Residents Briefing
7th March 2016
Proposed Site Area (exc. Southchurch Rd) approx. 38,500 sq.m

Current Built Residential Area approx. 2880 sq.m

PERCENTAGE OF SITE CURRENTLY OCCUPIED BY RESIDENTIAL FOOTPRINT = 7.5%
The 6 Big Moves

1. New Greened landscaped area (proposed)
2. Clearly defined urban blocks in green tissue to match Southend typology grid
3. Clewer Road to be widened to 15m to accommodate new traffic
4. New commercial/mixed use development directly connecting Railway Station to town centre
5. Junction re-landscaped to connect Pier Head and make it a focus
6. Physically reconnect the Town Centre by removing poor underpass
A Better Queensway
The 6 Big Moves

1. Create a series of usable large greened open areas incorporating Sustainable Urban Drainage.
2. Reintroduce clearly defined urban blocks and streets to match typical Southend grid.
3. Potentially widen Chichester Rd to accommodate new traffic diversions for the A13.
4. New commercial/mixed development directly connecting the railway station to the town centre.
5. Re-connect Porters and the Church into the new Regeneration Area
6. Physically reconnect the town centre by covering over underpass and protecting through traffic to the seafront
Housing

The Tower Blocks

- **Strategic** — Make a bold, positive statement about the future of Southend and the way in which the Council is being proactive in addressing housing needs.

- **Holistic Approach** — Removing the existing tower blocks provides an opportunity to design a scheme that integrates a variety of tenures and uses within the fabric of a new scheme.

- **Residential Values** — Retaining the tower blocks, even extensively refurbished tower blocks will have a negative impact on values.

- **Market demand** — Soft market testing has shown a desire from the market to address the estate holistically without the towers.

- **High cost renovation** — Cost research has shown that renovating the towers is potentially significantly more expensive than rebuilding the units.

- **Density** — Retaining the towers will reduce the potential number of units that can be delivered on the site and the quality of place in which they would be developed.

- **Design** — A better designed and higher quality living environment can be better achieved with the removal of the towers.

- **Community space** — Community space can better be delivered with the removal of the towers.
Engagements Events
A day in the life residents Session 1st February 2016

Feedback Summary
• Communication within the Council
• Isolation and poor sense of Community
• Liveable Environment
• Empowering residents to be responsible for their community
• Assistive Technology
• Governance and facilities management
Engagements Events
Community Offer session 14th December 2016

Feedback Summary
• Community Facility mapping
• Socio-economic interests and likely service access needs
• Discussions on the look and feel of ‘good neighbourhood’
• Area not felt to be needing a new ‘physical’ community facility
• Community Connectivity
• Blending of current facilities
• Safe Community
With the HUB at the centre of future 3rd party support for the area, we will seek to expand, improve access and better signpost the existing offers adjacent to the site.
Engagements Events
Youth engagement session 17th February 2016

Feedback Summary
We asked ten, 13-14yr olds to tell us what they thought of the area they live;

- The group generally feel safe in their existing environment
- They all expressed enjoying attending the youth group and socialising with friends at the storehouse.

- The group voiced that they do not like the antisocial behaviour they witness taking place in the area.
- To improve the area the group would like to see more technology, better play areas and more activities
Design Option Development
Design Option Development
You Said, We will

• Provide Community allotment areas – Roof Areas and semi private communal areas.
• Create a range of safe playable and activity areas for different ages.
• Create a safer more accessible environment for all.
• Install a temporary multi-use games area
• Provide access to appropriate technology to help improve access to local services.
## What are my Options

### Leaseholder Options;

<table>
<thead>
<tr>
<th>Leaseholder Type</th>
<th>Sale of flat to SBC</th>
<th>Leasehold Swap</th>
<th>Shared Equity</th>
<th>Leaseholders becoming tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Leaseholder</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes – subject to means test</td>
</tr>
<tr>
<td>Non – Resident (Landlord)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

### Resident Options;
- Stay on site in existing property during construction
- Permanently move off site within the borough (if property available)
- Move to another property within borough (if property available)

**IT WILL BE APPROXIMATELY 2 YEARS BEFORE THE FIRST TENANTS WOULD NEED TO MOVE.**

Staff will be available at the HUB in Victoria Shopping Centre to support people and talk through options.
Next steps

• Continual building maintenance and security during process
• Design workshop to help further shape the emerging masterplan design
• Tenant consultation forms issued and helpline set-up
• Soft Market Testing

IT WILL BE APPROXIMATELY 2 YEARS BEFORE THE FIRST TENANTS WOULD NEED TO MOVE