

Tinkers Green and Kerria Redevelopment Consultation Report October 2015

1. Introduction

In 2012 Tamworth Borough Council Cabinet approved plans to deliver area-based housing regeneration for struggling Estates.

Tinkers Green in Wilnecote and Kerria in Amington emerged as priority areas for comprehensive regeneration and feasibility work was completed in November 2012, establishing the business case and options for delivery.

Following initial consultation exercises held in July 2014 and January 2015, outline planning permission was secured for both the Tinkers Green and Kerria regeneration projects. In order to progress these sites a tender needs to be prepared to inform the procurement of a developer.

As part of the process of developing the tender documents a third phase of consultation was undertaken to gain feedback on key areas that will inform the preparation of the final tender brief, including the external and internal appearance and environmental sustainability of the new properties. The consultation was open to anybody with an interest in the redevelopment and regeneration of the Tinkers Green and Kerria estates but key groups were actively invited to participate.

2. Consultation format

The purpose of this consultation was to gain feedback on 4 key areas that will inform the preparation of the final tender brief to be approved by Cabinet on 26th November 2015. The 4 key areas consulted on were:

1. Elevations/external appearance
2. Internal requirements
3. Environmental Sustainability
4. Community and Local Economy

2.1 Who was consulted?

Whilst the consultation was open to anybody with an interest in the redevelopment and regeneration of the Tinkers Green Estate, the following groups and representatives were actively invited to participate and provide feedback on the proposals:

- Existing residents of the Tinkers Green and Kerria Estates;
- Residents living within the area surrounding the Tinkers Green and Kerria Estates;
- Local business owners;
- Local councillors;
- Staffordshire Police;
- Tamworth Borough Council Tenant Consultative Group;
- Tamworth Borough Council Housing Management Team;
- Local health partners; and
- Schools in the vicinity of the site

It is important to note additional groups and representatives not identified within the list above had the opportunity to participate and provide feedback throughout this process.

2.2 How were groups and representatives consulted?

The consultation was conducted in a variety of ways, in order to give sufficient opportunity for different groups and representatives to provide their views in a setting which was appropriate for them. The following methods were used:

- A public consultation event was held on Saturday 24th October 2015 at the Carnegie Centre, Tamworth (9am-1pm) to which local residents, business owners, ward councillors and other groups and representatives were invited to attend.
- A meeting with the Council's Tenant Consultative Group was held on 13th October 2015 at the Council's offices.
- A meeting with the Ward Councillors for Wilnecote and Amington was held at the Council on 15th October 2015
- A meeting was held with residents of TBC's Magnolia Sheltered Housing Scheme on 16th October 2015
- A meeting was held between the Director of Housing and Health and the Council's Portfolio Holder for Economy and Education on 13th October 2015
- A meeting was held between the Director of Housing and Health and the Council's Portfolio Holder for Housing and Waste Management
- An online survey was created to allow people unable to attend any of the consultations to give their feedback. The survey was posted on the dedicated Regeneration web page on 13th October 2015 and a direct link to the survey was sent to the Council's Housing Management Team, Public Health Colleagues and Staffordshire Police on 14th October 2015

The consultation events were publicised using a variety of methods to ensure everybody wishing to provide feedback was notified in sufficient time. This was done through the following:

- Postcards advertising the date, time and contact details of the event, in addition to a website address and telephone number to obtain further information for those unable to attend, were hand-delivered to all addresses within the Tinkers Green and Kerria Estates and the surrounding areas determined using a consultation area map which identifies roads whose residents would be most affected by the redevelopment and/or likely to use the existing facilities on the estate and also in Councillors pigeon holes;
- Advertisements for the consultation events were placed in local schools, local shops and within the public reception area of the Council's offices;
- Information on the events was provided on the Council's website with a link to an online survey; and
- An article was placed in the Tamworth Herald 8th October 2015



Respondents to the consultation were able to provide their views in a variety of ways, including:

- Responding in person to the Council's representatives at the events to answer questions and provide information;
- Completing feedback forms in which written comments were invited
- Providing comments online via the Council's dedicated website link <http://yourhometamworth.wordpress.com> or via its email address regeneration@tamworth.gov.uk; and

3. Analysis of responses

Between 12th October 2015 and 24th October 2015 58 people provided their feedback across the range of methods listed above.

