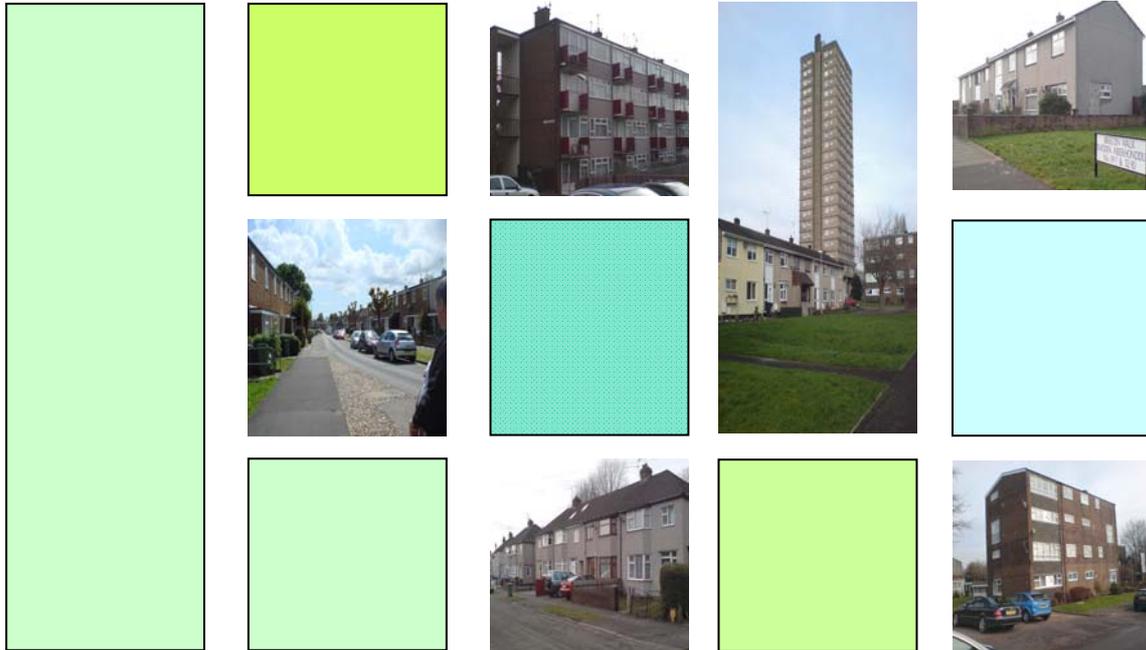


**TORFAEN
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Northville and Southville Neighbourhood Renewal Assessment

Final Report

December 2009

Torfaen County Borough Council

working in partnership with



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1 Setting the Scene

1.1 Introduction

This report presents detailed findings from a Neighbourhood Renewal Assessment (N.R.A.) carried out for the Northville and Southville areas by Capital Projects Consultancy Ltd. in conjunction with Torfaen County Borough Council.

Following the successes achieved with previous Renewal Areas in other parts of the Borough these areas were identified by the Council as ones requiring action to tackle the high levels of poor housing and social deprivation following a Private Sector House Condition Survey undertaken in late 2005 (final report in 2006)

Maps defining the boundary of each neighbourhood included in the assessment are shown on the following pages at Figures 1.1 and 1.2

Figure 1.1 Northville study area boundary

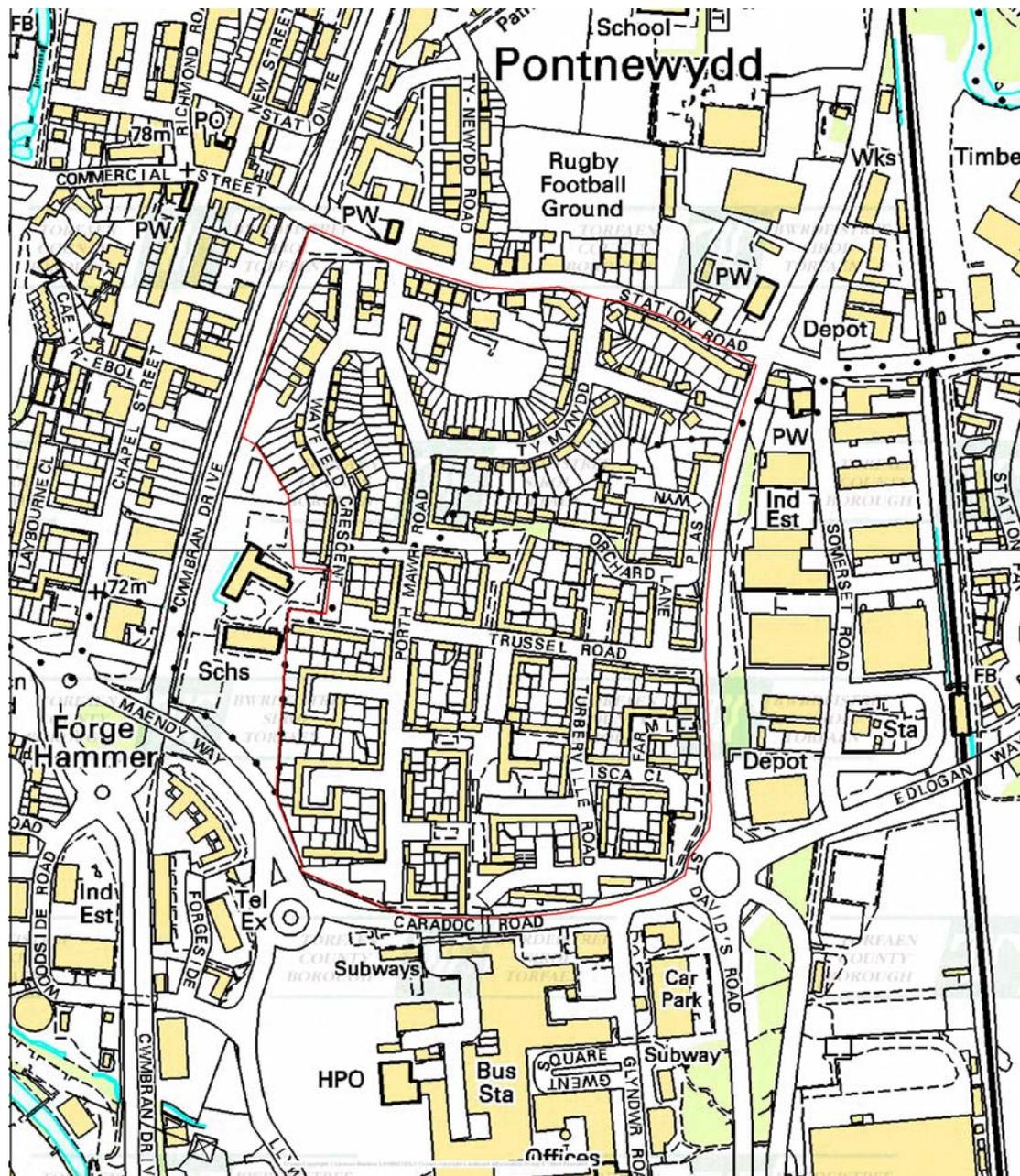
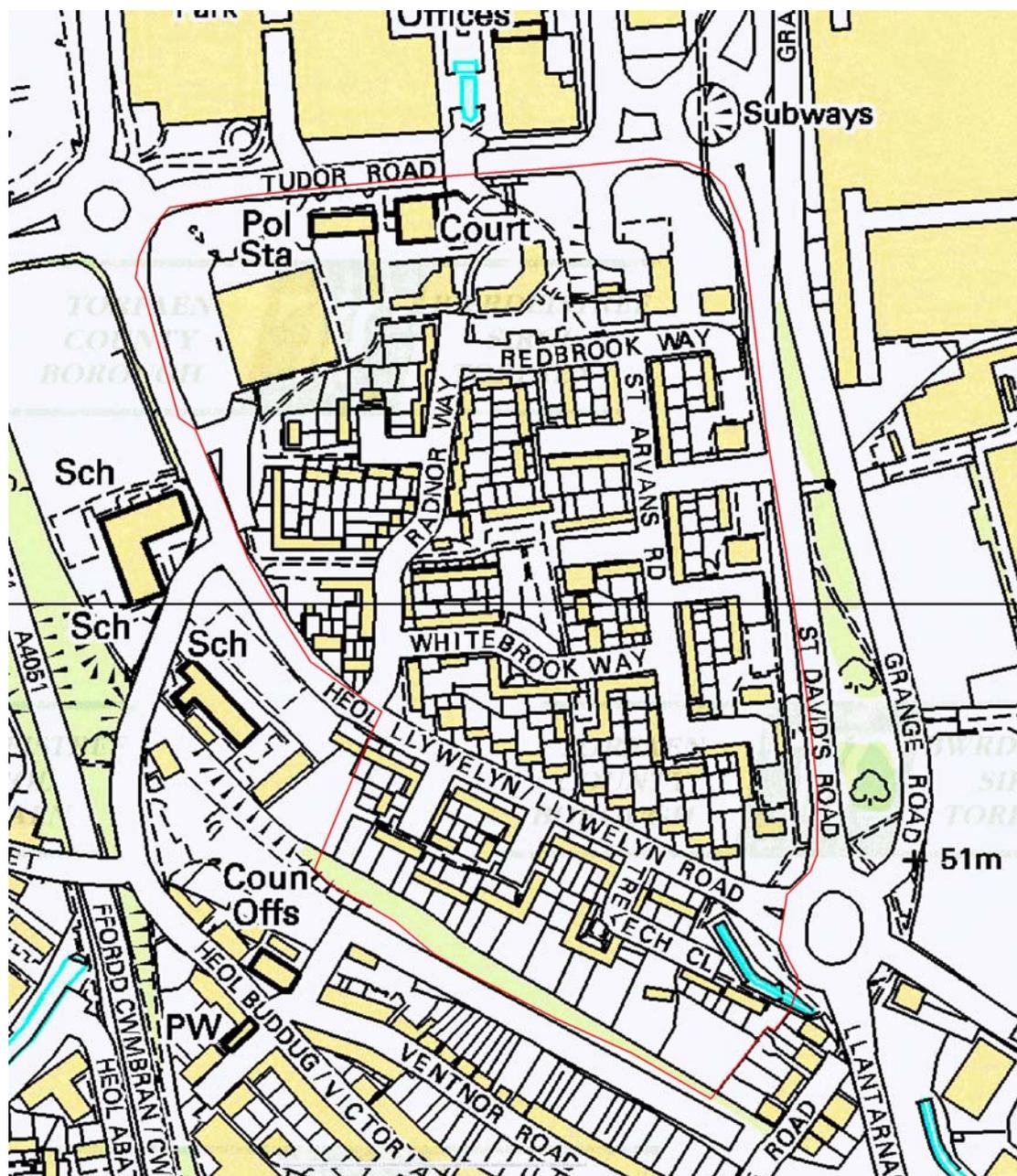


Figure 1.2 Southville study area boundary



Data supplied by the council and Bron Afon H.A. suggests the 2 neighbourhoods comprise some 1,196 residential properties of mainly similar character the two former council estates having been built together over a fixed time period. The focus of the assessment was the private sector stock which consists of some 830 properties. A detailed breakdown of property numbers by ownership category is shown in Table 1.1

Table 1.1 Property numbers by ownership category

	Bron Afon HA (ex-council stock)	Private (O/O's & rented)	Other H.A.	TOTAL (Residential)
Northville	257	469	0	726
Southville	183*	256	34	473
TOTAL	440	725	34	1,199

*includes 'The Tower' counted as 80 flats

1.2 An overview of the neighbourhoods

The neighbourhoods form 2 significant housing areas within the town of Cwmbran. As the names suggest Northville lies immediately to the north of the town centre and Southville likewise to the South. The respective South and North boundaries of the neighbourhoods generally form the division between the housing areas and the commercial and retail town centre although some non-housing uses exist within the study areas (main police station, court buildings, DIY chain store etc.). The East and West boundaries of both neighbourhoods follow main arterial roads

The neighbourhoods arose as part of the development of Cwmbran as a new town. In 1949 the Cwmbran Development Corporation was established to oversee the building a whole 'new town' and construction began in 1951. The population of Cwmbran rose to 33,000 in less than twenty years.

The central retail area was started in 1959, along with the building of the neighbourhoods, including the town's only tower block (in Southville) which was completed in 1967. The last 'new town' building programmes (not including Northville and Southville) were completed in the 1980's and the Cwmbran Development Corporation was disbanded. The properties then past into the ownership of Torfaen C.B.C. and over the intervening years many tenants exercised their 'right to buy' to give rise to the 'mixed tenure' estates that exist today. In 2006 all properties in council ownership were transferred (as part of the Councils L.S.V.T. programme) to Bron Afon Housing Association. These remain tenanted social houses meaning (refer to Table 1.1) that overall the neighbourhoods now have a 60/40% owner-occupier/social tenant split.

In terms of design, layout and constructional form as would be expected where the neighbourhoods have been 'purpose built' these follow recognised principles relevant at the time as the pictorial reviews below show.

Northville



The northern part of the Northville is atypical of the rest of the neighbourhood consisting of older large detached and semi-detached houses (pictures 1 and 2). The majority of the neighbourhood comprises terraced and smaller semi-detached houses in various settings fronting the roadway or onto pedestrian only areas (pictures 3, 4 and 5). Running North – South through the central spine of the neighbourhood is a pedestrian 'parkland' walkway (Pontnewydd Walk), designed to give pedestrian access to the town centre. This is broken into defined 'zones' with blocks of 'low rise walk-up' flats of various configurations (picture 6). The constructional form employs various building 'systems' with low pitch felted roofs which now constitute a major issue in terms of maintenance and thermal efficiency.

Southville



Southville follows very similar design principles to Northville. The Northern part of the neighbourhood is similarly atypical of the rest of the estate containing 'The Towers' (the only multi storey tower block in Torfaen) (picture 1), apartment blocks (Melin H.A.) (picture 2) and a variety of commercial uses. The majority of the estate again comprises terraced and semi-detached houses with some low rise flats (pictures 3 and 4). Around the perimeter of the estate a number of blocks of flats/maisonettes border St. David's Road (picture 5) and terraced and semi-detached houses are set back from Llywelyn Road (picture 6). Again a North – South pedestrian route runs through the central 'spine' of the neighbourhood (Brecon Walk) linking it to the town centre. Vehicular access and egress into the neighbourhood is restricted to two points with most houses being grouped into cul-de-sac 'courtyards'. Constructional form is similar to Northville with the same types of problems being evident.

1.3 Strategic Context

The Neighbourhood Renewal Assessment has been executed in the context of wider strategic frameworks so that it will support and be supported by other initiatives either currently underway or planned for the future.

The purpose of the NRA has been to investigate the housing and environmental circumstances in greater detail to present a package which represents a response to the long term physical regeneration issues of the Northville and Southville neighbourhoods as a contribution to achieving the councils overall strategic vision and objectives which in turn have been framed to give effect to legislation and national and regional policies.

1.4 Legislative Context

Since the 1970s, central government has encouraged local authorities to take an area based approach to housing renewal. The Local Government and Housing Act 1989 introduced Renewal Areas, where local authorities could focus resources to deal with housing, social, economic and environmental problems in areas of predominately private sector housing. The Act gave authorities additional powers including compulsory purchase.

The same Act introduced the requirement to undertake a Neighbourhood Renewal Assessment before declaring a Renewal Area. The procedures have subsequently been modified by the Regulatory Reform Order 2002 and by the Housing Act 2004. The statutory guidance on the declaration of Renewal Areas along with the guidance on the NRA process is described later in this report.

The Regulatory Reform Order 2002 brought about significant change in the way local authorities could offer financial assistance to assist with the repair and/or improvement of unsatisfactory housing. Prior to the Order, the Government set clear rules which controlled the way financial help could be given and specified the types of grant which could be offered. The Order sets aside most of these rules (apart from the requirement to give mandatory Disabled Facility Grants). It now allows local authorities to adopt a flexible approach, using discretion to set up their own framework for giving financial assistance to reflect local circumstances, needs and resources.

The Council's response to the Order is described later in this chapter. (*The Torfaen Private Sector Renewal Strategy*)

The Housing Act 2004 also introduced significant change in the way local authorities assess unsatisfactory private sector housing; in particular the former Housing Fitness Standard has been replaced by the new Housing Health and Safety Rating System (HHSRS).

It is within this legislative framework that this study has been conducted and its recommendations made.

1.5 National Context

Within the legislative context national policies and targets provide the NRA with the 'top level' strategic frameworks to work within. The relevant key national policies are:

“One Wales” – which presents the high level strategic directions, agreed by the Labour and Plaid Cymru groups in the National Assembly. The broad aspirations of the agreed agenda are presented under the key themes of:

- A Healthy Future
- Living Communities
- A Fair and Just Society
- A Rich and Diverse Culture
- A Prosperous Society
- Learning for Life
- A Sustainable Environment

Commitments made under these themes look to overcome issues of direct relevance to the NRA Study, for example:

- *We will establish integrated and cross-cutting initiatives aimed at economic development and regeneration, particularly in areas of high deprivation - the existing models of the Heads of the Valleys Programme and Môn a Menai will be exemplars.*
- *We will establish an initiative to support local authorities and voluntary action to improve the quality of their local environment.*

“Better Homes for People in Wales” - First published in 2001 this was the first (and is still the current) National Housing Strategy for Wales which states as its aim, *‘that everyone in Wales should have the opportunity to live in good quality affordable, housing; to be able to choose where they live and decide whether buying or renting is best for them and their families’*.

The National Strategy is being implemented through an action plan (updated in October 2006) which summarises the aims, objectives and planned target outcomes set out in “Better Homes for People in Wales”, or developed since it was published.

The main theme that runs through the Strategy is quality. The aims, targets and actions set out are all directed towards making Wales’ housing high quality in all aspects.

The Strategy states that the current private sector renewal arrangements should be developed and improved to provide greater opportunities for people to maintain and repair their homes, by introducing new arrangements which are less prescriptive and widening the range of assistance available to include both grants and loans.

In line with the National Strategy Torfaen council intends to address the issues identified in this report and to give priority to flexible house improvement schemes within in the Northville and Southville neighbourhoods. The implementation plan recommended (later in this report) proposes a series of targeted measures to ensure that all houses meet an acceptable standard (but not necessarily the full ‘Welsh Housing Quality Standard’) over the life of the proposed Renewal Area.

The recommended strategy proposes; the elimination of category 1 HHSRS hazards, and the mitigation of HHSRS category 2 hazards; a programme to address energy efficiency matters; a focus on housing adaptations where necessary; area renewal through integrated enveloping and group repair schemes working in conjunction with Bron Afon H.A. and comprehensive environmental works in line with the ‘Environmental Enhancement Masterplan’ (March 2007) in Northville with a similar scheme to be developed in Southville. It recommends house improvement should be achieved with (in the private housing sector) grants and loans from the council who will lead and co-ordinate the programme. It also identifies that the council will need to work closely with its partners, principally Bron Afon H.A. because of their substantial ownership in both neighbourhoods.

The council is currently developing a low cost loan regime (in conjunction with neighbouring authorities) via The Aston Reinvestment Trust (known as ART Homes) which when completed will become one of the policy tools used in the proposed Renewal Area(s).

“Sustainable Homes” – is soon to become the new National Housing Strategy for Wales replacing “Better Homes for People in Wales” (discussed above). Published as a ‘consultation draft’ in January 2009 It is currently ‘under consultation’ but if it remains substantially as drafted the main themes of the Strategy relevant to Northville and Southville reinforce the planned response outlined above.

