



PRP



Urban Regeneration and extra care

A viable Solution

11th March 2016

Stephen Corbett

Graeme Scott

Graham Locke

Willmott Dixon

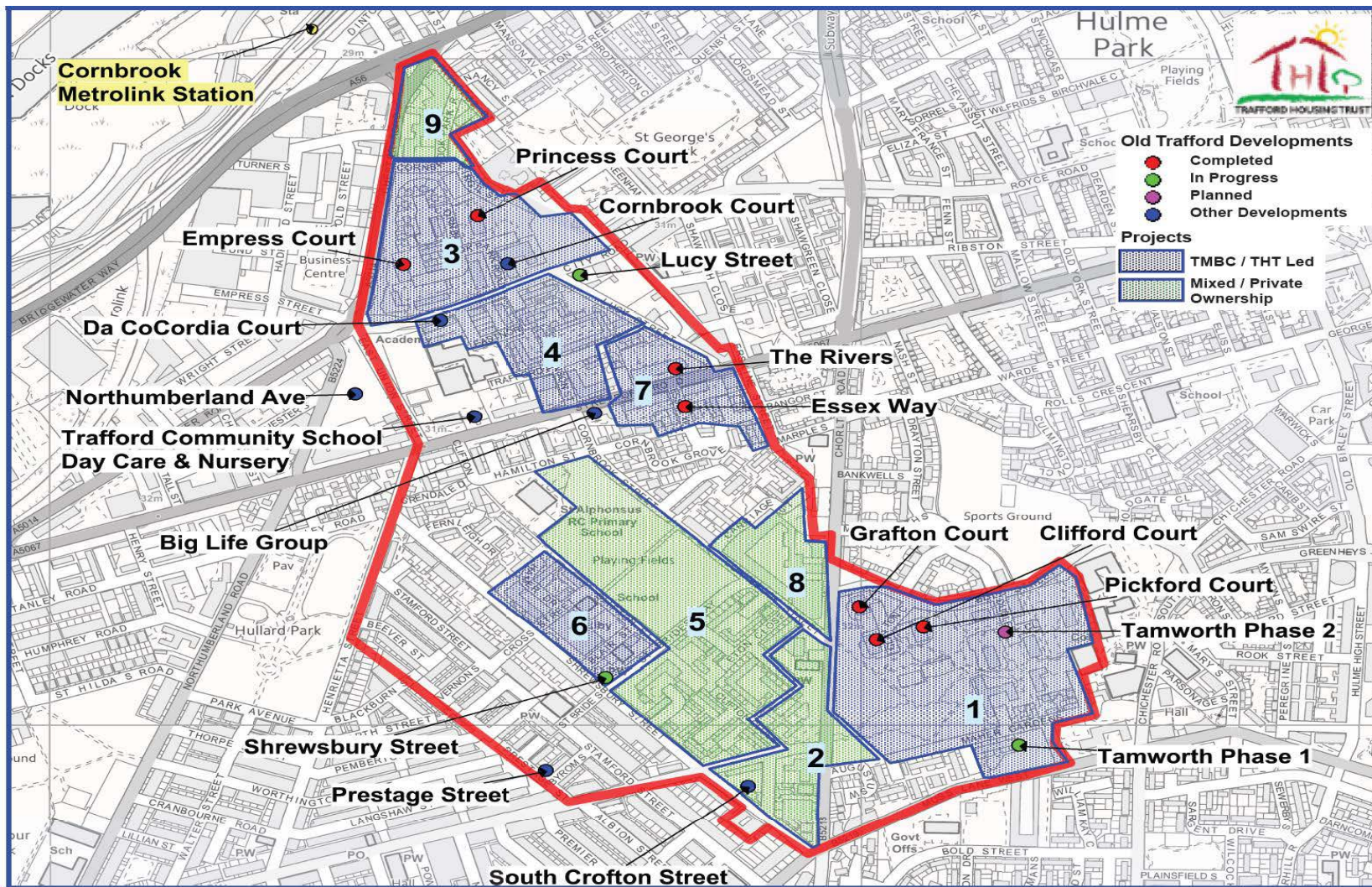
Trafford Housing Trust

PRP Architects

Old Trafford Socio Economic Baseline

<p><u>Employment</u> some of area in most deprived 5% for employment deprivation</p>	<p><u>Income</u> some of area in most deprived 5% for income deprivation</p>	<p><u>Health</u> majority of area in most deprived 5% for health deprivation</p>
<p><u>Education</u> majority of area in 20-30% most deprived for education deprivation</p>	<p><u>Multiple Deprivation</u> majority of area in most deprived 10% nationally for overall deprivation</p>	<p><u>Crime</u> some of area in most deprived 10% for crime deprivation</p>
<p><u>Environment</u> some of area in 10-20% most deprived for environment deprivation</p>	<p><u>Population</u> Ethnically diverse and relatively young (46% under 30) ⁽¹⁾</p>	<p><u>Housing</u> all of the area in <u>least</u> deprived 30% for housing deprivation</p>
<p><u>Tenure</u> 24% owner occupied (72% Trafford)⁽¹⁾</p>	<p><u>Type</u> 79% flats within THT-owned stock ⁽²⁾</p>	<p><u>Households</u> 52% were single person ⁽¹⁾</p>

