Urban Regeneration and extra care

A viable Solution

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## Old Trafford Socio Economic Baseline

<table>
<thead>
<tr>
<th>Employment</th>
<th>Income</th>
<th>Health</th>
</tr>
</thead>
<tbody>
<tr>
<td>some of area in most deprived 5% for employment deprivation</td>
<td>some of area in most deprived 5% for income deprivation</td>
<td>majority of area in most deprived 5% for health deprivation</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Education</th>
<th>Multiple Deprivation</th>
<th>Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>majority of area in 20-30% most deprived for education deprivation</td>
<td>majority of area in most deprived 10% nationally for overall deprivation</td>
<td>some of area in most deprived 10% for crime deprivation</td>
</tr>
</tbody>
</table>

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<tr>
<th>Environment</th>
<th>Population</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>some of area in 10-20% most deprived for environment deprivation</td>
<td>Ethnically diverse and relatively young (46% under 30) (1)</td>
<td>all of the area in least deprived 30% for housing deprivation</td>
</tr>
</tbody>
</table>

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<th>Tenure</th>
<th>Type</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>24% owner occupied (72% Trafford)(1)</td>
<td>79% flats within THT-owned stock (2)</td>
<td>52% were single person (1)</td>
</tr>
</tbody>
</table>
HOUSING CHANGES IN OLD TRAFFORD

Delivered to date*

- 381 non-DHS apartments demolished
- 435 apartments refurbished
- 443 properties improved to DHS

+ 47 new build houses
+ 193 new build apartments
7% increase in houses to 28%

Of new ...

- 12% shared ownership
- 33% extra care
- 55% affordable rent

* Completed or on-site
Limelight the Move

FOR FLY THROUGH GO TO.
http://www.traffordhousingtrust.co.uk/your-community/old-trafford-master-plan/limelight-development-on-shrewsbury-street/
Limelight
The Cost of Limelight
Limelight Viability – Social Return on Investment

- Local Community: £3,258,000 (attributable) + £5,531,000 (non-attributable) = £8,789,000
- The State: £5,532,000 (attributable) + £1,292,000 (non-attributable) = £6,824,000
- ECH Tenants: £3,128,000 (attributable) + £3,768,000 (non-attributable) = £6,896,000
- Centre Users: £3,019,000 (attributable) + £3,422,000 (non-attributable) = £6,441,000
- Local Economy: £464,000 (attributable) + £464,000 (non-attributable) = £928,000
SOCIO-ECONOMIC CHANGE IN OLD TRAFFORD: COMPARISON WITH 2008

Information taken from IMD 2015, Census 2011 and THT’s own databases enables a headline comparison against the data that was gathered for the masterplan in 2008 (IMD 2007). This indicates:

- Old Trafford has improved overall - only the area around Tamworth is still in the most deprived 10% nationally
- Crime and health have also both improved
- The ranks for barriers to housing/services and education appear to have deteriorated since 2007. This may be attributable to a change in IMD methodology for these indicators since 2007. Access to housing is measures access to owner occupation and private rented, which the OTMP has not influenced to date.
- The area still has lower levels of home ownership than other parts of the borough but housing choice is improving, particularly for residents seeking a THT rented property. 79% of THT’s homes were ‘flats’ in 2008, reducing to 72% in 2015.

**Employment**
- some of area still in most deprived 5% for employment deprivation

**Income**
- some of area still in most deprived 5% for income deprivation

**Health**
- some of area in most deprived 10% for health deprivation

**Education**
- some of area in 10-20% most deprived for education deprivation

**Multiple Deprivation**
- some of area in most deprived 10% nationally for overall deprivation

**Crime**
- some of area in 10-20% most deprived for crime deprivation

**Environment**
- some of area in 10-20% most deprived for environment deprivation

**Population**
- Ethnically diverse and relatively young (49% under 30) (1)

**Housing/Services**
- some of area now in most deprived 30% for access deprivation

**Tenure**
- 24% owner occupied (69% Trafford) (1)

**Type**
- 72% flats (within THT-owned stock (2))

**Households**
- 44% are single person (1)

*Note: IMD 2015 is a measure of multiple deprivation at the local level. It ranks the 32,844 lower super output areas in England with the most deprived ranked 1. Four super output areas cover the masterplan area. *Some* is one or two of these areas.

Source: IMD 2015, (1) Census 2011- based on 4 LSOA, (2) THT 2015 (Including on-site)
Limelight the Current Position

FOR LINK GO TO
https://www.youtube.com/watch?v=tQhoiu89X70
Limelight the Current Position

- Delivered the church and rectory
- Started the main building
- Budget
- Involvement of the local community
- Local Housing Allowance CAP