The Strategy's vision is to promote an approach to housing supply and management that will help build a more sustainable future, improving communities and the lives of individuals. It is structured around six principles:

- **Providing the right mix of housing**- so that all individuals and families can enjoy housing that suits both their needs and incomes through life.
- **Using housing as a catalyst to improve lives** - the aim must be to improve individual life chances by offering training, financial advice, healthcare and personal support - not just a roof.
- **Strengthening communities** - Any housing investment - public or private - should improve places, support local jobs and skills and help strengthen community cohesion.
- **Radically reducing the ecological footprint** to radically improve the energy and environmental performance of all housing in Wales.
- **Ensuring better services** - by ensuring that the regulation and management of housing provides high standards of service in both the private and public sector.
- **Delivering together** - The Essex review has set out a path for co-production of future work on housing that we want to become the reality.

The National Housing Strategy will be supplemented by an Action Plan, based on SMART principles. The Action Plan will for developed in 2009/10, for the three years until 2011/12, and will include a number of measurable short-term targets.

“The Wales Spatial Plan” - provides the framework for joint working between the Welsh Assembly and its partners. The Plan emphasises the need for a ‘joined up approach’ at national, regional and local levels.

The Wales Spatial Plan was first adopted by the National Assembly in 2004 and now updated. (*'People, Places, Futures: Wales Spatial Plan 2008 Update'*) provides a national vision which focuses on regions working together across 'fuzzy boundaries', the growth and development of 'key settlements' identified for each spatial plan area, 'cross boundary settlements' and the key 'international, inter-regional and regional links' that will allow regions to look outwards and work with their neighbours.

The Plan also contains a detailed strategy for the six 'spatial plan areas' of Wales. This includes South East Wales (The Capital Network) within which Torfaen is situated. The vision for this area is summarised in a vision statement and is reflected in the spatial plan map (figure 1.3) which identifies Cwmbran as a key settlement.

Figure 1.3 Wales Spatial Plan (South East)



1.6 Regional and Sub-Regional Context

The Newport, Torfaen and Monmouthshire Local Housing Market Assessment – completed in May 2007 provides an assessment of the local housing market of the sub-region. It is based on 7 housing market areas (HMA's), which it states can be thought of as separate entities. One of the HMA's is the 'Cwmbran HMA', which encompasses Northville and Southville.

This HMA exhibits the third highest incidence of households living in un-suitable housing (15.4%) with the top 3 issues cited as, condition of dwelling or amenity problems, support needs and homes too difficult to maintain.

Improving housing in the Northville and Southville neighbourhoods will help deliver on the issues highlighted in the H.M.A. within some of the neighbourhoods showing the highest incidences of un-suitable housing by reducing the numbers of people living in unsuitable housing conditions

1.7 Local Authority Context

The NRA is instrumental in supporting or implementing a range of policies/strategies adopted by the council. It also draws on an evidence base derived from previous work undertaken by the council. Of direct relevance to the context of this study are:

- **The Torfaen Housing Strategy** – *‘Better Homes, Better Lives: a Local Housing Strategy for Torfaen (2004 – 2009)*
- **The Torfaen Private Sector Renewal Strategy**
- **The Torfaen Private Sector House Condition Survey**
- **The Northville Environmental Enhancement Masterplan**
- **The Cwmbran Town Centre LDP (Consultation Draft)**

Each of these documents and its relationship to the NRA is discussed briefly below

Housing Strategy – the Councils adopted housing strategy *‘Better Homes, Better Lives: a Local Housing Strategy for Torfaen (2004 – 2009)* sets out the councils Housing aims and objectives and gives priorities for action across the complete range of housing issues.

Chapter 5 sets out the councils proposals for dealing with private sector housing issues. It notes that property condition and un-fitness are key issues and proposes a ‘targeted intervention’ approach as a means of raising standards on an area-by-area basis. This report demonstrates the need for the neighbourhoods of Northville and Southville to form the basis of one of the next phases of area renewal, in line with the strategic aims of the strategy.

Chapter 10 sets out the council's response to the need to regenerate local communities. It identifies housing and environmental improvement as key issues in wider community regeneration and makes the links between them.

The recommendations of this report propose a structured response to housing and environmental regeneration within the Northville and Southville neighbourhoods aiding the wider community regeneration agenda.

The Torfaen Private Sector Renewal Strategy – provides a robust and comprehensive statement of the council's strategy towards private sector housing. It also forms the basis of the council's response to the Regulatory Reform Order 2002. The P.S.R.S. was first adopted in 2003 and remains current today.

It identifies and specifies the councils agreed methods of providing assistance to home owners. In particular it identifies the need for area renewal programmes and commits the council to a continuing programme of Renewal Area declarations as one of the key policy tools most appropriate to achieve the objectives of the strategy. The declaration of Northville and Southville as two further Renewal Areas follows the strategy's objectives and the implementation plan (developed later in this report) adopts the P.S.R.S. forms of assistance as being appropriate to deliver improvement.

Private Sector House Condition Survey – the council undertook this survey in 2005. It was based on a sample of 1,252 achieved surveys distributed across 4 sub-areas to give comparative statistics in these discrete housing areas across the Borough. The Northville and Southville areas are contained within sub-area 3. The survey showed that:

- 15% of unfit dwellings were contained in Sub-area 3.
- Under the Housing Health and Safety Rating System some 3.1% of dwellings exhibited atypical hazards with 1.8% being 'serious hazards'. The most significant serious hazard is 'excess cold' (representing 77% of all serious hazards)
- Fuel poverty is present in some 5% of households and this is significantly concentrated in households that are 60 years of age or over (71% of cases).

- Nearly all dwellings (99.4%) fail to meet Welsh Housing Quality Standard on one or more criteria. The two most prevalent failures are, 'adequately heated, fuel efficient and well insulated' (96%) and 'safe and secure' (87%) but also of note is the fact that some 48% of properties do not 'contain up-to-date kitchens and bathrooms'

Overall the survey indicates the need for sustained action, targeted at areas exhibiting the greatest need with works to make the properties more energy efficient, safer and secure and with improved kitchens and bathrooms. All of these needs are addressed within the recommended strategy.

The Northville Environmental Enhancement Masterplan – produced by a multi-disciplinary consultancy team of landscape architects, 'Urbanists' and consulting engineers in March 2007 this report provides a comprehensive analysis of the estates environmental issues and problems and recommends a strategic plan to address them in a phased programme. The report costs the proposed measures and categorises them into short, medium and long term projects.

The reports analysis, findings and recommendations closely match the current day issues identified and the responses received from residents as part of the Household Survey indicating that it remains very relevant today. Also the extent of investigation and analysis undertaken in developing the masterplan exceeds the anecdotal evidence gathered within the NRA so we see no reason why the Masterplan as published should not act as the adopted environmental strategy for Northville.

The Cwmbran Town Centre LDP (Consultation Draft) – The councils Forward Planning Team are, in accordance with the requirements of the Planning and Compulsory Purchase Act 2004, in the process of developing the LDP. The LDP will guide the development and use of land in the County Borough for the next 12 years up to 2021. It is anticipated that the LDP will be adopted in 2010 and will replace both the Structure Plan and the Local Plan, as the development plan for Torfaen CBC.

Of particular relevance is the Cwmbran town centre LDP. The study area of this part of the LDP includes Southville (but not Northville) and although it contains a section on housing it makes no proposals.

Clearly whatever happens in the town centre will have a bearing on the Northville and Southville estates, that are so closely linked to it and the ongoing consultation and development work being undertaken prior to the formal adoption of the Local Development Plan will provide an opportunity at a strategic level to link and co-ordinate the plans for the town centre with the plans for Northville and Southville.

Other council policies and strategies that have a bearing on the NRA are:

The Torfaen Community Strategy (2006) - The Torfaen Community Strategy looks to shape the future of the County Borough and is concerned with knitting together the activities of a diverse range of organisations towards common goals. The Strategy presents the aims of the Torfaen Partnership until 2015. The Strategy sets out under a series of 10 key themes what it would like to happen in Torfaen until 2015.

The 3 main targets of relevance to the NRA strategy are highlighted below under their key themes.

- *Housing & the Homeless* - To ensure access to a decent home, at a price people can afford and in a community in which they wish to live.
- *Safer Communities* - Looking to tackle the issues that make people feel unsafe in their communities as well as put resources into preventing crime.
- *Environment & Transport* - Focussing on new development within existing settlements and neighbourhoods, ensuring accessible, affordable and regular public transport, a species rich natural environment, green-space which is clean and safe, quality built environment, less waste sent to landfill, an understanding of peoples impacts on the natural environment, reduced risk of flooding and a more stable climate.

Torfaen CBC Five Year Corporate Plan (Nov 2006) - The Plan explains the council's commitment to delivering the Torfaen Community Strategy. It has at its heart five priorities, the two most relevant to the NRA are:

- To improve the quality, variety and affordability of housing, and reduce the level of homelessness;
- To reduce crime and antisocial behaviour, and take action to help people feel safe in their neighbourhoods;

The Corporate Plan confirms these priorities will help shape project opportunities and changes within communities across Torfaen. The NRA and the planned Renewal Areas that will follow directly addresses these two Corporate Plan priorities

Torfaen Regeneration Strategy (2004-2016) - presents a vision for Torfaen to be achieved by 2016. It is based on seven prime objectives which are to be delivered through specific action programmes, the four most relevant to the NRA are:

- *Action Programme 4: Re-energising Town and Neighbourhood Centres* – Specifically a major rolling programme of renewal partnering public and private investment to consolidate delivery of services and housing.
- *Action Programme 5: Investing in Housing, Strengthening Communities, and Tackling Social Exclusion* – Targeting areas of social deprivation, promoting community empowerment, ensuring suitable and well maintained homes are available, improving opportunities for young, and tackling crime and disorder and promoting community safety.
- *Action Programme 6: Securing a High Quality Environment* – Reclaiming and re-using derelict land, conserving and restoring the areas character and heritage, improving resource usage, improving water, soil and air quality, securing a safe and healthy environment, promoting environmental education, and developing and promoting the environmental goods and services industries.
- *Action Programme 7: Raising the Local Regeneration Capacity and Capability* – Raising the local capacity for ‘strategic planning’, communicating the strategy to improve understanding, improve cross-departmental working, and undertake a mapping exercise of existing funding sources.

The strategy recommended by the NRA and subsequent implementation of the Renewal Areas proposals will directly contribute to achieving the vision of the Regeneration Strategy through delivering programmes of work directly meeting the objectives of the ‘action programmes’.

1.8 W.I.M.D. Statistical Profile of Northville and Southville

The foregoing sections deal with the contextual setting of the NRA neighbourhoods and their relationship to legislation, adopted policies and strategies. It is however also important to develop an understanding of the housing and household profiles within the neighbourhoods and to understand their degree of deprivation in relation to Torfaen and Wales as a whole. The Welsh Index of Multiple Deprivation 2008 (WIMD) examines relative deprivation levels and this data for the 2 NRA neighbourhoods is set out here. Later sections in this report look at the issues of house condition and household circumstance and give information on household views about a number of relevant topics.

The Welsh Index of Multiple Deprivation 2008 (WIMD) – is the official measure of deprivation for small areas in Wales. The WIMD was designed to model levels of deprivation in Wales and support the objective targeting of resources. The WIMD 2008 is made up of eight separate domains (or kinds) of deprivation: income, employment, health, education, housing, physical environment, access to services and community safety.

Information is presented for small areas known as ‘Lower Layer Super Output Areas’ (LSOAs). There are 1,896 such areas across Wales (based on electoral wards) Table 1.2 shows the rankings for the LSOAs with the closest fit to the Northville and Southville neighbourhoods from the WIMD 2008 where 1 is the worst (i.e. the most deprived LSOA). The accepted convention is to consider the rank scores in groups representing areas falling within the 10%, 20%, 30%, and 50% most deprived and then the rest. This translates as follows:

- Rankings in the range 1 to 190 are areas within the top 10% most deprived
- Rankings in the range 191 to 380 are areas within the top 20% most deprived
- Rankings in the range 381 to 570 are areas within the top 30% most deprived
- Rankings in the range 571 to 950 are areas within the top 50% most deprived
- Rankings in the range 951 to 1896 are areas outside the top 50% most deprived

Table 1.2 WIMD 2008 Domain Ranks

Area Name	Overall	Income	Employment	Health	Education	Housing	Physical Environment	Access to services	Community Safety
Northville									
Pontnewydd 1	291	232	186	394	413	551	969	1620	633
Pontnewydd 3	965	955	873	676	680	1070	968	1608	446
Southville									
Llantarnam 3	339	323	241	483	455	811	447	1546	362

Comparison of the NRA neighbourhoods with the rest of Torfaen and Torfaen with Wales generally shows that in terms of multiple deprivation:

- Torfaen as a whole is ranked with 4 other councils as exhibiting a ‘high level’ of deprivation with the Torfaen median being above the all Wales median
- 57% of LSOAs in Torfaen fall into the 50% most deprived LSOAs across Wales as a whole
- The LSOA (Pontnewydd 1) that corresponds most closely to the ex-local authority part of Northville falls within the top 20% category and Southville the top 30% category of multiple deprivation.

Further examination of the housing and physical environment domains show that:

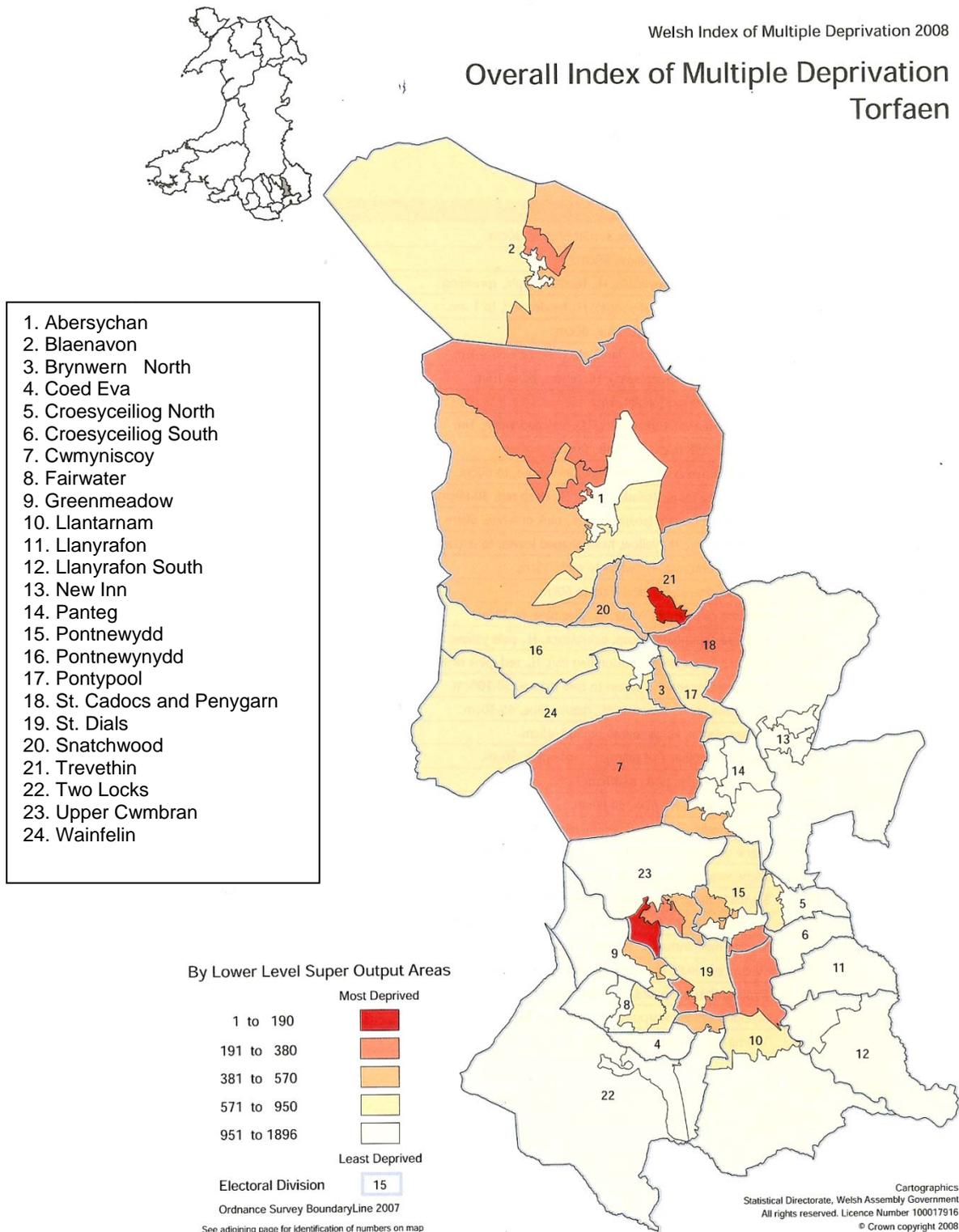
- Housing generally in Torfaen (based on the indicators used) is better than the situation in Wales as a whole with the median rank for ‘housing’ showing as noticeably less deprived than the median rank for Wales.

(N.B. this is however misleading in terms of a statement of property condition in the NRA neighbourhoods as the two indicators used to make up the domain do not assess condition and greater reliance should be placed on the results of the NRA physical survey to demonstrate the housing situation in the NRA areas)

- Conversely the physical environment in Torfaen (based on the indicators used) is worse than the situation in Wales as a whole with the median rank for ‘environment’ showing as noticeably more deprived than the median rank for Wales.
- Housing in Northville (Pontnewydd 1) and the physical environment in Southville are both within the category of the top 30% most deprived.

The map at figure 1.6 provides an illustration of multiple deprivation (with colouring representing the above bands) within of all of the LSOAs that make up Torfaen CBC.

Figure 1.4 IMD Map



2 The NRA Process

2.1 Legislative framework

Detailed guidance on the methodology is contained in the following publications:

- Part VII of the Local Government & Housing Act 1989
- DOE Circular 6/90
- DOE Circular 17/96 (Annex C)
- Neighbourhood Renewal Assessment-Guidance Manual, DOE, HMSO, 1992
- NRA & Renewal Strategies – DETR October 1997
- Running and Sustaining Renewal Areas: A Good Practice Guide DETR July 1999
- Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.
- Welsh Assembly Government Guidance, Circular 20/02
- Neighbourhood Renewal Assessment Guidance Manual 2004
- Part I of the Housing Act 2004

These documents have guided our thinking throughout the process and this report presents its findings in a format consistent with these legislative requirements and Government guidance.

2.2 Implementing the process

The N.R.A. process consists of a series of logical steps which, when taken together, provide a thorough and systematic appraisal method for considering alternative courses of action. The process is designed to:

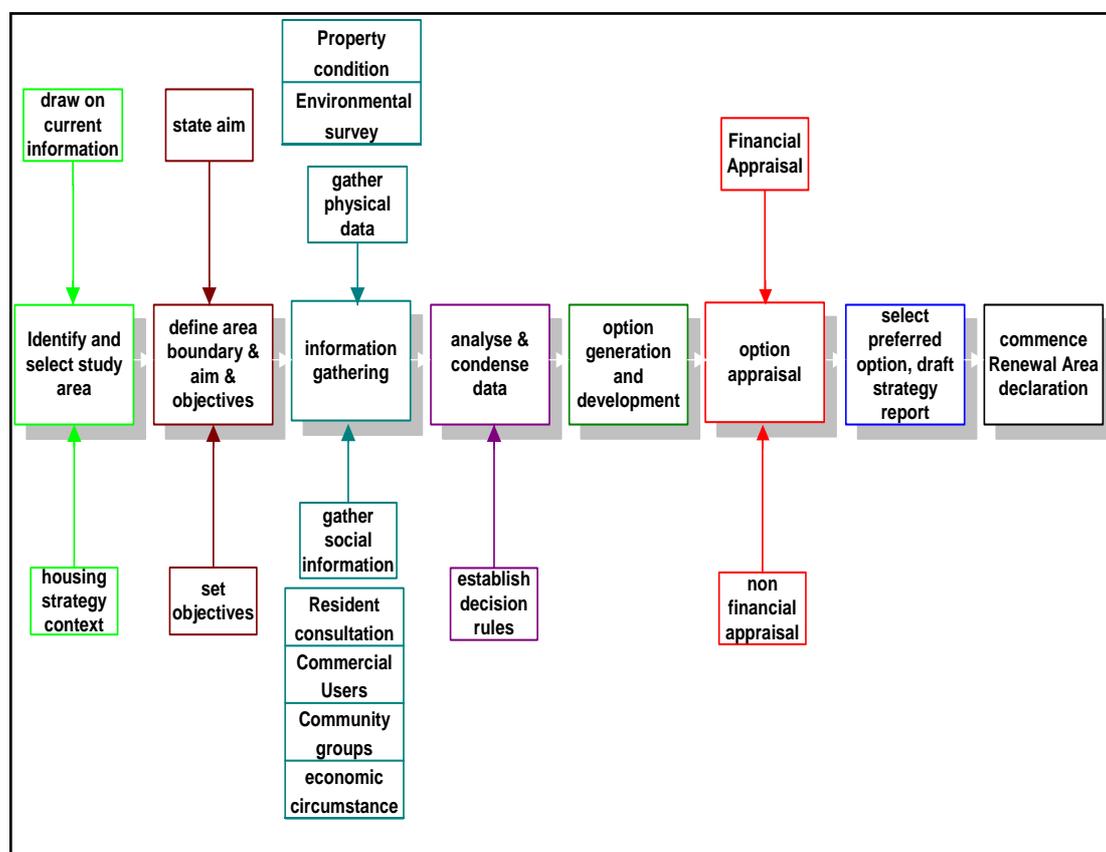
- Help Authorities identify boundaries based on cohesive neighbourhoods.
- Help authorities to think about the long term future by considering the cost consequences over 30 years, of alternative option packages.