As well as providing general feedback which will be discussed in section 3.5 consultees were asked 10 key questions relating to aspects of the new build properties on the estates (as per the survey document in appendix 3). This section of the report will explore the responses given to these questions.

3.1 Elevations/external appearance

Question 1

Respondents were asked to rank in order of preference three typical housing styles; traditional, traditional with modern elements and modern (see examples sheet in appendix 4).

As was found at previous consultation events the traditional style properties received the most support. The overwhelming majority of respondents ranked the traditional style housing as their first preference (76%) and traditional with modern elements as their second choice (76%). Very few people favoured the modern properties.

2 respondents felt that a mix of traditional properties and some with modern elements would help the schemes look less homogenous and easily identifiable as a “Council Housing estate”.

Question 2

Respondents were asked to rank 4 different brick colours in order of preference (Brown, Red, Grey and Yellow).

Brown bricks were the most popular with 66% of respondents ranking this as their first preference. Red brick was the most popular second choice followed by grey and the third choice, then yellow.

Several people commented at the events that properties brick colour should take into account the colour of surrounding properties so that the new properties blend in.

Question 3

Respondents were asked to choose between pitched and hipped roofs. 83% of respondents demonstrated a preference for pitched roofs.

Question 4

Respondents were asked to choose between slate and clay roof tiles. Just over half of respondents (61%) expressed a preference for clay tiles.

Overall, responses to questions regarding the external appearance of properties indicates a preference for houses of a traditional style constructed from brown brick with pitched roofs in clay tile.



3.2 Internal requirements

Question 5

The survey listed 8 of the Lifetime Homes Standard's design criteria and asked respondents to rank them in order of importance to them (full list can be viewed in appendix 3).

Overall those consulted with were in support of Lifetime Homes Standards being incorporated into the new properties. Access into and around the properties seemed to be viewed as most important with level access thresholds ranked as most important, followed by a parking space close to the house then wider hallways and doors for wheelchair access and turning space for wheelchairs in all rooms.

3.3 Environmental Sustainability

Question 6

Respondents were asked what was most important to them when considering energy efficiency measures out of three criteria.

Saving money on utility bills (43%) and a warm home (39%) received similar amounts of votes whereas carbon saving was much less popular (18%).

Question 7

Respondents were asked to rank a selection of energy efficiency measures in order of preference (solar panels, heat pumps, district heating and high levels of insulation).

Solar panels were the most popular (40%), followed by high levels of loft and cavity insulation (33%). The majority of people ranked a district heating system as their last choice.

Overall, people consulted with were in favour of energy efficiency measures being built into new properties though many stated that were unfamiliar with some of the measures mentioned in the survey (such as heat pumps and district heating) suggesting that more information would be needed in order for an informed choice to be made.

Question 8

Respondents were asked to rank a selection of wildlife promoting features in order of preference.

Bird boxes, bat boxes and additional tree planting were all ranked equally first (receiving 28% each). Additional tree planting proved to be a divisive issue as it was also the feature, most ranked last. Further comments regarding the planting of trees can be seen in section 3.5 below.

Overall, sustainability measures were viewed as important by those consulted with. Measures that promote wildlife habitats were viewed as less important than energy efficiency measures, which many people felt should be a key consideration in the new properties.

3.4 Community and Local Economy

Question 9

Respondents were asked to rank a selection of opportunities that developers might offer to local people.

A proportion of those working on the development coming from the local workforce was ranked the highest, followed by apprenticeships for local people. Work experience placements and site visits for local schools were ranked the lowest.

Several people consulted were strongly in favour of apprenticeships and jobs for local people as they felt there was a lack of opportunities locally.

Question 10

Respondents were asked what types of apprenticeships or work experience placements they thought would be most beneficial out of a selection of 3.

Construction was seen as the most beneficial (65%), followed by Surveying and then project/site management.

