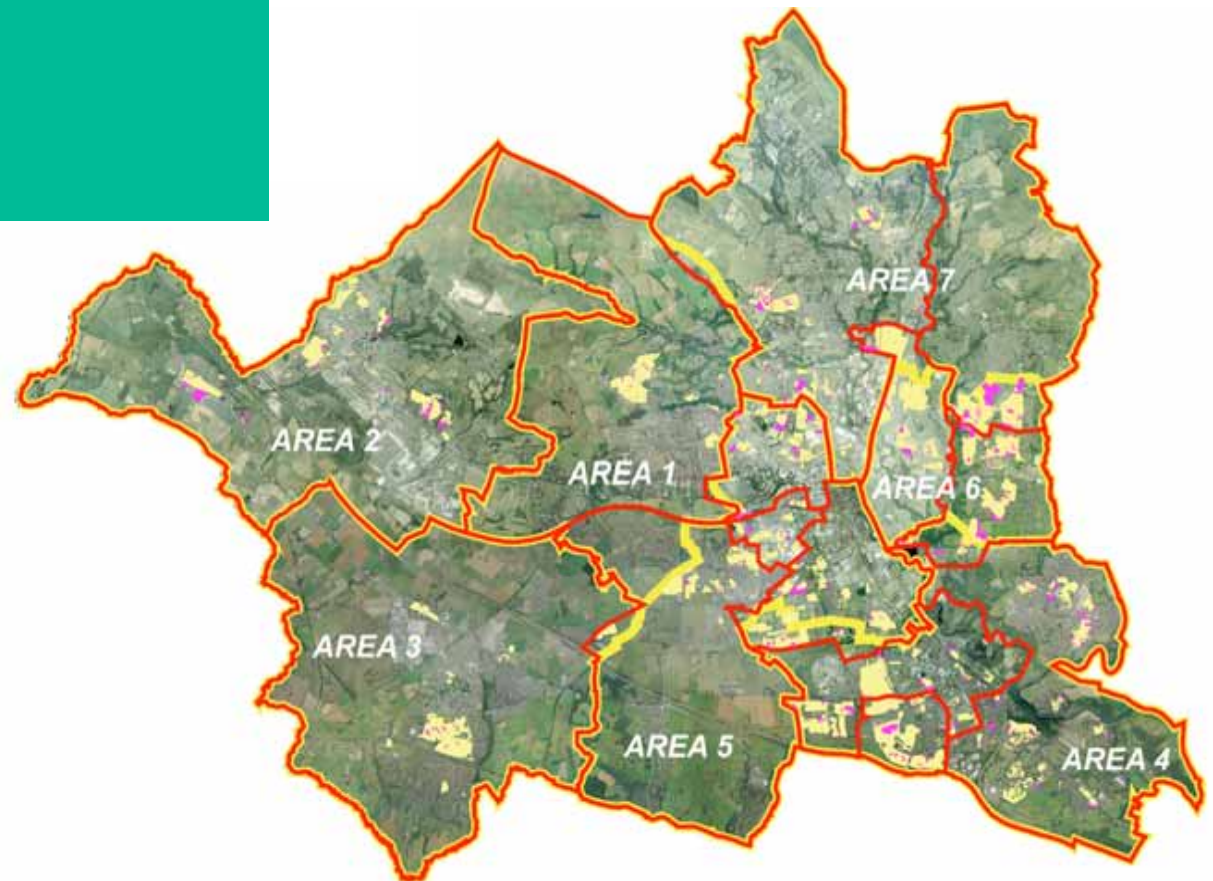


# Strategic work

New homes: new communities

## Project Newbuild

- Development opportunities
- Delivery models
- Holistic approach



# Strategic work

New homes: new communities



## The Future

- Neighbourhood frameworks
- Site masterplans
- New housing models
- Sustainability
- Great Estates 2

# Housing

## a changing landscape



## Conclusions: the client's perspective

- Partnerships
- Blurring boundaries
- Listening to people
- Raising aspirations

# Bolton at Home

setting the scene

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## The Verdict

“ It’s a big improvement what they’ve done here, a lot of tenants are...actually taking pride in their gardens and putting hanging baskets up and everything. ”

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## The Verdict

“ When we first saw the fencing, we thought, what the ‘eck’s that? but it’s secure and it doesn’t blow down in the wind. Everything else is bob on really. I like what they’ve done. ”

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## The Verdict

“ I’ve lived here 18 years and this is the first time it’s changed. It’s the first time they’ve done anything on the estate since we moved in, so all this has been a really, really good thing and it’s totally changed it. ”

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## The Verdict

“ The majority of the residents are happy with what’s been done. It’s brought the neighbourhood together, what we have found since all this has taken place is that we talk more, it’s really knitted the whole community together.. ”