-
- Encourage authorities to consider all of the land users and opportunities within the area they are assessing.
 - Encourage authorities to take account of a wide range of views.
 - Help build up a commitment by all concerned to secure the implementation of the chosen strategy.
 - Make explicit the costs which will be incurred by adopting the selected option.

A diagrammatic representation of the process is shown in Figure 2.1 overleaf. Although the process is often described as a sequence of small steps following a linear pattern, in practice it is best viewed as a series of small cycles. The main steps can be summarised as:

- Decide on the vision for the area, i.e. the desired outcome for the area and set out clearly the objectives necessary to achieve this
- Define the boundary of the study area
- Determine the conditions of the dwellings, including their fitness or otherwise;
- Appraise the socio-economic circumstances of the stakeholders;
- Determine the views, wishes and preferences of the residents and commercial users in the area
- Evaluate the environmental conditions prevailing in the area;
- Consider the scope for the involvement of the private sector;
- Determine a broad range of options for the area;
- Appraise the options against financial and non-financial criteria
- Select a preferred option and document the proposals.

Figure 2.1 NRA process



2.3 Renewal Area Declaration

Following a detailed N.R.A. evaluation it has become common practice to declare a Renewal Area for the whole or part of an N.R.A. study area. This brings additional legal powers and potential funding and is one of the best tools for dealing with large areas of poorer housing.

For the area to be declared a Renewal Area it must meet the criteria laid down by the 1989 Local Government and Housing Act as amended by the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. Supporting statutory guidance concerning the declaration of Renewal Areas is also contained in Welsh Assembly Government Guidance, Circular 20/02. If the proposed Renewal Area meets the criteria set out therein, the Local Authority can declare the area to be a Renewal Area. The conditions and requirements that apply to a Renewal Area are:

- A social and economic assessment must be undertaken.
- An authority must satisfy itself that a Renewal Area is the most effective way of

improving living conditions in the area.

- Consultation with local residents must be undertaken before declaring a Renewal Area and the declaration must be published.
- Local residents must be kept informed throughout the process and must be notified of any changes to the original declaration.
- A period for which the area will be declared must be given.
- Decisions to exclude land from, or wind up a Renewal Area, must be consulted with and notified to the local community

The Council have determined that following the findings of this NRA study the declaration of Northville and Southville as two separate Renewal Areas is 'the best course of action' to promote the regeneration of the neighbourhoods. The council intends that the neighbourhoods will (subject to due process) be declared 'Renewal Areas' with immediate effect. Detailed recommendations arising from this study relating to the declaration of Renewal Areas are contained in the recommended strategy. (See section 7.2)

2.4 Managing the NRA

A 'core team' comprising senior staff from the relevant Local Authority departments worked with the consultants to manage the N.R.A. process. The consultants completed all the work stages of the process with decisions and directions being given by the Council Officers. The study commenced in mid-February 2009 and was completed in December 2009

2.5 Establishing a study area boundary

Having regard to existing physical, social and historical boundaries, evidence of deprivation and taking into account the existing Council initiatives the study area boundaries as set out in the maps shown in figures 1.1 and 1.2 of this report were established.

2.6 Vision statement

Fundamental to the future planning of the area is an appreciation by all concerned of what is being sought to be achieved. A detailed SWOT analysis was undertaken by council officers facilitated by CPC in an attempt to develop the vision statement. The results of this analysis can be seen in Table 2.1.

Table 2.1 SWOT Analysis

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Good evidence base • Well defined communities • Range of house types • Good access to the town centre • Previous Regeneration successes – as a model to build on 	<p>WEAKNESS</p> <ul style="list-style-type: none"> • Poor image (management problems) • Outdated environment – major parking issues • Poor property condition (parts) • Intrusion from town centre activities • Lack of engagement by the community
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Enhance infrastructure and environment. • Town centre LDP could signal wider regeneration opportunity • Integrate regeneration funding streams (Council/ WAG with Bron Afon H.A.) • Some limited re-development potential • Learn from other successful similar schemes 	<p>THREATS</p> <ul style="list-style-type: none"> • Failures in construction causing uncertain mortgagability • Poor thermal performance –not easily corrected • reduced property values • Ageing population with lack of ability to fund improvements • Stability of population – unchanging situation • Lack of funding to correct matters

By considering the various elements of the SWOT analysis the skeleton for the vision statement was developed which was based broadly around the following key themes:

- Addressing the housing and thermal efficiency problems
- Maintaining the diversity within the existing housing and tenure types
- Addressing residents needs and aspirations
- Improving community cohesion and engagement
- Improving environmental standards and local confidence in the neighbourhoods

The Steering Group analysed the results of the SWOT analysis and developed the vision statement below:

Vision Statement

“To develop Northville and Southville as sustainable mixed communities comprising quality homes in much improved environments where all who wish can occupy a home of which they can be proud in a locally in which they want to live

2.7 Objectives

Objectives that would have to be realised to attain the vision were then defined and placed into 3 distinct categories:

Housing objectives

- Achieve overall improvement in living conditions
- Improve the energy performance of the dwellings
- Maintain a viable and sustainable housing market

Community Objectives

- Promote long term confidence in the improvement of the area
- Retain and empower existing communities
- Encourage community involvement and engender pride in the area

Environmental Objectives

- Enhance the environmental quality of the area
- Mitigate problems caused by the interface of the neighbourhoods with the town centre whilst maintaining good access to the town centre

2.8 Decision rules

The decision rules against which all of the initial options will be appraised were also set for the assessment. It was agreed that typically the assessment option(s) must:

- Be technically feasible
- Be likely to attract funding within the life of a Renewal Area
- Be in accordance with relevant statutory powers
- Contribute toward the National, Regional and Local strategic regeneration objectives
- Be appropriate to the needs and funding ability of the existing community
- Be likely to receive local political acceptance and funding approval

2.9 Information Gathering

Having established a vision for the two neighbourhoods and the objectives required to deliver this, also having determined the physical boundaries, an understanding of the relative deprivation exhibited and the requirements of the NRA process the officer core team were well placed to consider the detailed information required to support their consideration of regeneration options and the strategy that should be followed.

The information gathering process supplemented and built on the understanding that officers had of the neighbourhoods and provided an in-depth understanding of what is needed in the two neighbourhoods. A wide range of information was gathered, supported by resident involvement, key aspects of which included:

- *A detailed house condition survey* undertaken by a team of experienced surveyors.
- *A household questionnaire* to gain information about people's circumstances, household make-up and economic ability to contribute towards improvements..
- *A residents 'drop-in day'* in each neighbourhood to allow residents to bring forward ideas and proposals for consideration by the officer team and to test out initial option proposals for acceptability
- *An 'environmental walkabout'*, specific to each neighbourhood with the residents of that neighbourhood to gain their perception of environmental issues and concerns that needed attention.

-
- *Newsletters* distributed throughout the area at key points during the study process to keep all residents and stakeholders informed and invite comments that could help build the information base.
 - *Establishing residents contact groups* - The newsletters solicited the involvement of residents in the ongoing NRA programme and a number of residents indicated their willingness to participate in further discussion or involvement with the council. The council are currently considering how to further harness this support with the likelihood that representative residents groups will be established in each neighbourhood to act as consultation bodies for the ongoing implementation programme. This is a recommended element of the strategy.

The next 4 sections of this report set out the results derived from the House Condition Survey, The Household Survey, the Environmental 'Walkabouts' and the Residents 'Drop-in' sessions.

3 House Condition Survey

3.1 Survey Methodology

The physical condition survey consisted of an external survey of all (i.e.100%) non - Bron Afon properties and an internal survey of a selected representative sample of properties distributed across both neighbourhoods. In total this amounted to 871 external surveys and 102 internal surveys (i.e an average of 11.7% across the two neighbourhoods). A copy of the survey form is given at Appendix 1 for information.

N.B. it should therefore be noted that all figures (%'s) quoted in this section of the report relate only to the private sector housing stock (and exclude all ex-council properties transferred to Bron Afon H.A.)

3.2 Comparative Statistics

In order to place the house condition findings of the report in context it is useful to consider how local conditions compare to those across the whole of Wales. In order to make such comparisons figures from the 2002 Welsh House Condition Survey (WHCS) have been cited throughout this report.

In addition to the 2002 WHCS, additional information has also been sourced from the Welsh Assembly's 'Statistics for Wales', the Land Registry and the 2001 Census. Some data has also been sourced from commercial sources.

3.3 House Prices

The following section provides an overview of house price changes in Torfaen. Figure 3.1 shows the Land Registry 'Index of House Prices' for the period from 1995 (the base year of the index).

Figure 3.1 House Price Index
House Price Index - Torfaen Council

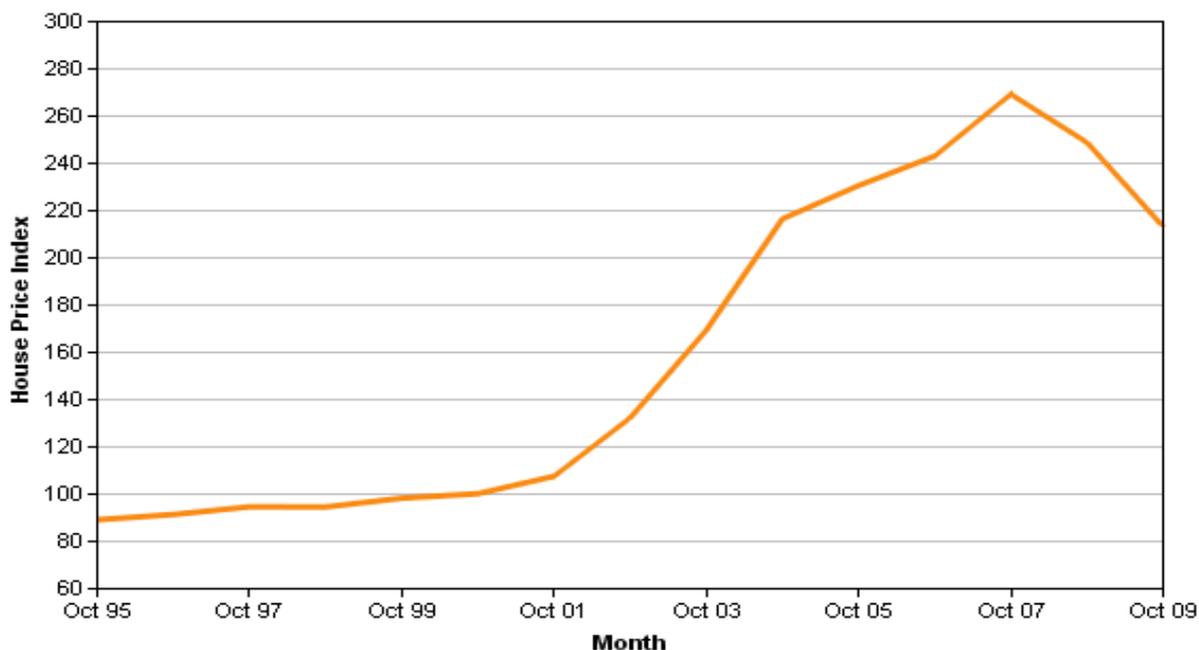


Table 3.1 shows data from the index in greater detail over the last 5 years. This indicates that whilst prices have risen over the period they have fallen back over the last 2 years from a peak in October 2007. At the same time sales volumes have declined dramatically, all of which shows the local market is following national trends.

Table 3.1 House Price Index - 5 year detail

Month	Index	Average Price (£)	Monthly Change (%)	Annual Change (%)	Sales Volume
Oct-05	230.6	111,776	2.4	6.5	93
Oct-06	243.1	117,840	-0.9	5.4	149
Oct-07	269.3	130,512	1.4	10.8	130
Oct-08	248.9	120,633	-3.3	-7.6	48
Oct-09	213.2	103,357	-2.1	-14.3	-

Figure 3.2 brings together information from Figure 3.1 and Table 3.1 (above) and shows sale prices and sales volumes over the period of the Index. This shows that the average house price in Torfaen (at October 2009) is just over £100,000.

Figure 3.2 House Prices and Sales Volumes
House price and sales volume - Torfaen Council

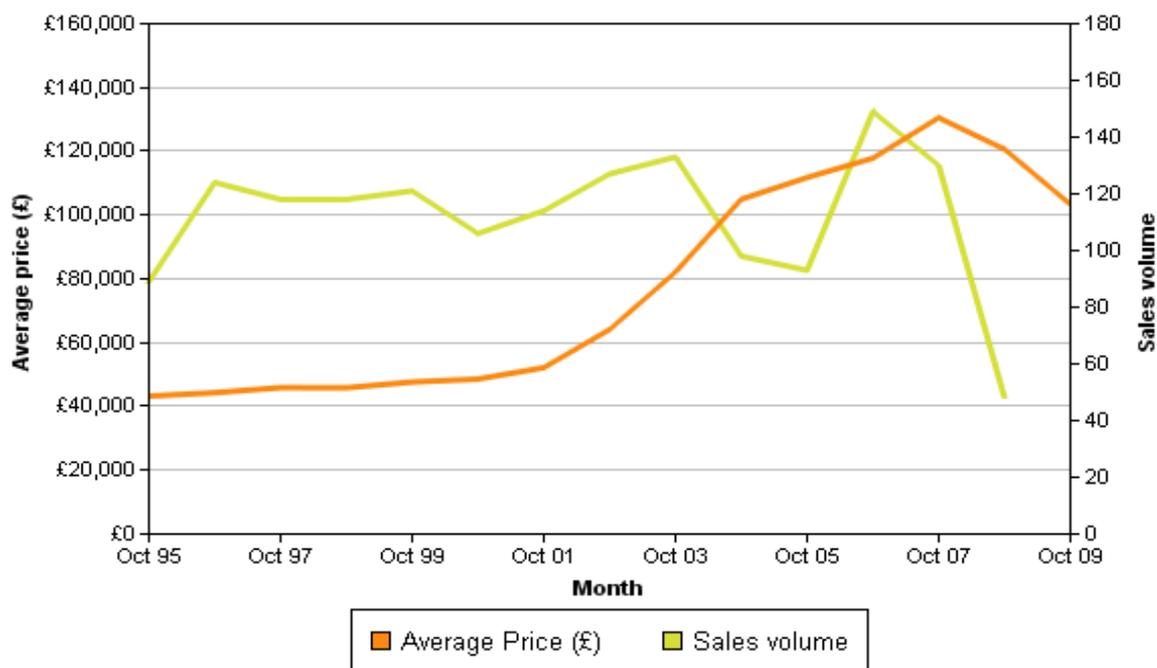
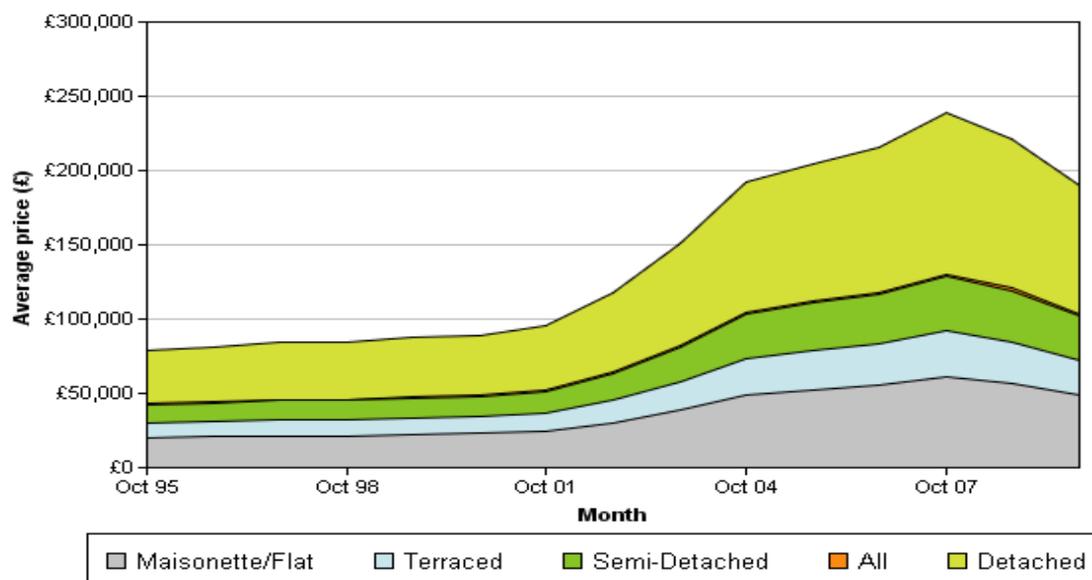


Figure 3.3 shows the average price of the four main house types for the Torfaen C.B.C. This allows comparisons to be made against achieved sale prices in the NRA neighbourhoods. This shows is that local prices in Northville and Southville are at the Torfaen average.

Figure 3.3 Household Type Breakdown
Household type breakdown - Torfaen Council

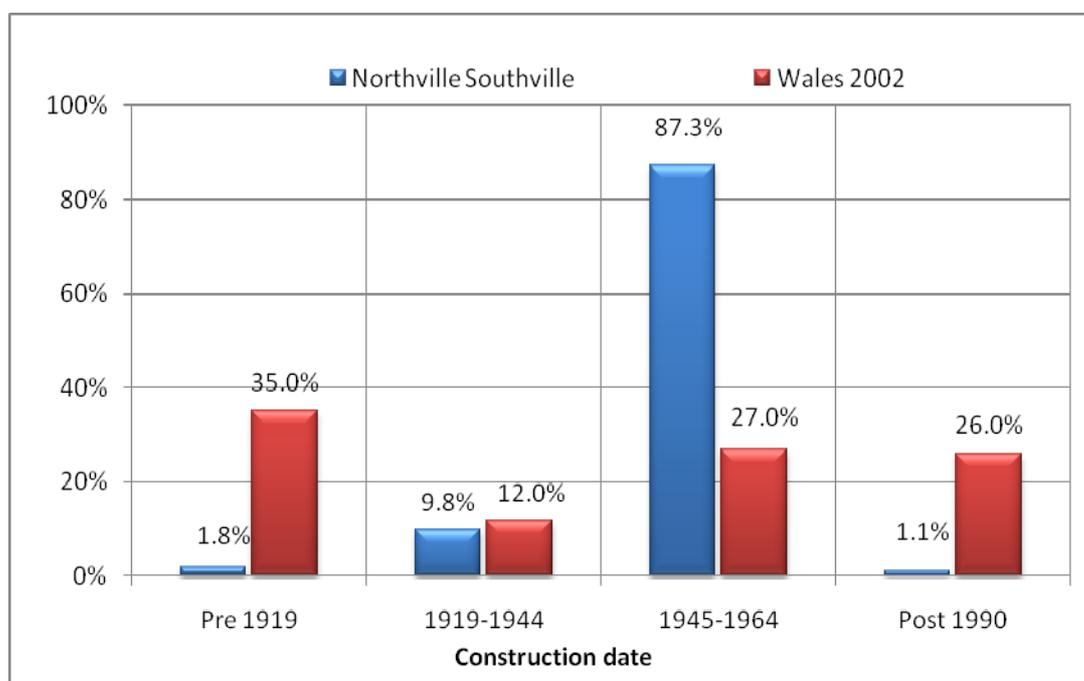


3.4 Property Age

The age profile of the private sector stock within the NRA areas is compared to the profile for Wales in Figure 3.4. This shows that housing in the areas follows a much different profile to that of Wales as a whole, with significantly lower percentages of older (pre-1919 properties) and newer (post 1990) properties but a much higher percentage of post 1945 properties.