3.5 Other comments, ideas and thoughts

As well as responding to the above questions consultees were invited to share other comments on the developments, a summary of which is listed below.

- Whether the postbox outside the shop at Tinkers Green be moved when the demolition starts
- That the developments should include a mixture of the features discussed (i.e. mixture of brick and render, mixture of slate and clay tiles, different colour front doors) so that the site isn't automatically identifiable as 'Council housing'.
- If low cost home ownership is to be included on the site it should be spread around the site rather than grouped together so that it is integrated.
- Traffic calming measures should be considered on the sites
- One person commented that there should be a shop on the Tinkers Green site
- There will be a period of time where there is no shop on the Kerria site. How will the impact of this be mitigated?
- Trees at the top of the Kerria site should either be moved or changed to a less invasive species as they currently spread into neighbouring gardens and drip sap on residents' cars.
- If new trees are to be planted then consideration needs to be given to where they are planted and what species they are. Shouldn't just be left up to the developer

- One Solar panel per property would have minimal impact on the look of the property but more than that might make the roofs look unattractive
- Happy to include any suitable energy efficiency measures as long as they are not too costly
- In favour of changing the name of the estate/streets. Like the idea of linking them with the history of the area.
- Involve local people or local schools in choosing street names
- TBC should work with the neighbouring schools like we did at Kipling Close with Waterloo to provide wider social benefits to the schools.
- The properties should be sensitively let and to a mixture of different people/incomes etc. to avoid problems returning to the site and to create a better sense of community.
- In favour of a lettings plan to ensure a social mix on the sites
- Will tenancies be let as flexible/fixed term?
- If tenancies are let as flexible/fixed term will people be eligible to have their properties adapted?

4. Conclusions

Over the course of the 2 week consultation period 58 people participated and shared their opinions on key aspects of the development process, helping inform the preparation of the final tender brief.

As with earlier consultations strong preference was expressed for the traditional dwelling style suggesting that consideration should be given to requesting developers base their bids on this property type.

Lifetime Homes Standards were seen as important, in particular those relating to access into and around the properties so this may be something that needs to be included within the tender brief.

Energy efficiency measures were also seen as important though knowledge of the options available was limited in some cases making it difficult for people to express their preferences. If energy efficiency measures are to be specified within the tender brief the findings of this consultation should be considered in combination with the independent advice provided to the Council by Marches Energy Agency.

Strong views were also expressed regarding the employment of local people within the development and the creation of apprenticeships for young people locally suggesting that this should feature within the final tender brief.

Less strong preferences were shown regarding the details such as brick colour, roof type and wildlife promoting features. These details will form part of the Reserved

Matters Planning application and therefore further public consultation in partnership with the appointed developer could be beneficial.

A number of other issues were raised through the consultation that will need to be considered at a later date such as the naming of streets and how properties should be allocated.

Appendix1: Event invites

**Your community, your call:
Community Consultation Event**

**Come and talk about the future
of **Tinkers Green** and **Kerria****

**Saturday 24 October
10.00am - 1.00pm**

Have your say!

