



Quod

Affordable Housing and Regeneration

Development Economics and Housing Advisory Team




Introduction

Quod's Housing Advisory team provide bespoke advice to a range of private and public sector clients in respect of Affordable Housing & Regeneration Projects. The team has specific expertise in dealing with matters relating to:

- Estate Regeneration: Advising on all stages of estate regeneration from the initial option appraisal testing through to design, engagement (including resident ballots), planning and delivery.
- Tenure Models: Providing bespoke advice on a range of types, tenures and models of affordable housing including design, planning, management & valuation.
- Local Housing Need: Preparing local housing need, affordability and housing strategy evidence to inform the mix of types and tenures of homes. This often includes a Local Housing Needs Survey to ensure the requirements of local residents are responded to.
- Local Engagement: Engaging with residents, employers and other local stakeholders (including public service providers) to identify local housing needs and communicating the key socio-economic benefits of affordable housing.
- Registered Providers: Advising on the forward sale or management of affordable housing land and/or buildings to Registered Providers and other investors. We also advice on the formation of new Registered Providers.
- Grant Applications: Preparing affordable housing grant applications on behalf of Registered Providers, Local Authorities and other private sector developers and investors. This includes applications to the GLA and Homes England.
- Planning Applications: Agreeing the optimum amount, type and mix of affordable housing and detailed S106 agreement terms having regard to planning policy and other material considerations.
- Expert Witness: Directors of the team have acted as expert Witness in respect of housing delivery matters at numerous public inquiries.
- Policy & Guidance: We regularly prepare evidence and written representations to inform the preparation of planning policy and other professional guidance, including attendance at local plan inquiries.

Quod's Housing Advisory team advises a range of private and public sector client including Registered Providers and Local Authorities. Some of our key projects and clients are set out on the next page.

 Quod is market leading – one of the top planning consultants in the country. I have used all of the services they offer, from planning advice to environmental, housing and socio-economics consultancy. It's great working with a thoughtful, innovative team that understands how planning fits within the wider development process.

Tom Clarke
Planning Director
Wellcome Trust

Previous experience

Projects + outcomes

Bellamy Close and Byng Street, Tower Hamlets (One Housing)

Summary

The team have supported One Housing in the options appraisal, detailed design and planning application for the regeneration of a small estate close to the high-density developments of Canary Wharf. Our work has included supporting the development and refinement of options and the successful ballot in support of the preferred option and liaising with the Council and the GLA to agree the appropriate types and tenures.

Estate Regeneration Programme, Ealing (Ealing Council)

Summary

We have advised Ealing Council on the options for refurbishment, adaptation or redevelopment of a number of estates, helping residents make informed decisions on the best way forward. Our work has included financial modelling, social value assessments and an options appraisal in line with the Green Book and other guidance.

Hinxton Campus, South Cambridgeshire (Wellcome Trust)

Summary

The team advised Wellcome Trust on the proposed expansion of their Hinxton Campus in South Cambridgeshire. In addition to research facilities, the trust wanted to provide 1,500 homes on site for its staff, supporting its expanded world leading research activities. Quod worked with the local authority to agree a housing strategy that enabled the affordable homes to be prioritised to campus workers.

Small Sites (Adur & Worthing Councils)

Summary

The team advised Adur & Worthing Councils on their small sites programme. The programme has identified many small sites which have the potential to be redeveloped as affordable housing. Our role has included advice on viability and affordable housing tenure models.

Jubilee Leisure Centre, Westminster (Westminster Council)

Summary

The team advised Westminster City Council on the development of the Council's Jubilee and Moberly Sports Centre sites. A joint venture was formed with EcoWorld, enabling the Council to receive a new leisure facility and homes for intermediate rent, funded by private sale development.

Berinsfield Oxfordshire (South Oxfordshire DC)

Summary

The team completed an options appraisal for the regeneration of an existing affordable housing estate in Oxfordshire, using an urban extension to fund new leisure, education and library facilities. Quod were appointed as lead consultant for the project and managed a multidisciplinary team to identify and assess options for the existing estate. The proposal was allocated within the Council's new local plan.

Previous experience

Projects + outcomes

Otterpool Park, Folkestone (Folkestone Council)

Summary

Otterpool Park is a 10,000 home Garden Town proposed for development near Folkestone. Quod were engaged to develop a Housing Strategy, ensuring that this would meet the needs of local people, support public services (via keyworker homes) and respond to the needs of growing local businesses for whom housing availability is a key challenge. Quod prepared the housing strategy and provided evidence at the Local Plan inquiry to secure the site allocation details.

Camden Community Investment Programme (Camden Council)

Summary

The team have supported Camden Council in delivering upgrades to a number of its estates and community facilities. The work involved identifying the optimum option for each area and pooling of surpluses from any commercial development to deliver new public facilities. Quod's work has included redevelopment at Bacton Low Rise estate, refurbishment at the Chalcots estate, infill at Maitland Park estate and the delivery of new community assets.

Some of the other housing and regeneration projects we have are presently advising on include: -

- Barking Riverside (Barking), L&Q & Barking
- Brent Cross Central Estate, (Barnet) Brookfield & Hammerson
- Castle Lane (Westminster) Landsec & Notting Hill Genesis
- Citroen Site (Hounslow) London & Quadrant
- Cundy Street Quarter Estate (Westminster), Grosvenor
- Didcot Garden Town (South Oxfordshire DC)
- Enfield Land & Estates (Enfield Council)
- Gilston Park Estate (East Herts), Places for People
- Kings Cross Central, (Camden) One Housing and Argent
- Lollard Street (CWG & Lambeth Council)
- Otterpool Garden Town (Folkestone and Hythe DC)
- Sherwood Close Regeneration (Ealing) Clarion Housing Association
- Stone Grove and Spur Road Estate (Barnet) Barnet Council
- White City Campus, (LBHF) Imperial College
- Southwick Estate (Adur Council)

For further information on Quod's Housing & Regeneration expertise contact Claire Dickinson, Chris Wheaton or Thomas Hatch.