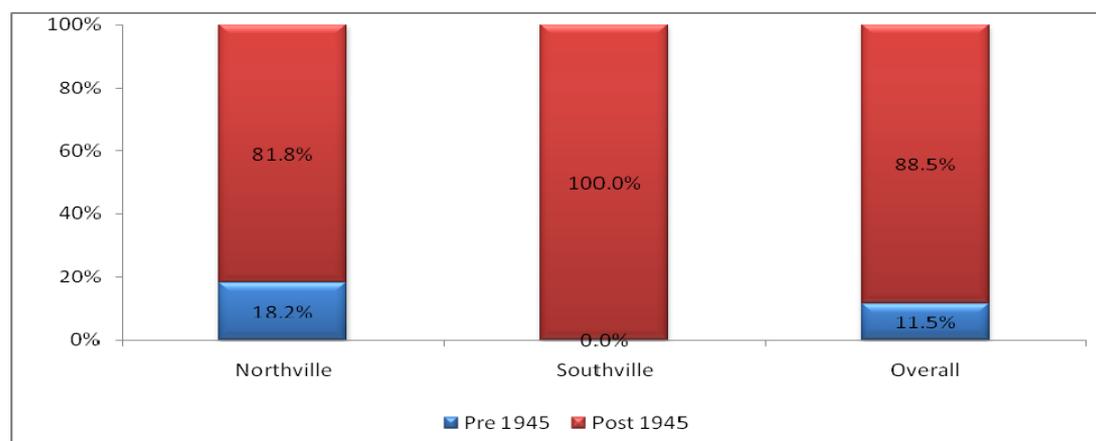
N.B. because of the extremely low numbers of pre-1919 and post 1990 properties it has sometimes been necessary to incorporate these age categories into broader property groupings (in some graphs that follow) because there are too few properties in the sample population or the sample group to give statistically valid results.

Figure 3.4 Dwellings age profile



The distribution of properties by age by neighbourhood is shown in Figure 3.5. This reinforces the position of a pre-dominant house type and age (the two estates having been largely purpose built over a fixed time period)

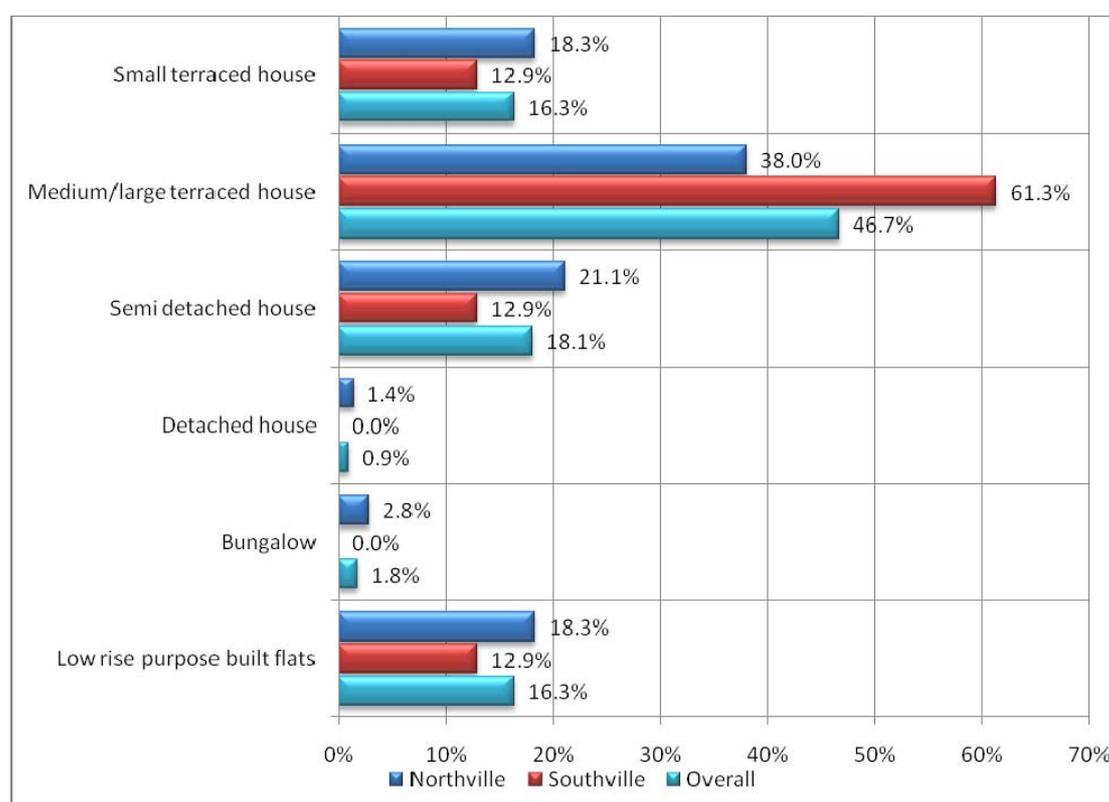
Figure 3.5 Property age by Neighbourhood



3.5 Dwelling type

Figure 3.6 examines the distribution of property types in each neighbourhood and this show some differences between them. The majority of dwellings in both neighbourhoods are medium to large terraced houses (more so in Southville) with the remaining groups represented being reasonably evenly divided between small terraced houses, semi-detached houses and low rise purpose built flats. There are few purpose detached houses or bungalows in either neighbourhood.

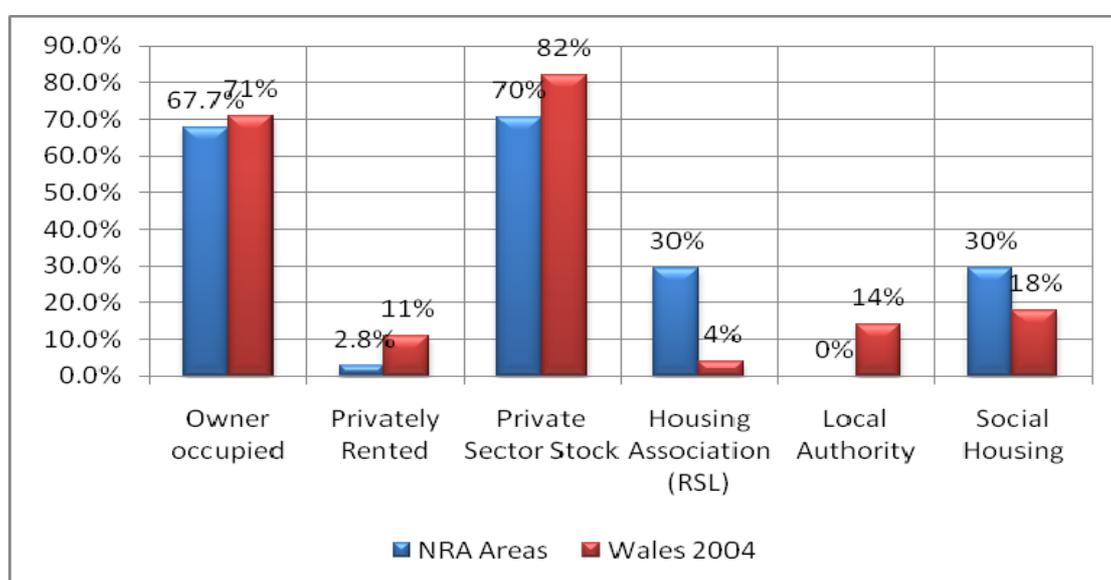
Figure 3.6 Dwelling type by neighbourhood



3.6 Tenure

Properties were categorised by tenure type based on information provided by the Council and Bron Afon H.A.. Comparison of this data with Wales as a whole, as shown in Figure 3.7 shows that the NRA areas have below average private sector tenures, significantly so in the case of private renting and conversely have nearly twice the average level of social housing. This is to be expected given the past history of the Northville and Southville areas being built as Local Authority estates.

Figure 3.7 Tenure



3.7 Housing Health and Safety Rating System

Definition of hazards - All dwellings contain certain aspects that can be perceived as hazards, such as loose paving, steps leading to the front door and in the garden; staircases and banisters; stoves and cookers; combustible materials and lack of adequate heating to keep the dwelling warm. These are just some examples and not all will apply to all dwellings.

The exact scores generated under the HHSRS can be banded into one of ten bands from A to J, with bands A to C being further defined as category 1 hazards and those in bands D to J as category 2. The provisions of the Housing Act 2004 are primarily concerned with category 1 hazards, those that score over 1,000 and represent imminent and serious threat to the occupiers.

This survey concentrates particularly on category 1 hazards, but describes all hazards, including category 2, for comparative purposes.

Serious hazards and general hazards - Any dwelling that has an element, or elements, that could cause an accident, injury or ill health, beyond what might normally be found, could be said to have a 'hazard'. The total number of hazards is, therefore, based on the occurrence of any non-typical hazards in dwellings.

A subset of these hazards is referred to as 'serious hazards' or 'Category 1 hazards' and these are where a score above 1,000 is generated by the hazard rating system.

At this high level of score the risk of serious injury or mortality is considered unacceptably high, hence the term 'serious hazard'. Dwellings with serious hazards have replaced 'unfit dwellings' as the mandatory criteria for allowing intervention by the authority in private sector housing.

Figures 3.8 and 3.9 show the incidence of serious and general hazards within each neighbourhood. As can be seen Northville shows a significantly higher incidence of serious hazards compared to Southville, whereas both neighbourhoods show similar levels of general hazards. This points to the need for targeted action concentrated on the incidence of serious hazards in Northville as far as possible. This is discussed further in the recommended strategy for the neighbourhood later in this report.

Figure 3.8 Frequency of Category 1 (i.e. serious) Hazards by area

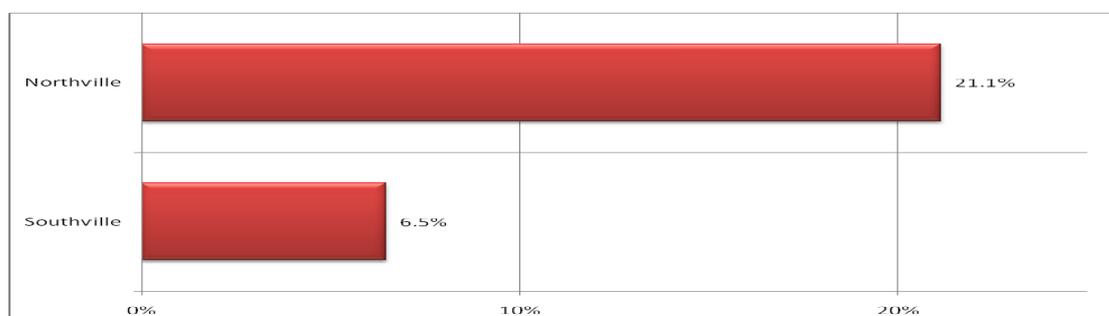
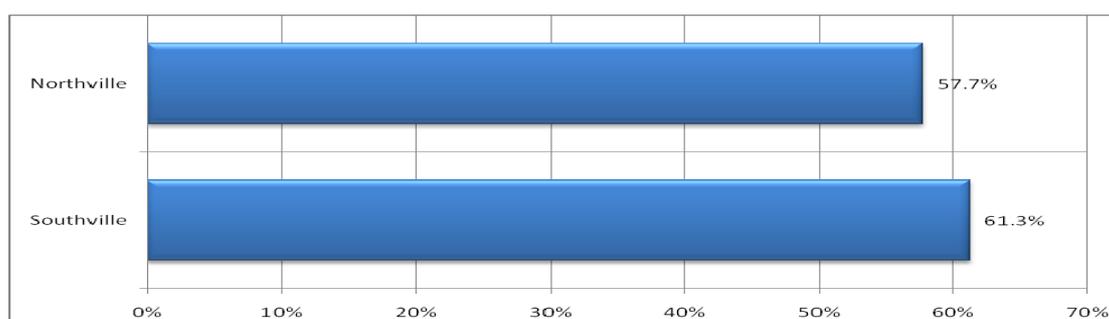


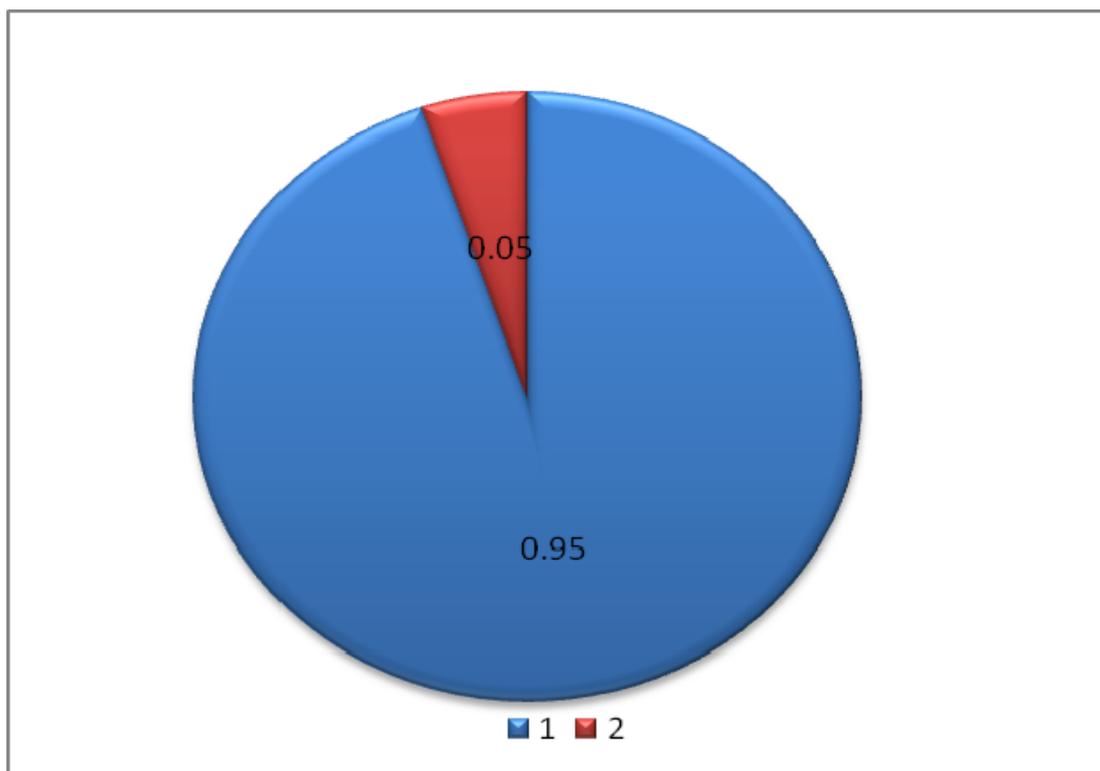
Figure 3.9 Frequency of Category 2 (i.e. general) Hazards by area



To further gauge the extent of the problem of serious hazards it has been possible to

review the number of such hazards counted per property during the survey as clearly a property can exhibit multiple hazards. Figure 3.10 shows the percentage of numbers of serious hazards occurring per property. It is good to note 95% of properties exhibiting serious hazards exhibited only 1 serious hazard.

Figure 3.10 Numbers of Serious Hazards per Property



Analysis of the survey data also allows the incidence of the different types of hazard to be considered. Figure 3.11 shows the types and incidence of serious hazard and Figure 3.12 the types and incidence of general hazards.

As can be seen the most common serious hazard is excess cold followed by falls on stairs and electrical hazard. The most common general hazard is overwhelmingly excess cold and to a much lesser degree noise and falls (on the level and on stairs).

Figure 3.11 Serious Hazards by Type and Frequency

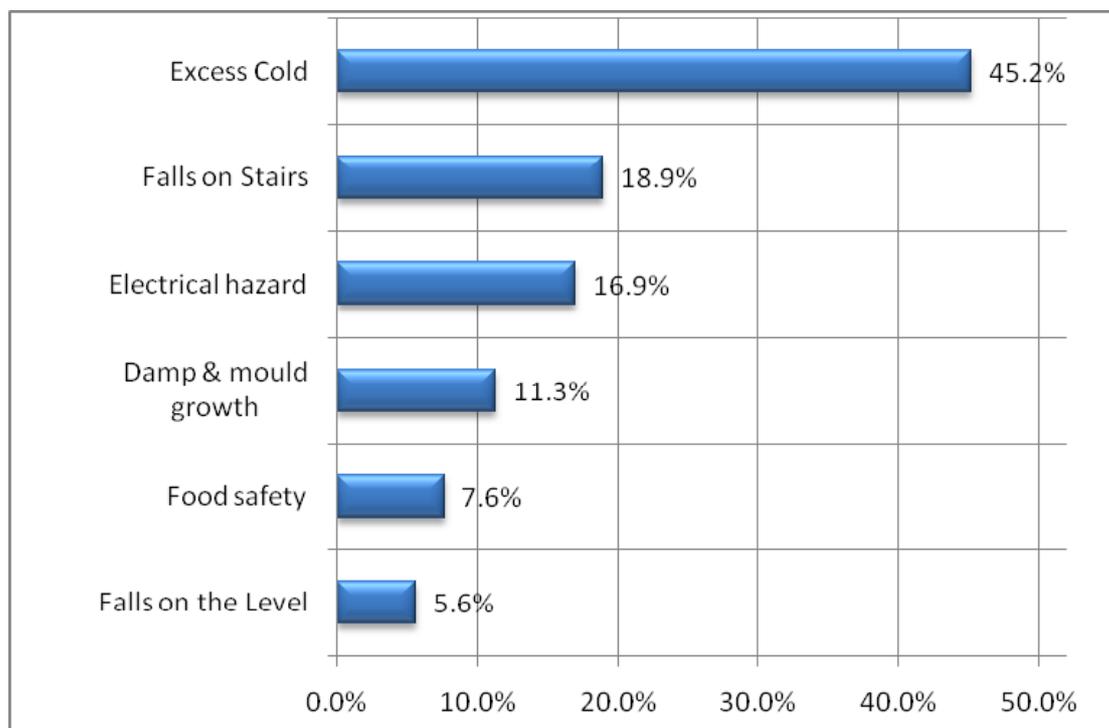
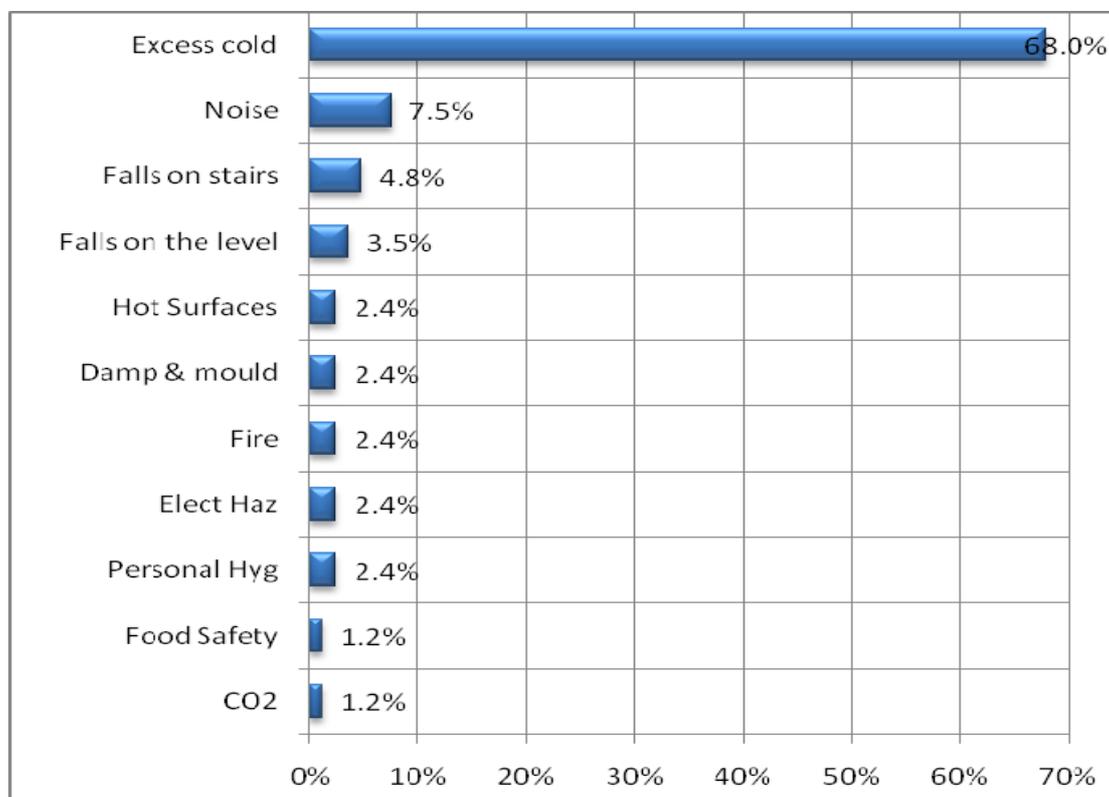


Figure 3.12 General Hazards by Type and Frequency



Further consideration was given to the incidence/distribution of serious hazards by property type and age. Figure 3.13 indicates the incidence of serious hazards by property type. This shows that small terraced houses have, overall the highest incidence of this type of hazard. Figure 3.14 shows the distribution of serious hazards by age of property. This shows that properties built pre 1945 have the highest incidence of serious hazard.