**The Carnegie Centre,
Corporation Street, Tamworth, B79 7DN**

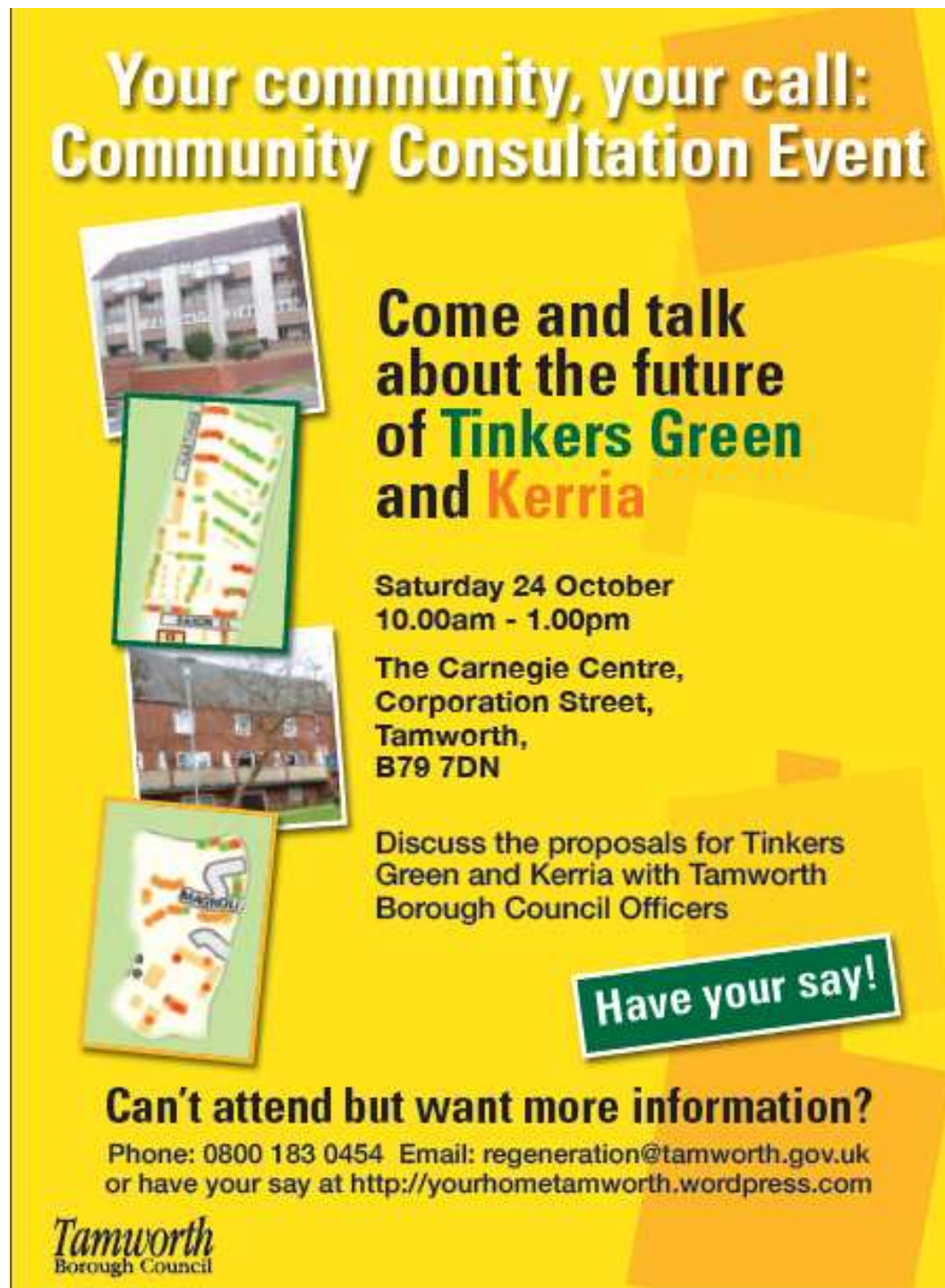
**Discuss the proposals for Tinkers Green and
Kerria with Tamworth Borough Council Officers**

Can't attend but want more information?


Phone 0800 183 0454, email regeneration@tamworth.gov.uk
or have your say at <http://yourhometamworth.wordpress.com>



Appendix 2: Event posters



**Your community, your call:
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Tamworth
Borough Council

Your community, your call: Community Consultation Event



**Here
TODAY
10am to 1pm**

Come in and talk
about the future of
Tinkers Green and
Kerria and discuss
proposals with
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Have your say!

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Tamworth
Borough Council

Appendix 3: Survey



Tinkers Green & Kerria Regeneration Project Survey

Tamworth Borough Council would like to gain feedback from residents on options for the development of new homes across the Tinkers Green and Kerria regeneration sites. This feedback will be used in the preparation of the tender document which the Council will be using to procure a developer to build these new properties.

This consultation is open until 25th October 2015

Elevations/External Appearance

Q1 Please rank the following dwelling styles in order of preference, with 1 being most favourite and 3 least favourite. (See accompanying Elevations & External Appearance sheet for examples).