The Birth of a Masterplan



HOUSING CHANGES IN OLD TRAFFORD

Delivered to date*



381 non-DHS
apartments
demolished



+ 47 new build
houses



435 apartments
refurbished



+ 193 new build
apartments



443 properties
improved to DHS



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

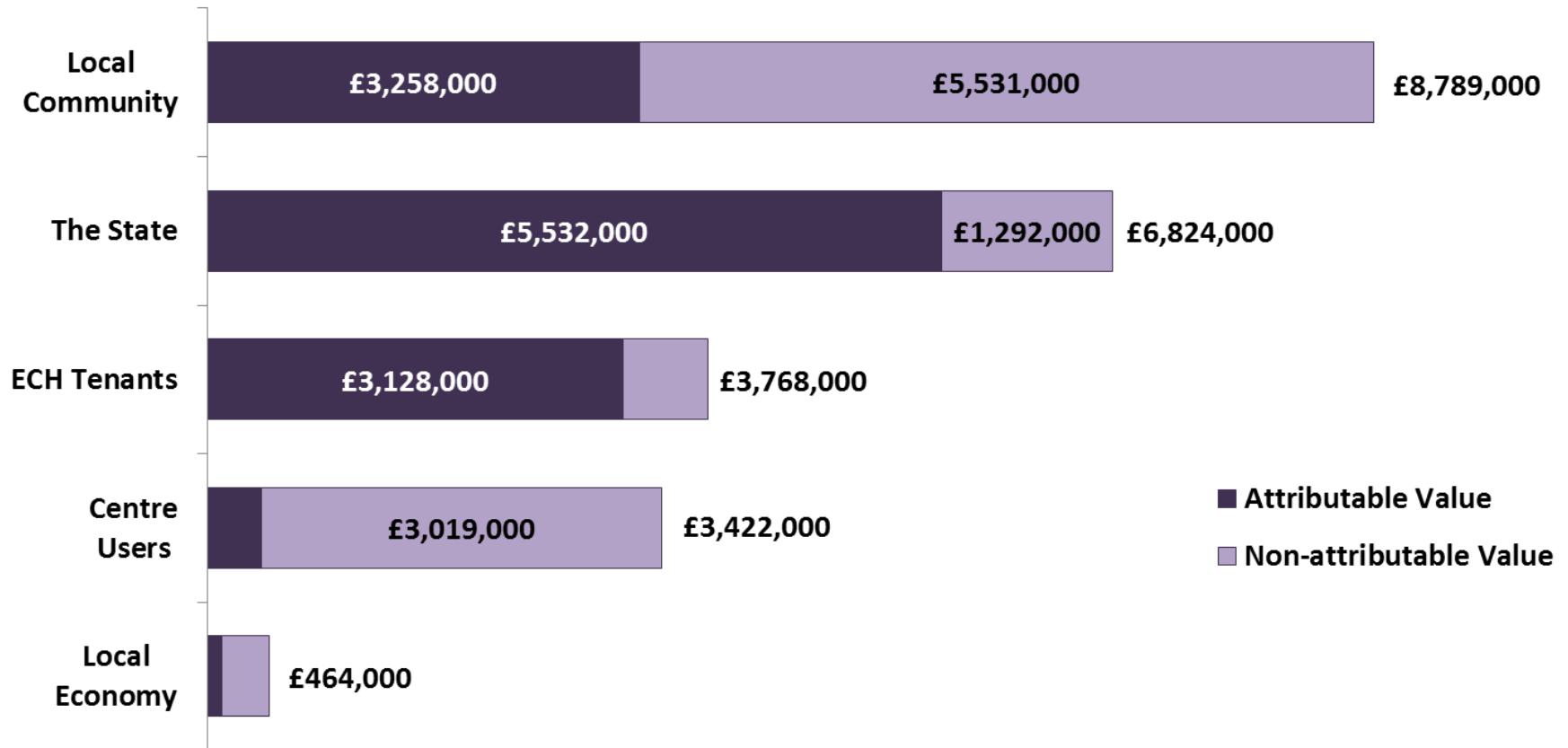




The Cost of Limelight



Limelight Viability – Social Return on Investment



SOCIO ECONOMIC CHANGE IN OLD TRAFFORD SINCE 2008

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 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.

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)

<p>Employment some of area still in most deprived 5% for employment deprivation</p>	<p>Income some of area still in most deprived 5% for income deprivation</p>	<p>Health some of area in most deprived 10% for health deprivation</p>
<p>Education some of area in 10-20% most deprived for education deprivation</p>	<p>Multiple Deprivation some of area in most deprived 10% nationally for overall deprivation</p>	<p>Crime some of area in 10-20% most deprived for crime deprivation</p>
<p>Environment some of area in 10-20% most deprived for environment deprivation</p>	<p>Population Ethnically diverse and relatively young (49% under 30) ⁽¹⁾</p>	<p>Housing/Services some of area now in most deprived 30% for access deprivation</p>
<p>Tenure 24% owner occupied (69% Trafford)⁽¹⁾</p>	<p>Type 72% flats (within THT-owned stock ⁽²⁾)</p>	<p>Households 44% are single person ⁽¹⁾</p>



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



PRP