Figure 3.13 Serious hazards by property type

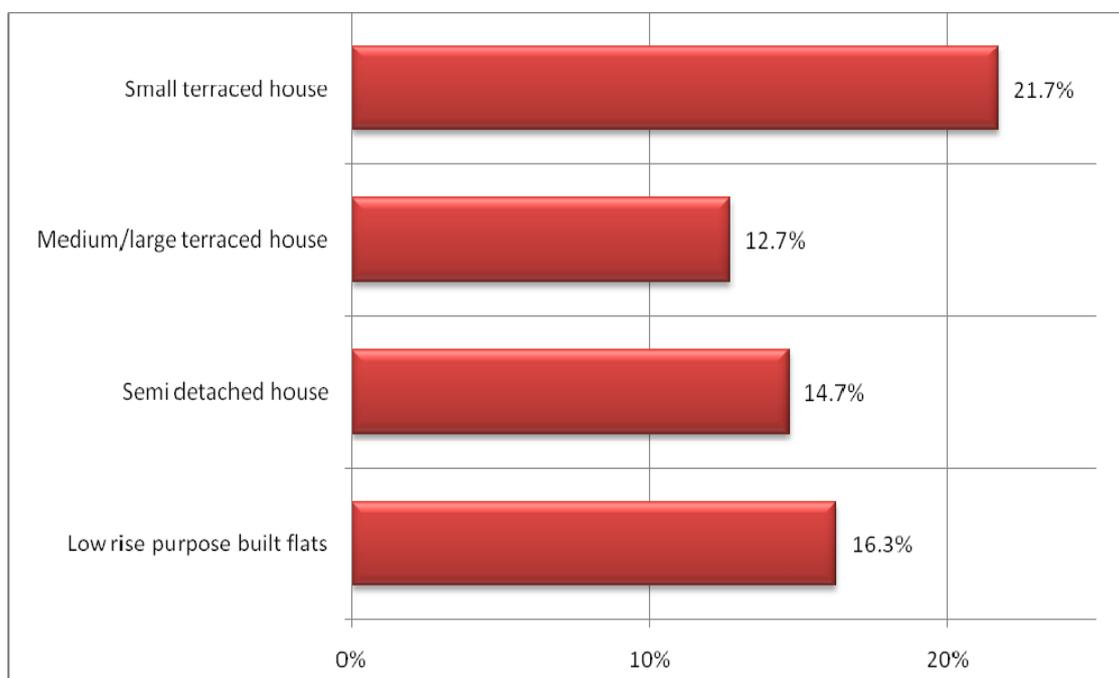
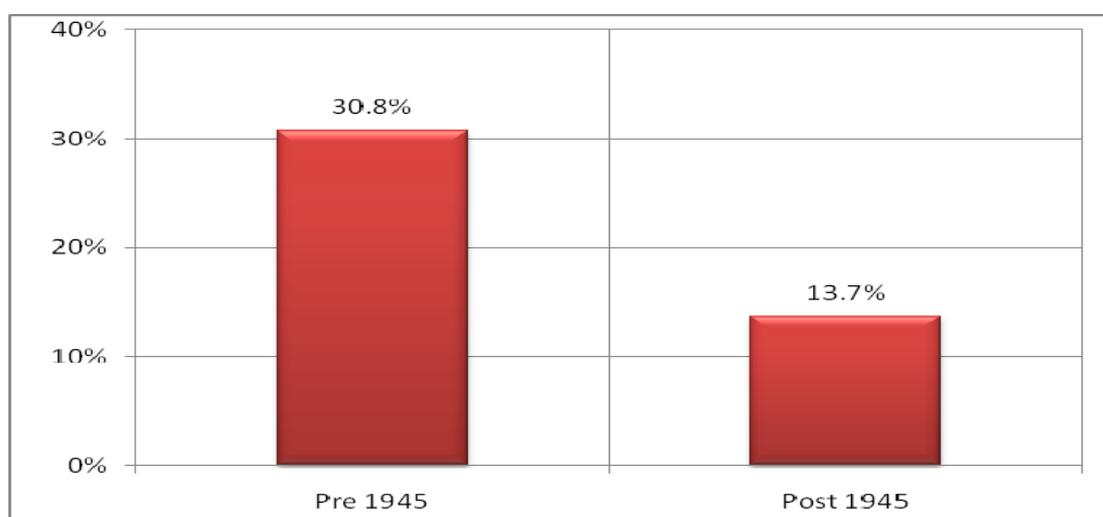


Figure 3.14 Serious hazards by property age



3.8 Energy Efficiency

Distribution of SAP ratings (in EPC bands)

The average SAP rating for a dwelling in the NRA neighbourhoods is 52.3, which when compared to that for Torfaen as whole (which has an average of 59) *source: private sector HCS 2005*) confirms that the NRA neighbourhoods are less thermally efficient than the Torfaen average.

Table 3.2 shows the percentage of properties in each EPC Band. As can be seen the majority of properties fall within bands D and E but over 8% of owner occupied properties fall into bands F or G.

Table 3.2 Frequency distribution of SAP (in EPC Bands)

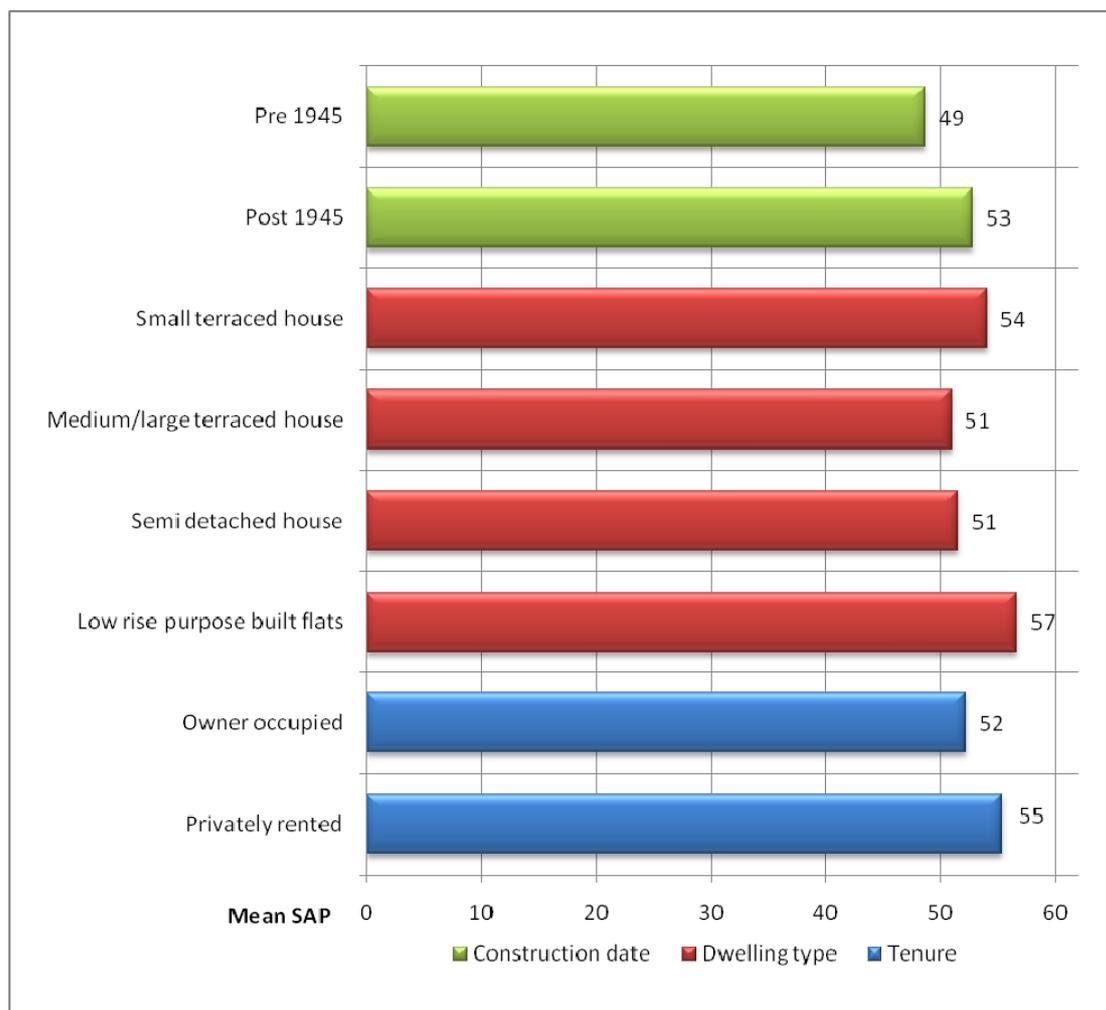
EPC SAP Range Banded	Owner occupied	Privately rented	Whole Stock
Band A (92-100)	0.0%	0.0%	0.0%
Band B (81-91)	0.0%	0.0%	0.0%
Band C (69-80)	3.7%	0.0%	3.5%
Band D (55-68)	37.7%	54.0%	38.3%
Band E (39-54)	50.3%	46.0%	50.2%
Band F (21-38)	6.5%	0.0%	6.2%
Band G (1-20)	1.8%	0.0%	1.8%
Total	100.0%	100.0%	100.0%

SAP by general characteristics

The physical characteristics of dwellings have a major effect on the efficiency of a dwelling. The number of exposed external walls and the construction materials and methods will affect the overall heat loss and therefore the efficiency, thus different types and ages of dwellings will have different energy characteristics. The SAP Rating results derived from the surveys in the NRA neighbourhoods are set out in Figure 3.15.

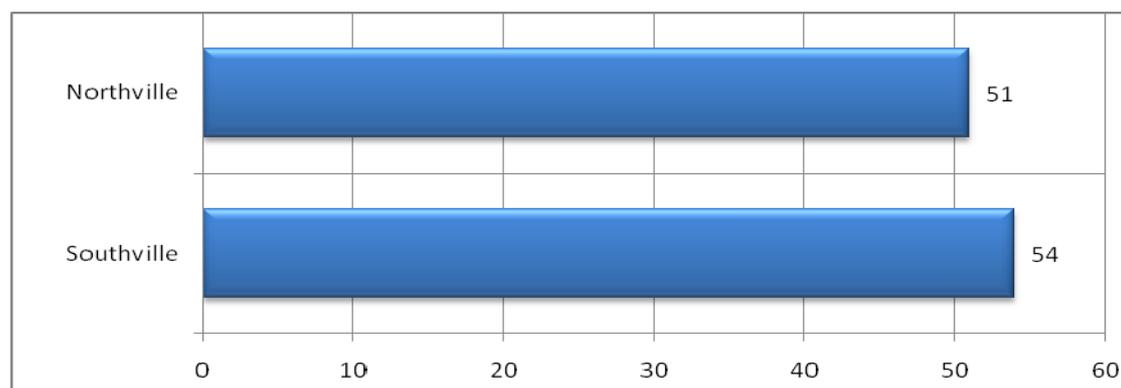
As would be expected, this shows that the post 1945 houses have the highest SAP rating with the older houses slightly worse. Medium/large terraced houses and semi-detached houses have lower ratings than other types, and overall there is little difference between the owner occupied and private rented sectors (but the PRS comprises a very small number of properties).

Figure 3.15 SAP by general characteristics



Examination of the SAP ratings by neighbourhood is shown in Figure 3.18. This shows that the neighbourhoods are similar in terms of overall SAP rating with a variation of only 3 SAP points (in a scale of 100) between them.

Figure 3.16 SAP by Neighbourhood

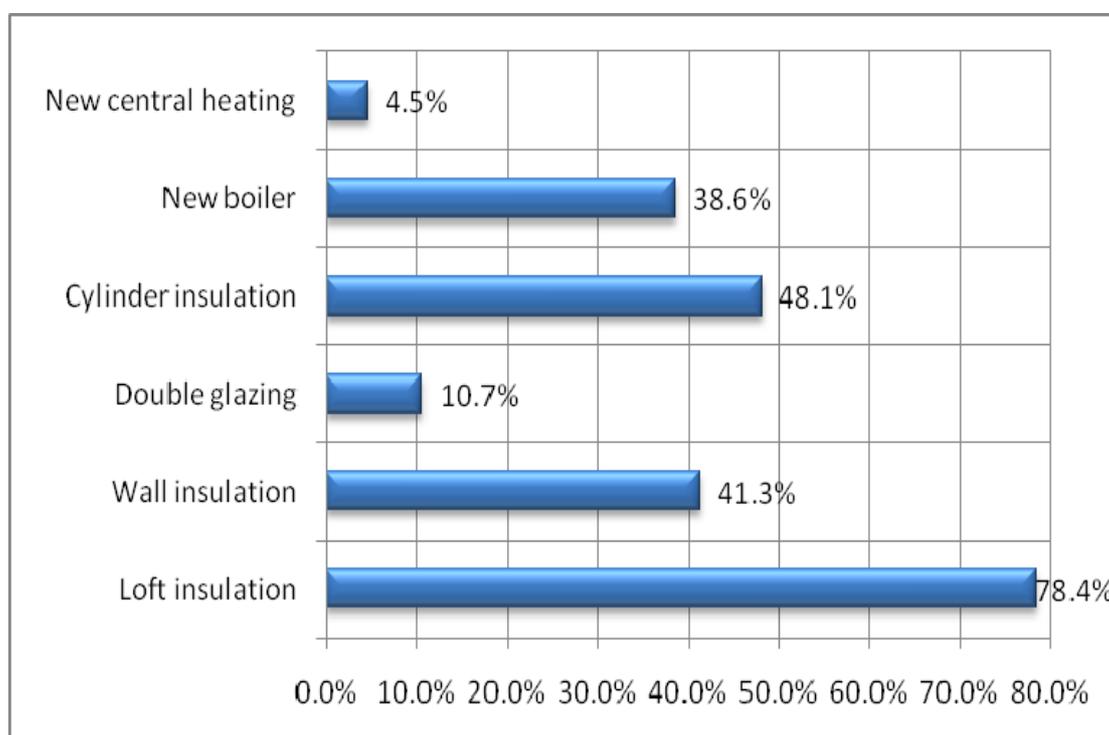


The total cost of all achievable energy efficiency improvements is in the region of £1,409,371 giving an average cost for all private sector dwellings where work is possible of £1,660 per dwelling. Energy efficiency improvement measures are possible in 97.4% of the housing stock in the 2 neighbourhoods

The range of measures identified by surveyors as being necessary and achievable is shown in Figure 3.17. Over $\frac{3}{4}$ of properties lack loft insulation and nearly half lack cylinder insulation to the current standard. More than 40% need wall insulation and over $\frac{1}{3}$ need a new (efficient) boiler.

This demonstrates the scope for improvement in this matter and reinforces the information in the following section concerning the Welsh Housing Quality Standard (WHCS) which shows that the vast majority of failures under the standard result from a deficiency in thermal efficiency. Addressing this issue should be a priority and be an integral part of the Renewal Area strategy. This is discussed later in this report.

Figure 3.17 Energy efficiency measures by type required



3.9 The Welsh Housing Quality Standard

Introduction

In July 2001 the National Assembly for Wales approved the National Housing Strategy for Wales “Better Homes for People in Wales”. The strategy states the aim that everyone in Wales should have the opportunity to live in a good quality home.

The Welsh Housing Quality Standard (WHQS) was therefore introduced to give a guide as to what constitutes a ‘quality home’.

The standard is primarily designed to allow local authorities to assess the quality of their own stock with further guidance relating to the private sector. It is acknowledged that the Standard is not mandatory for properties in the private sector but it provides a good ‘benchmark’ of how far short of a ‘quality home’ properties in the two neighbourhoods are.

This section therefore aims to give decision makers an indication of the proportion of dwellings that are not providing a ‘quality home’ and examines some of the characteristics and reasons relating to this. It has also been used to help frame the option appraisal process.

