

HOUSING REGENERATION RESPONSE TO WECNF APPLICATION FOR WEST EALING CENTRE NEIGHBOURHOOD AREA

Dear Steve,

I write in relation to the application made by West Ealing Centre Neighbourhood Forum (WECNF) for West Ealing Centre to be designated as a Neighbourhood Area. My interest in the application relates to the WECNF boundary, illustrated at Schedule A of the application documents, and specifically the inclusion of the Dean Gardens Estate (also known as Sherwood Close Estate) and Green Man Lane Estate within the designated area.

The Council's 2008 review of the borough's largest municipal housing estates identified that there were eight estates where the Decent Homes works alone would not provide the transformational effect that the areas demanded and therefore required a higher level of intervention. Both the Green Man Lane and Dean Gardens Estates were identified among the eight High Intervention Estates. Detailed resident consultation on the High Intervention Estates has looked at the potential and capacity for regeneration and resident aspirations for their neighbourhoods. Housing Regeneration's broad objectives for the regeneration programme are:

- Put residents at the heart of delivering regeneration;
- Transform deprived and run-down neighbourhoods;
- Provide mixed tenure developments (including socially rented, intermediate and private homes);
- Provide environmentally sustainable urban development and improve the public realm;
- Provide a better mix of bed sizes;
- Contribute to the reduction of the Housing Revenue Account investment gap.

I consider that the abovementioned objectives to be generally concordant with WECNF's stated aim (at Schedule D, part 2) to "...further the social, economic, environmental and general well-being of individuals living in the area of central Ealing", insofar as this statement relates to the Green Man Lane and Dean Gardens Estates.

In respect of the progress of redevelopment proposals, Green Man Lane Estate benefits from outline planning permission (ref: P/2010/0419) for a four-phase development programme to deliver 706 residential units, a community centre, community café, enterprise office accommodation, a gymnasium, publicly accessible open space and improved public realm. As part of the outline planning permission the Planning Service secured monetary contributions towards the delivery of a public realm scheme outside of the masterplan area to provide improved pedestrian and cycle access from the estate to the West Ealing town centre, principally through a scheme to pedestrianise Brownlow Road. Development has commenced and it is expected that the masterplan development would be completed in 2021.

Schedule B of the WECNF application identifies that the Council is pursuing the redevelopment of Dean Gardens Estate, and indeed, Affinity Sutton has been selected by the Council as the preferred development partner to pursue a wholesale redevelopment proposal. This will be a residential-led scheme comprising private sale, intermediate and social rented housing. It is intended that the local community, including existing residents, will be consulted as part of the pre-planning programme which is due to be progressed over the next 7-months. Affinity Sutton have advised that a full planning application for the Dean Gardens Estate would be submitted to the Planning Service in April 2013.

In summary, I consider that the objectives of the Council's estate regeneration programme to correlate with WECNF's stated aims and objectives.

Please contact me should you wish to discuss any element of the proposals for the Green Man Lane Estate or Dean Gardens Estate.

Kind regards,

Peter Gaffikin

Housing Regeneration Manager – Dean Gardens Estate & Green Man Lane Estate