	1	2	3
Traditional	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traditional with modern elements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Modern	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q2 Please rank the following brick colours in order of preference, with 1 being most favourite and 4 least favourite. (See accompanying Elevations & External Appearance sheet for examples).

	1	2	3	4
Red	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Brown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grey	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Yellow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q3 Which type of roof do you prefer? Please select one. (See accompanying Elevations & External Appearance sheet for examples).

- Pitched roof
- Hipped roof

Q4 Which type of roof material do you prefer? Please select one. (See accompanying Elevations & External Appearance sheet for examples).

- Slate tiles
 Clay tiles

Internal Appearance & Adaptability

Q5 The following criteria are part of the Lifetime Homes Standard which aims to ensure that homes are flexible and adaptable to a household's changing needs. Please put the following criteria in order of importance to you, with 1 being most important and 8 being the least important.

	1	2	3	4	5	6	7	8
A parking space that's close to the house and wide enough to allow for a wheelchair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A level access threshold	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hallways and doors wide enough to allow for wheelchair access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Circulation space for a wheelchair in all rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A ground floor bathroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stairs capable of incorporating a stairlift	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Level access shower or wet room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
All controls (i.e. electric switches, thermostat etc.) to be lower down (between 450-1200mm from the floor)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Environmental Sustainability

Q6 Which of the following is most important to you when considering energy efficiency measures? Please rank in order of preference, with 1 being most important and 3 being the least important.

	1	2	3
A warm home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Saving money on utility bills	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental friendliness/carbon saving	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q7 Which of the following energy efficiency measures would you be interested in seeing in new homes? Please rank in order of preference with 1 being of most interest and 4 of least interest.

	1	2	3	4
Solar Panels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Heat Pumps	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A district heating system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High levels of loft & cavity insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q8 Features can be built into new estates that promote wildlife habitats. Please rank the following features in order of preference with 1 being of most importance and 4 of least importance.

	1	2	3	4
Additional tree planting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nectar rich plants for bees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bird nest boxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bat boxes or bricks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Community and Local Economy

Q9 Which of the following opportunities do you think would be more valuable to people locally? Please rank in order of preference with 1 being most valuable and 4 least valuable.

	1	2	3	4
A mandatory proportion of those working on the development coming from the local workforce	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apprenticeships for local people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Work experience placements for local school/college students	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Workshops and site visits for local schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q10 If apprenticeships or work experience placements were to be provided which area of work do you think would be most valuable? Please rank in order of preference with 1 being most valuable and 3 of least valuable.

	1	2	3
Construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surveying	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Project/site management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Thank you for completing this survey

Appendix 4: Survey Examples Sheet

FRINKER'S GREEN & KERRIA REGENERATION PROJECT SURVEY ELEVATIONS & EXTERNAL APPEARANCE EXAMPLES

Question 1 – Dwelling Styles

Traditional



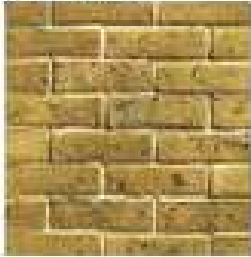
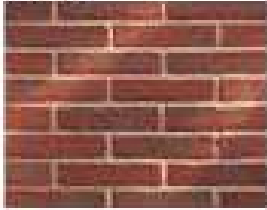
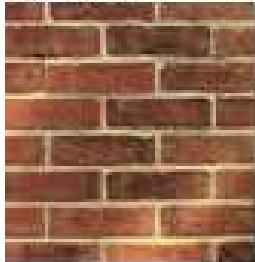

Traditional with modern elements



Modern



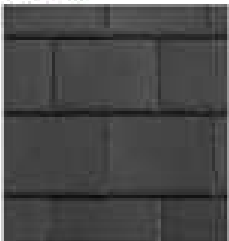

Question.2 – Brick Colours

<p>Yellow brick</p> 	<p>Red brick</p> 
<p>Brown brick</p> 	<p>Grey brick</p> 

Question.3 – Roof type

<p>Pitched roof</p> 	<p>Hipped roof</p> 
---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

Question.4 – Slate type

<p>Slate tile</p> 	<p>Clay tile</p> 
-------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------