The standard requires that all dwellings should provide the following seven functions:

- In a good state of repair
- Safe and secure
- Contain up-to-date kitchens and bathrooms
- Adequately heated, fuel efficient and well heated
- Well managed (for rented housing)
- Located in attractive and safe environments
- As far as possible suit the specific requirements of the household (e.g. specific disabilities)

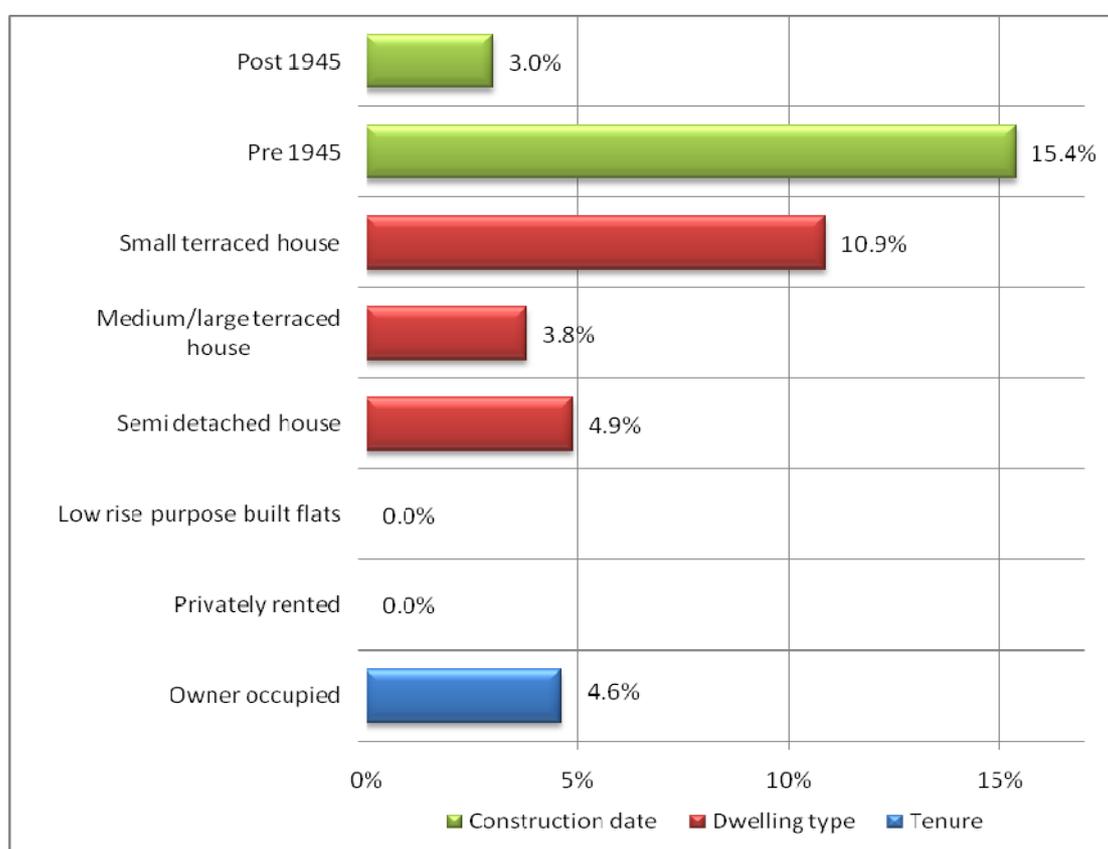
Based on these criteria a small number of additional questions were added to the survey form and along with many of the existing variables were used to determine compliance with the above measures.

General Characteristics

Based on the findings of the House Condition Survey and as set out in Figure 3.18 many properties in the NRA neighbourhoods do not provide 'quality housing' in line with the Standard.

Most of the building types have levels of failure with the highest proportion of non-compliant dwellings being in the small terraced house type, Failure by age of dwelling shows that all dwellings constructed up to 1945 have a failure rate 5 times higher than post 1945 houses. The highest proportion of dwellings failing the WHQS by tenure is found in the owner occupied sector

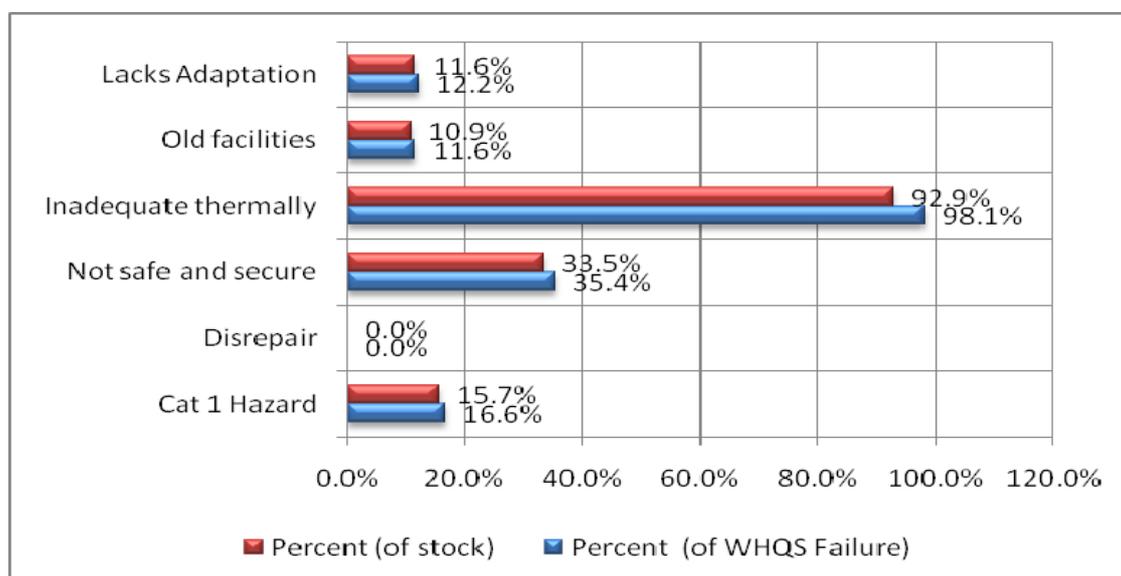
Figure 3.18 Welsh Housing Quality Standard General Characteristics



Reasons for failure of the WHQS

Since the WHQS is divided into 7 criteria it is possible to give a breakdown of the reasons why dwellings fail the standard. Figure 3.19 gives such a breakdown: The percentages do not total 100%; this is due to the fact that the categories are not mutually exclusive, as although a dwelling can fail on just one category, it may also fail on more.

Figure 3.19 Reasons for failure of dwelling

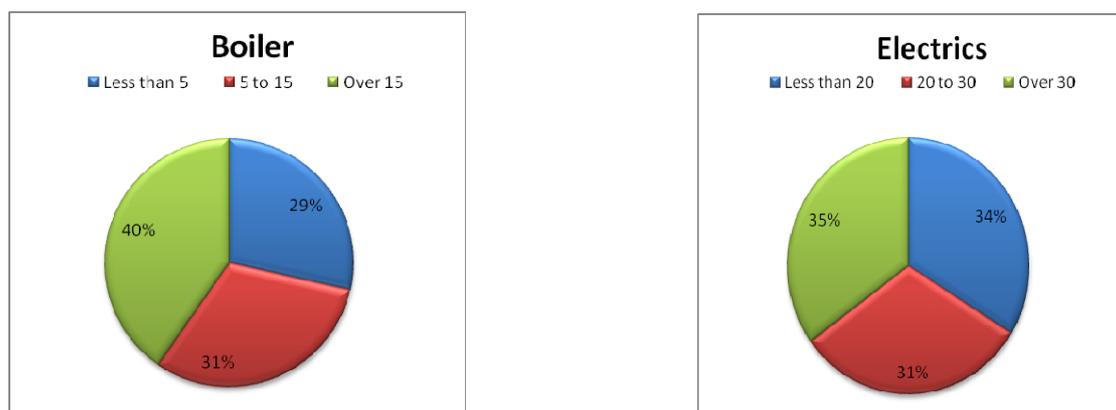


Inadequate heating and insulation is the primary cause of failure of the WHQS throughout the neighbourhoods. The constructional form of most of the dwellings in Northville and Southville make failure on this count almost inevitable because of the inability to insulate the roof. Whilst failures in this category will be reducing somewhat through initiatives such as HECA and Warm Wales poor energy efficiency is clearly still a major issue that needs tackling in the NRA neighbourhoods.

Failures for each of the reasons given can be sub-divided into smaller categories to give exact reasons for failure. Unfortunately, however, to do this would result in sample sizes that are too small to give an accurate picture but it is possible to look at the issues of age of amenities and services. These are examined in Figure 3.20

Figure 3.20 Amenities and Services





In the case of amenities nearly $\frac{3}{4}$ of all bathrooms are less than 20 years old but around 10% are over 30 years old. Also 85% of kitchens are less than 20 years old meaning less than 1 in 5 is 20 years or older. This demonstrates that previous investment in these areas is reducing the incidence of failure of the WHQS on these criteria.

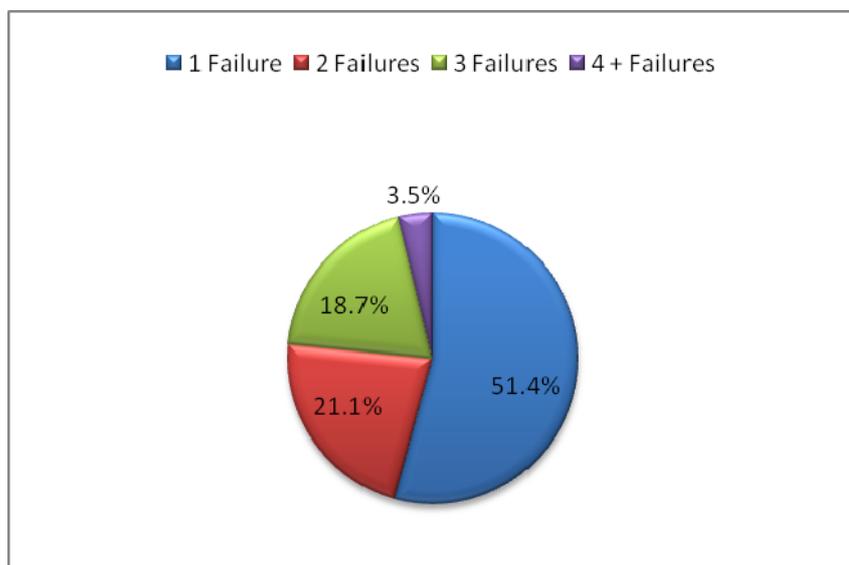
The picture in the case of services is not so encouraging. Less than $\frac{1}{3}$ of properties have a boiler less than 5 years old, meaning that many will not be the more energy efficient 'condensing boilers' now recommended. Approximately $\frac{1}{3}$ of properties have electrical installations less than 20 years old meaning that as many as $\frac{2}{3}$ of properties could require re-wiring to bring them up to standard.

Numbers of failures per dwelling

As mentioned above dwellings can fail to provide quality housing for more than one reason. The total number of failures per dwelling can give an indication of the severity of problems in particular dwellings.

Figure 3.21 shows the number of failures per dwelling. nearly $\frac{3}{4}$ of dwellings that fail only fail on one or two measures, however this does leave 22% that fail on three or more of the criteria of WHQS.

Figure 3.21 Degree of failure of the WHQS



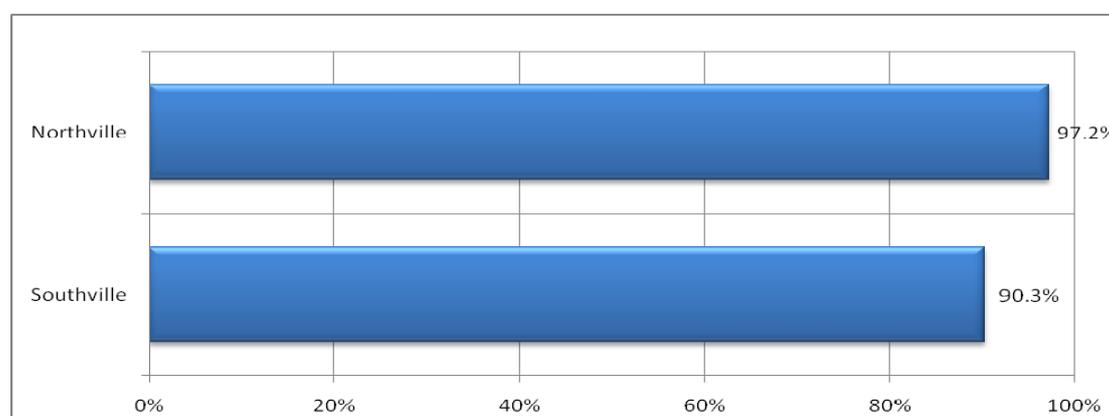
Cost to Remedy

Each of the categories of the WHQS allows calculations to be made of the cost of repairs to remedy the issues causing such failures. At this stage, however such costs have not been calculated due to the extreme complexity of the model and the potential reliability of the results, especially given that the standard was not specifically designed for the private sector.

WHQS overall failures by area

The survey examined overall WHQS findings at a neighbourhood level with the results shown in figure 3.22.

Figure 3.22 Failures of the WHQS by neighbourhood



Failures of the WHQS follow some of the trends from previous condition variables when examined by area. The highest rate is in Northville (at 97.2%), but the differences between the two neighbourhoods is quite small. From information shown by the various condition variables (discussed in this chapter) it is clear that these high levels of failure primarily result from the dwelling being thermally inadequate but that failures for the other categories also need to be addressed.

3.10 Repair and Renewal Costs

To gauge the likely costs of repair and renewal the findings of the survey were linked to a 'building price schedule' of costs. Through a computer programme this calculates a cost based on varying levels of renewal for each of the building elements identified by a surveyor as being in some way defective or in need of repair or renewal. The definition of the varying cost levels and the extent of matters included in each definition are described below.

Remedial costs - This cost includes undertaking repair works to only those items that are causing the dwelling to have a serious (Category 1) hazard and no other works that may be required. i.e. the cost of eliminating category 1 hazards.

Urgent costs – this cost includes the 'remedial costs' described above and also the cost of repairs to building elements, not necessarily related to a category 1 hazard, but identified by the surveyor as being in urgent need of attention (i.e. within one year)

5 Year costs – this cost includes the 'urgent costs' described above and also the cost of repairs to building elements, not necessarily related to a category 1 hazard, but identified by the surveyor as being in need of attention within 2 to 5 years

10 year costs - this cost includes the '5 year costs' described above and also the cost of repairs to building elements, not necessarily related to a category 1 hazard, but identified by the surveyor as being in need of attention within 6 to 10 years

30 year costs - this cost includes the '10 year costs' described above and also the cost of repairs to building elements, not necessarily related to a category 1 hazard, but identified by the surveyor as being in need of attention within 11 to 30 years. This is often referred to as 'comprehensive repair' - that is rather than just fixing the immediate problems, what would be the cost to carry out all repairs, replacements

and improvements, specified by the surveyor that would leave the dwelling needing no new work, over the next 30 years. Comprehensive repair is important for two reasons: firstly, it most closely matches the previous renovation grant standard of work and is thus well understood in private sector housing, and secondly, allows comparison with the WHCS, which makes use of 'comprehensive repair'.

The costs derived from the survey finding (based on the above definitions have been used as the cost basis of the financial option appraisal, details of which are set out later in this report

Cost of remedying serious hazards

Serious hazards (category 1) are those where the council has a duty (rather than a power) to act to eliminate or mitigate the hazard. Any strategy adopted by the council for the implementation of the proposed Renewal Area should therefore, as a minimum, look to reduce or preferably remove these hazards. This can be approached in several ways at varying cost levels, as described by the cost definitions given above. Table 3.4 shows the likely costs for the 2 neighbourhoods at these varying levels of intervention.

As can be seen from table 3.3 the private rented sector is a very insignificant element of the total costs, but there is little difference in average cost per property between the tenure types (refer to figure 3.24). This means that hazards should be addressed across the board irrespective of tenure and need not be considered separately with a dedicated enforcement programme in the private rented sector.

Likely costs range from just under £0.5m to remedy all immediate serious hazards to just under £2.7m to do the same but addressing all other issues that are likely to be a concern within the next 10 years. This latter cost would not only address the immediate problem causing the hazard, but also any items that may increase the likelihood of a hazard now or during the 10 year life of the Renewal Area. This may result in a variety of works in one dwelling at the same time, but is more cost effective in the long run and increases the safety of occupiers. Beyond this, costs rise to something in the region of £6.6million to address all problems over a 30 year timeframe where properties have a category 1 hazard.

These different approaches are considered further as part of the option appraisal later in this report.

Table 3.3 Cost of Remedying Serious Hazards

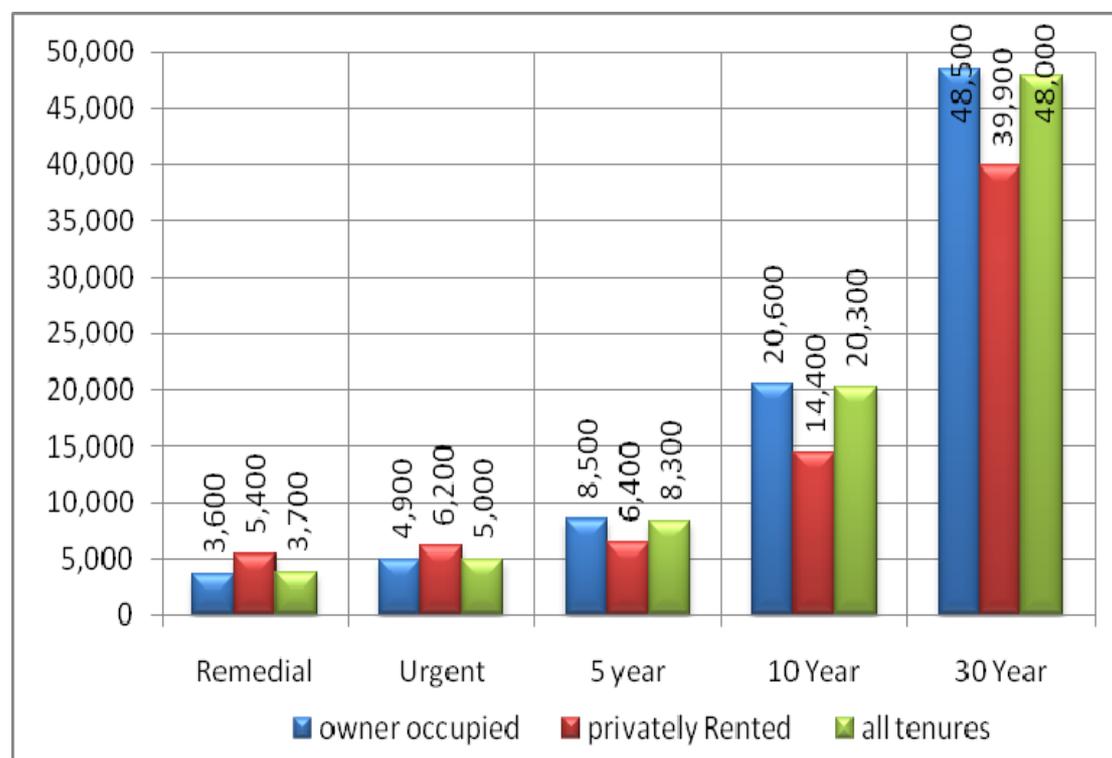
Tenure	Remedial	Urgent ²	5 year ²	10 Year ²	30 Year ²
Owner occupied (£millions)¹	0.5	0.6	1.1	2.7	6.3
<i>Average (£s)</i>	3,600	4,900	8,500	20,600	48,500
Privately Rented (£millions)¹	0.0	0.0	0.0	0.1	0.3
<i>Average (£s)</i>	5,400	6,200	6,400	14,400	39,900
All tenures (£millions)¹	0.5	0.7	1.1	2.8	6.6
<i>Average (£s)</i>	3,700	5,000	8,300	20,300	48,000

1. Figures given in millions of pounds sterling

2. Figures are cumulative and therefore include the previous column

Figure 3.23 displays the average cost per dwelling (taken from the above table, for each of the definitions given), by tenure and for the private sector as a whole. This shows that average costs could range from approximately £3,600 to £20,600 per property to include all matters requiring attention in the next 10 years or up to £48,500 for all matters requiring attention over a 30 year time frame

Figure 3.23 Cost of remedying serious hazards and associated works



Cost of Repair and Renewal Generally

Looking more generally at the need for repair and renewal across the 2 neighbourhoods (rather than only those properties exhibiting a category 1 hazard) the average cost of repair and renewal is shown by the various parameters in Figures 3.24 and 3.25. These show the results firstly for 10 year costs and then for 30 year costs. They show that:

- Unusually the average cost of repair is higher in the owner occupied sector than in the private rented sector. This however may be a reflection of the very small number of rented properties resulting in a statistical anomaly.
- As would be expected (because of their size) detached houses (on 10 year costs) have the highest average repair and renewal cost, but small terraced houses show a disproportionately high cost compared to other property types.
- Average property repair and renewal costs rise in line with property age.

Figure 3.24 Cost of Repair and Renewal (10 year)

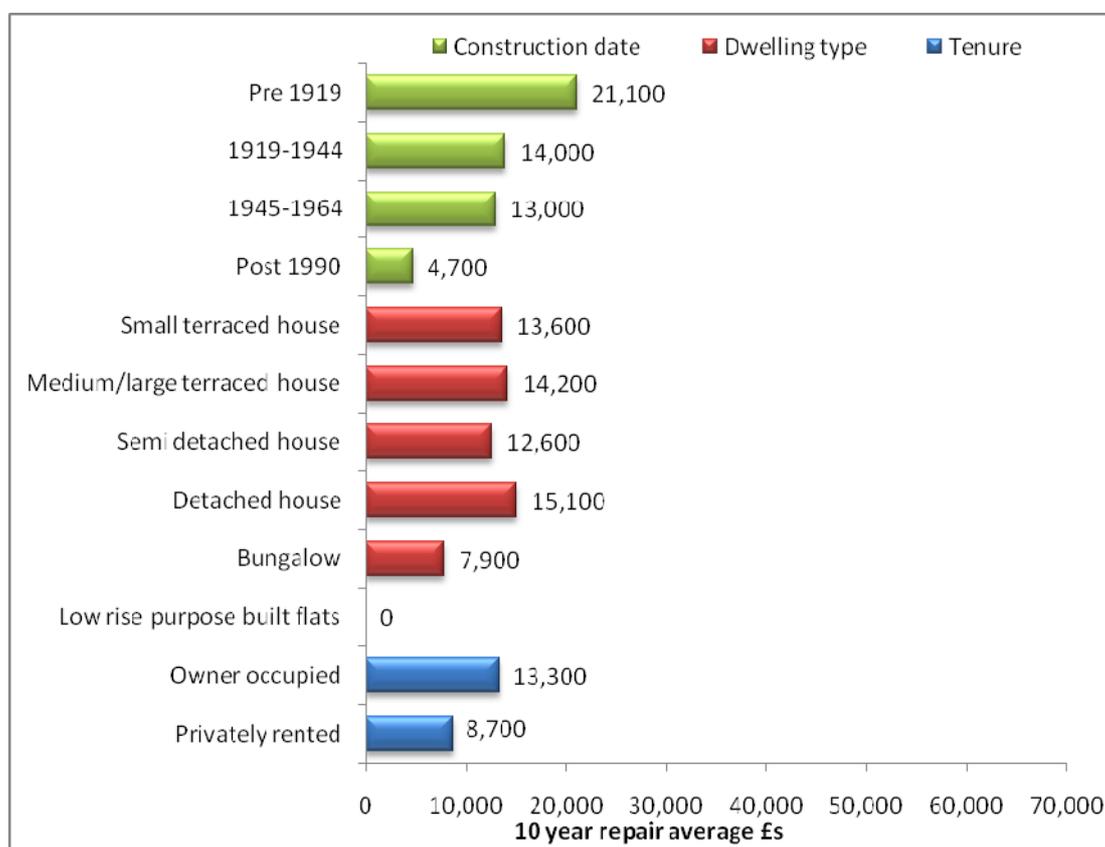
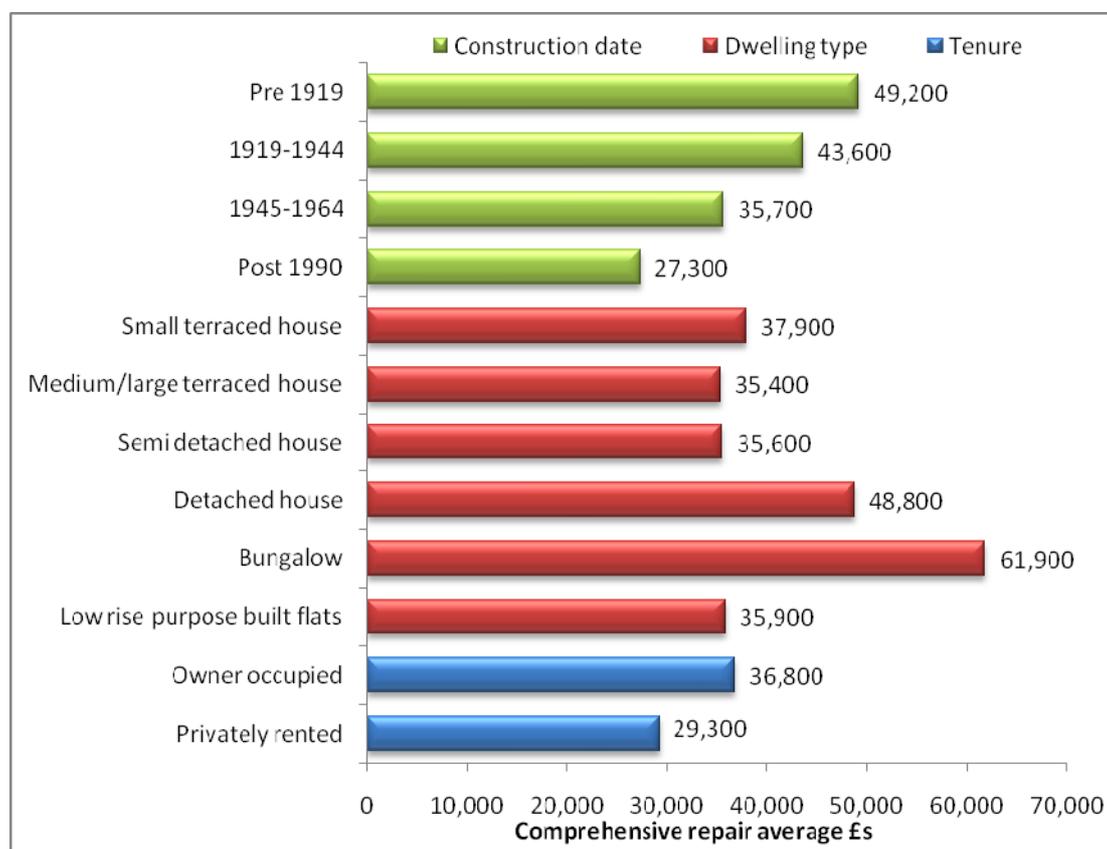


Figure 3.25 Cost of Repair and Renewal (30 year)



Overall costs

The total 10 year costs, for the renovation all private sector dwellings, in the 2 neighbourhoods are in the region of £11.1 million and the 30 year cost in the region of £31million. This is shown in greater detail in table 3.5. The predominance of 1945-1964 properties accounts for the vast majority of this expenditure. On a 10 year cost basis this property group will require some £10.7m (i.e. 96.4% of expenditure)

Table 3.5 Costs by Category by Property Age Group

Construction date band	Remedial	Cum urgent	Cum 5 year	Cum 10 year	Cum 30 year
Post 1990	£ -	£ -	£ -	£ 48,605	£ 284,095
1945-1964	£ 333,570	£ 542,783	£1,816,055	£ 9,652,478	£26,574,529
1919-1944	£ 130,125	£ 237,089	£ 416,957	£ 1,081,384	£ 3,363,088
Pre 1919	£ 43,375	£ 53,964	£ 216,320	£ 325,283	£ 760,045
Total	£ 507,071	£ 833,837	£2,449,332	£11,107,750	£30,981,757

Examination of the cost data by area as shown in Figure 3.26 shows that works in Southville will incur the lower average cost (£9,000 per property on a 10 year basis). This remains the case when costs are 'standardised' (i.e. taking account of property size by reducing costs to a cost per sq. metre average), as is shown in Figure 3.27.

Figure 3.26 Average cost by area (10 year and 30 year)

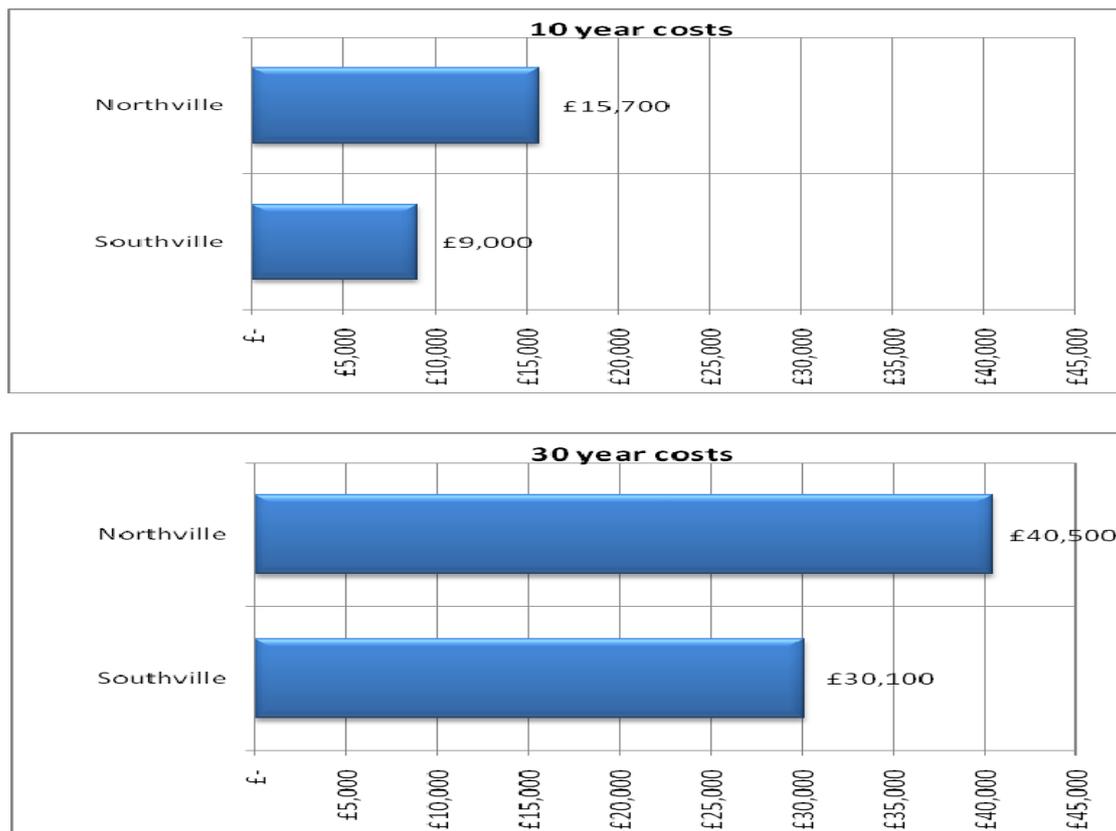
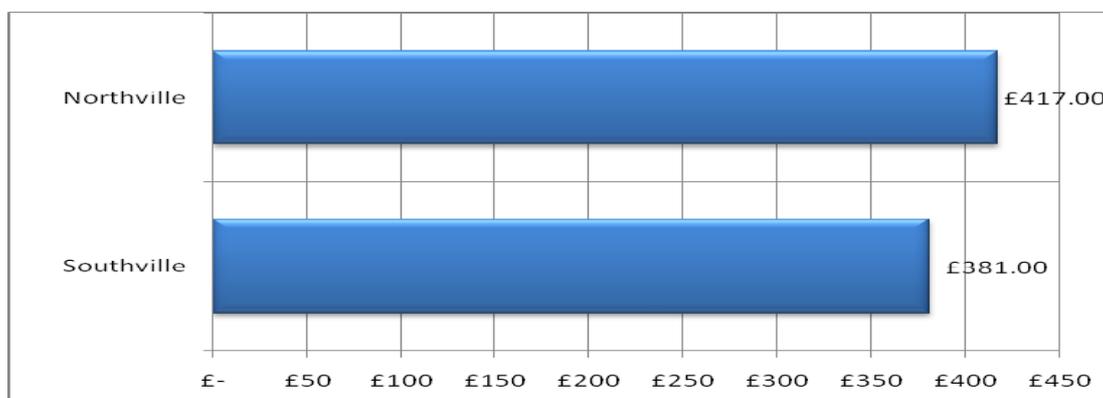


Figure 3.27 Standardised costs by area (30 year)



4.0 Residents / Household / Social Survey

4.1 Introduction

As part of the NRA, a social survey was conducted of all households living in both neighbourhoods as it was felt appropriate that everyone should have the opportunity to indicate their circumstances and give a view on topics concerning how the neighbourhood should be improved (*N.B. it should therefore be noted that all figures (%'s) quoted in this section of the report relate to the entire neighbourhood(s), which includes all ex-council properties transferred to Bron Afon Housing Association*).

The social survey was undertaken as a face to face interview where surveyors visited the house to conduct a condition survey and as a postal survey for all other households. A total of 176 households returned a questionnaire representing a 14.7% overall response rate, which is below the average for this type of survey. (Northville 122 responses – 16.9%, Southville 54 responses – 11.4%)

The social survey questionnaire was ordered within a number of different categories with each category comprising questions that reflected a different theme. A copy of the survey questionnaire is included at Appendix 2.

The main results derived from the household survey follow, reflecting the different categories (themes) of the survey questions. The data provides a revealing insight into the make-up of the neighbourhoods, residents' wishes and their views about house improvement and wider regeneration issues. It has helped shape officers thinking when considering improvement options and influenced the recommended strategy.

4.2 Residents Homes

Residents were asked how long they had lived at their current address and in addition, how long they had lived in the Torfaen. Figures 4.1 and 4.2 show that the vast majority of residents have lived within both Torfaen and their current address for 5 years or more giving a strong indication of an attachment to Torfaen and of a very stable community within each neighbourhood

Figure 4.1 Period of Residence in Current Property

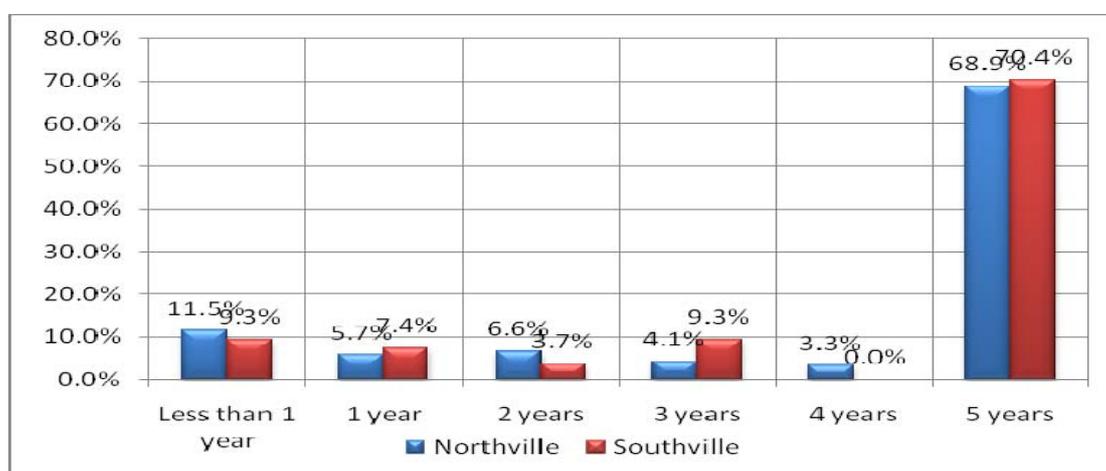
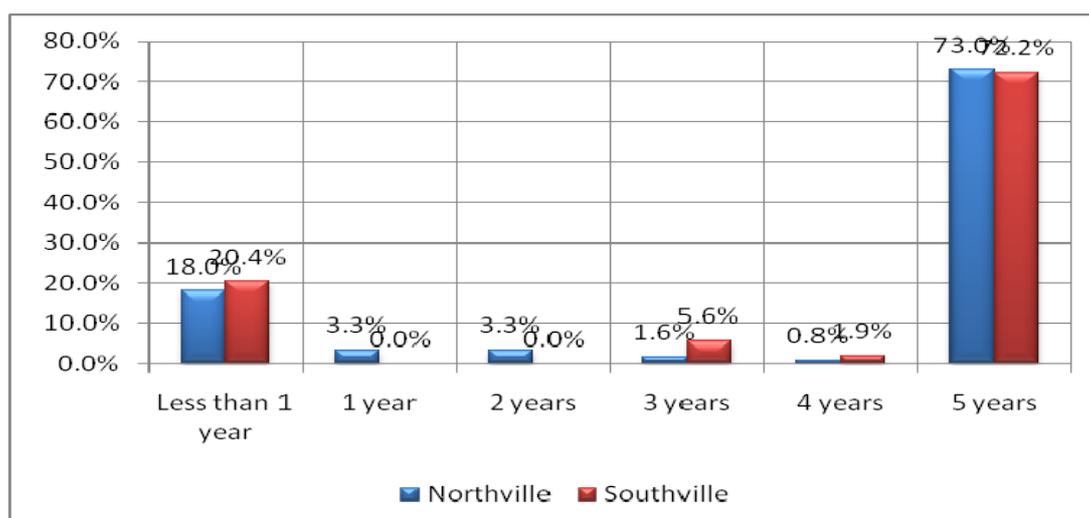


Figure 4.2 Period of Residence in Torfaen



A number of options were given to describe the reason why a respondent moved into their current home. Table 4.1 provides the responses for each neighbourhood with the top 4 reasons highlighted yellow.

As can be seen the top reasons outweigh all others with most people moving into the neighbourhood because they want to be there, with the houses offering accommodation of the right size at the right price that is near to shops and facilities (and in Southville also because the property was offered by the council).

Table 4.1 Reasons for moving to current address

Reason for move to present home	Northville	Southville
Right type / size for my needs	19.4%	18.8%
Condition of home (i.e. little / less repair needed)	3.6%	3.1%
Property is furnished	0.8%	0.0%
Because it was the right price	13.8%	7.3%
The rent level is reasonable	4.3%	0.0%
The first home in the UK after arriving from abroad	0.8%	2.1%
It is in the right area	13.0%	19.8%
Better landlord / more secure tenancy	1.2%	0.0%
Nearer to my job	6.7%	9.4%
Near to religious centre	0.0%	0.0%
Near to shops and other services like schools, church	11.5%	10.4%
To be near to family/friends/my community	8.7%	5.2%
Health reasons/met physical needs/specially adapted	1.2%	0.0%
Okay for the time being/meets immediate needs	0.4%	3.1%
No choice/only housing available at the time/homeless	0.0%	1.0%
It was offered by the Council	5.5%	13.5%
Personal reasons (e.g. domestic violence)	2.4%	3.1%
Other	6.7%	3.1%

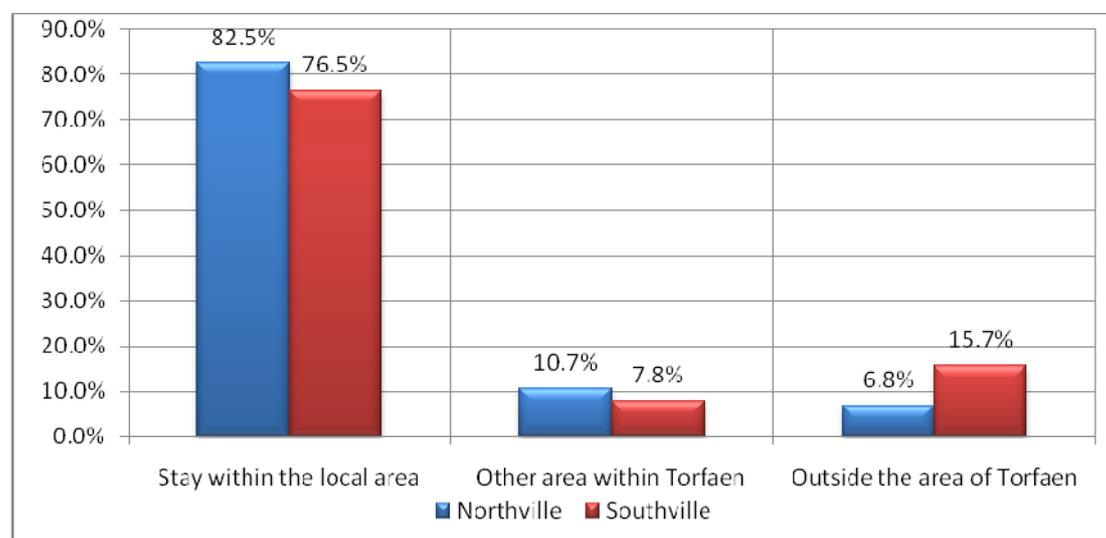
Following on from the above, residents were asked what best described their reason for staying in their respective neighbourhood. Table 4.2 provides a breakdown of the results with the top 3 reasons that were cited highlighted yellow as these again considerably outweigh all other reasons. Taken together the views expressed further confirm that the neighbourhoods are those of choice for many residents and that they have strong long term family or other ties with their neighbourhood. A further sizeable group indicate it is also their neighbourhood of choice with the closeness of facilities being an important factor.

Table 4.2 Reason for staying in the Neighbourhood

Reason for living here	Northville	Southville
Born here / lived here as a child	14.5%	9.5%
Lived in the area all my life	16.4%	9.5%
Near family and friends	18.2%	23.8%
Available / affordable housing	6.3%	7.9%
Near to religious centre	0.0%	0.0%
Near work / easy access to work	6.3%	9.5%
Near to shops and services like schools, recreation facilities and other amenities	15.1%	25.4%
Area of choice – I like the area	15.1%	14.3%
No choice – would prefer to live somewhere else	3.1%	0.0%
Temporary location only until move to a different area	2.5%	0.0%
Other	2.5%	0.0%

If residents were to move within the next 5 years they were asked which area they would prefer to move to. The majority of responses within each of the neighbourhoods stated that they would prefer to stay within their respective neighbourhood. Figure 4.3 refers showing that some 20% or less of residents would move away from their neighbourhood.

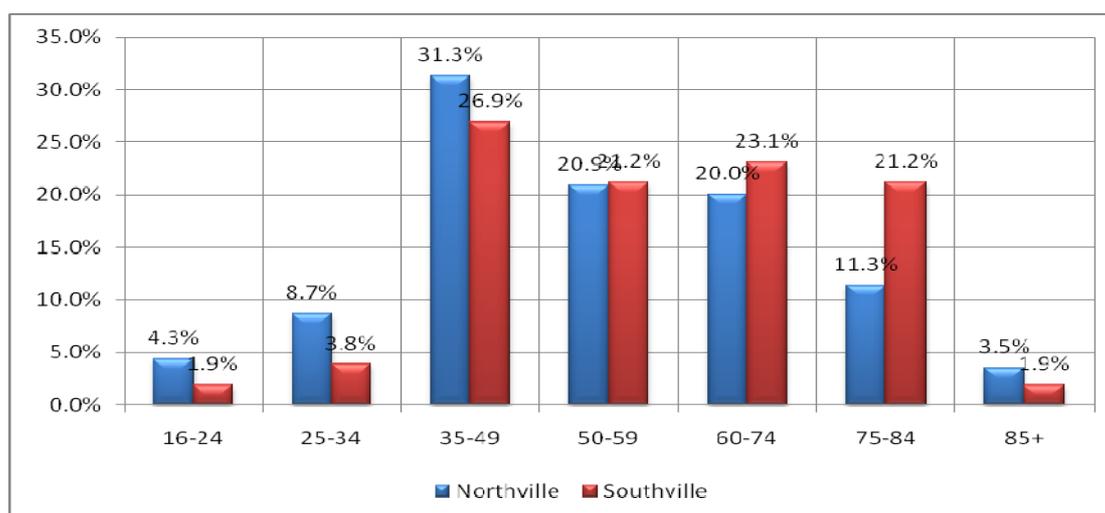
Figure 4.3 Preferred areas if to move



4.3 Household and Home

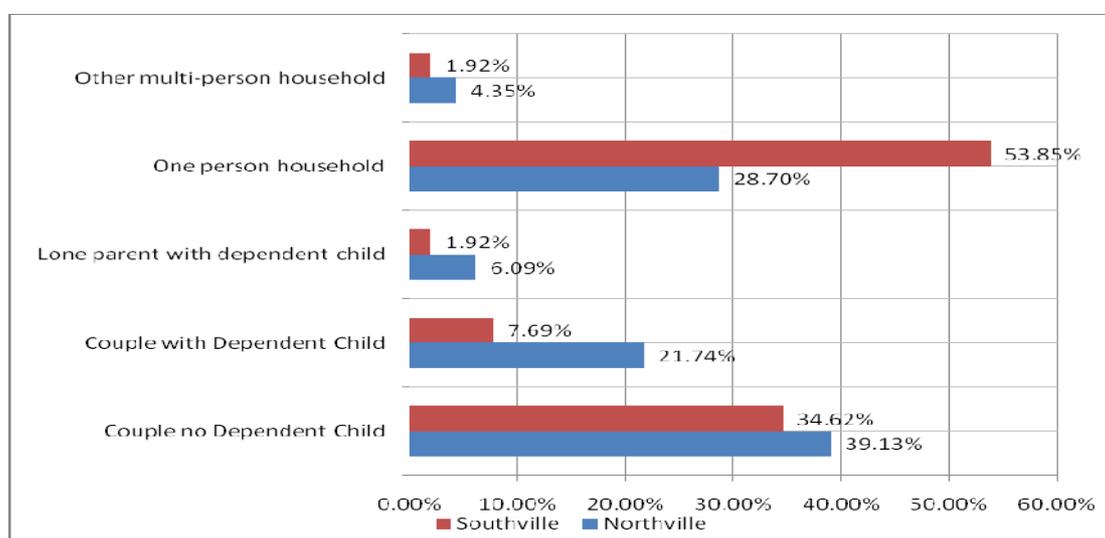
A breakdown of the ages of all occupants within the households is provided below in Figure 4.4, this shows that both Northville and Southville house a well spread population group, with the Southville population showing an older profile with nearly 50% of the population being in age groups aged 60 or over.

Figure 4.4 Age of Residents



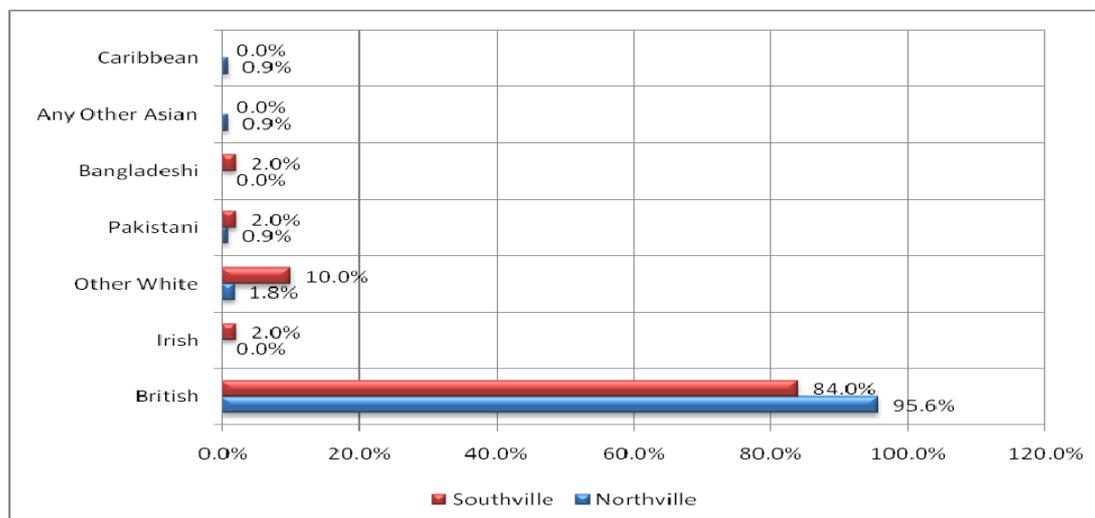
This position is further highlighted when the types of household are considered as is shown in figure 4.5. Nearly ¼ of all households comprise either a couple with no dependent children or are a single person household (in both neighbourhoods). Approximately ¼ of households in Northville and only 10% in Southville contain one or more children.

Figure 4.5 Type of Household



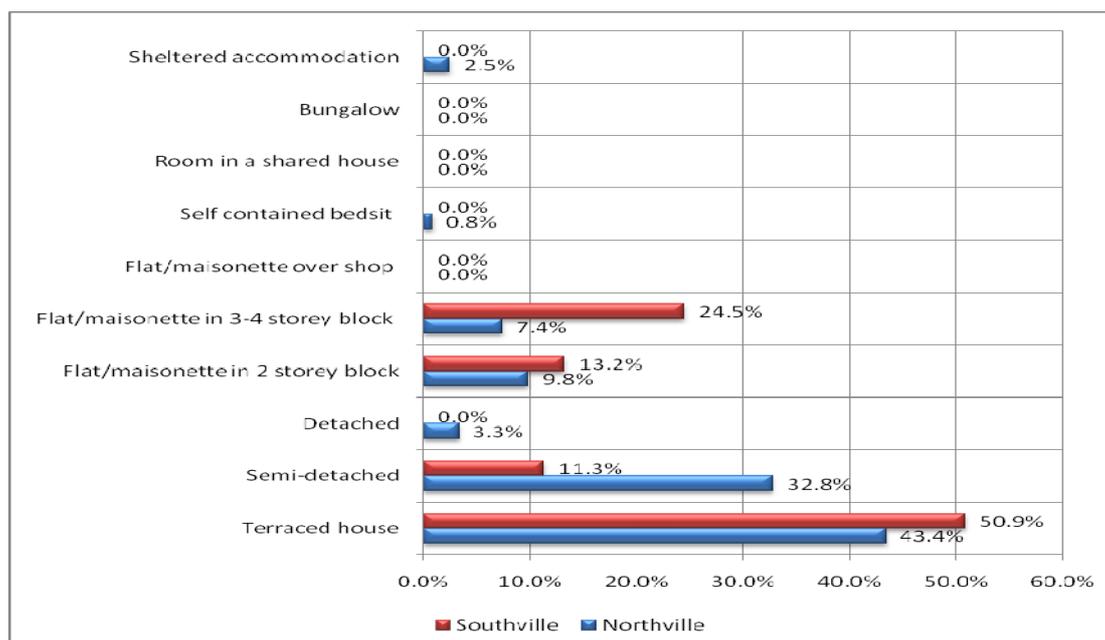
In terms of ethnicity both neighbourhoods are almost exclusively British/white, with 2% or less of respondents recording themselves as belonging to any Asian sub-Continent ethnic group, as is shown in Figure 4.6.

Figure 4.6 Ethnicity



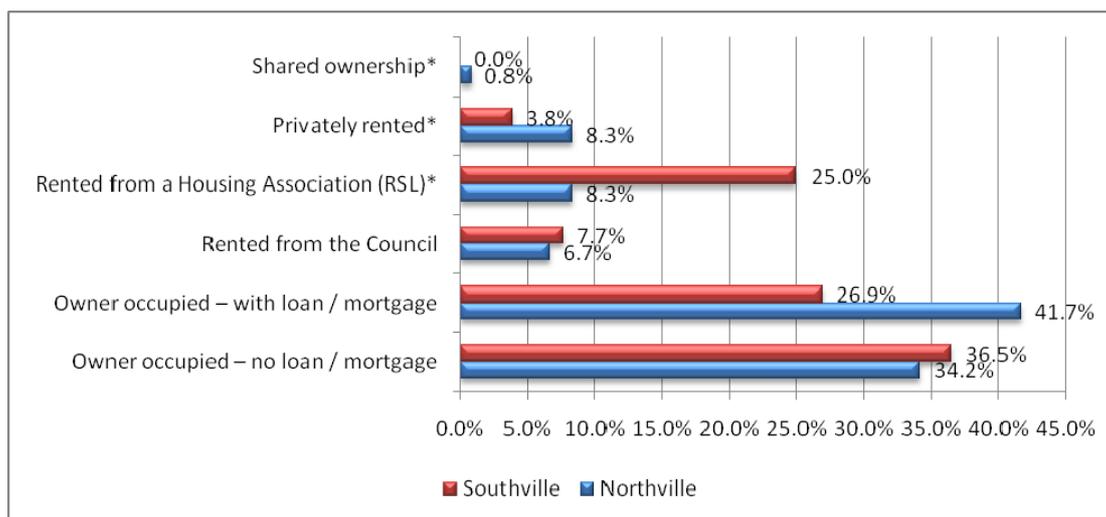
The type of accommodation offered in each neighbourhood is shown in figure 4.7. This is similar in both neighbourhoods and comprises mainly terraced and semi-detached houses and low rise flats. Multi-occupation is not an issue in either neighbourhood and need not be considered as a necessary part of the future strategy.

Figure 4.7 Property Types



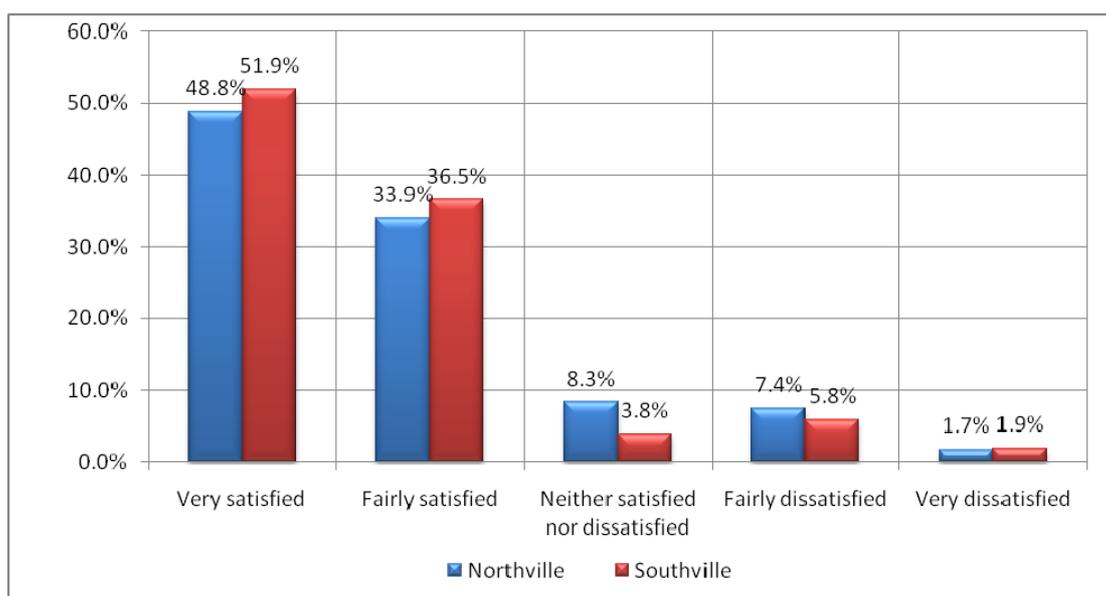
Residents were asked about their form of tenure and if owner-occupied whether this involved a mortgage. The responses are shown in figure 4.8 however information available from other sources indicates that this data gives an inaccurate profile of tenure by type and should not be relied upon to any great extent.

Figure 4.8 Tenure



Residents were asked how satisfied or dissatisfied they were with their present home. The results in figure 4.9 show that the vast majority of households are fairly or very satisfied with their current home with less than 10% indicating a negative level of satisfaction.

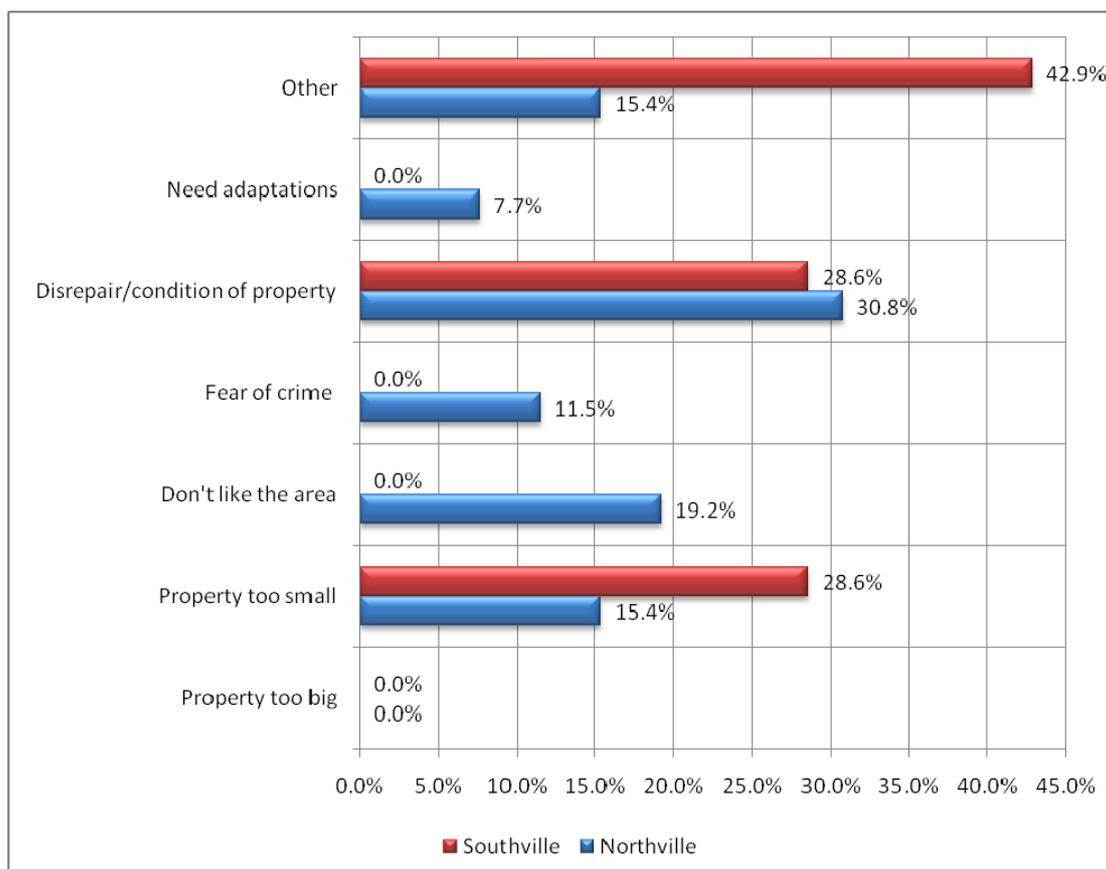
Figure 4.9 Level of satisfaction with current home



The small number of residents who indicated that they were not satisfied with their

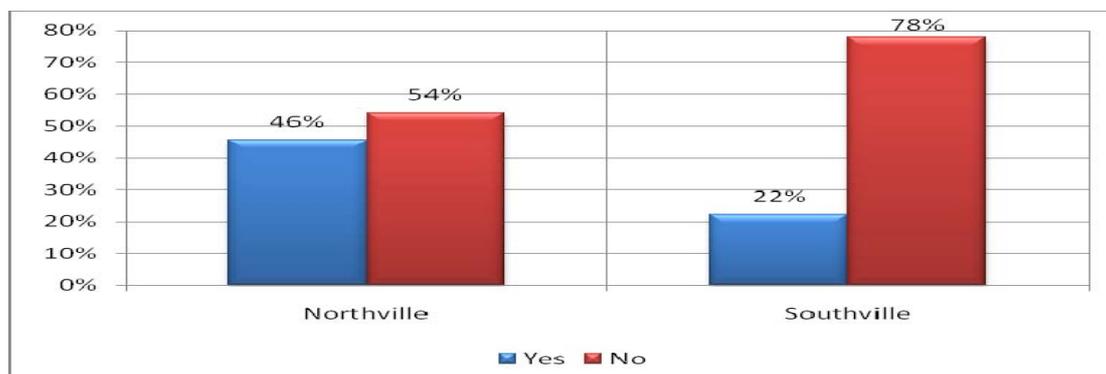
current accommodation were asked why. The responses are summarised in figure 4.10. This shows a variety of reasons for being dissatisfied with disrepair /condition of the property being a significant factor.

Figure 4.10 Reasons for dissatisfaction



When asked whether they would be able to make the necessary repairs to their property within the next three years over ½ of respondents in Northville and nearly 4 in every 5 in Southville gave a negative reply, figure 4.11 refers

Figure 4.11 Ability to address disrepair/property improvement

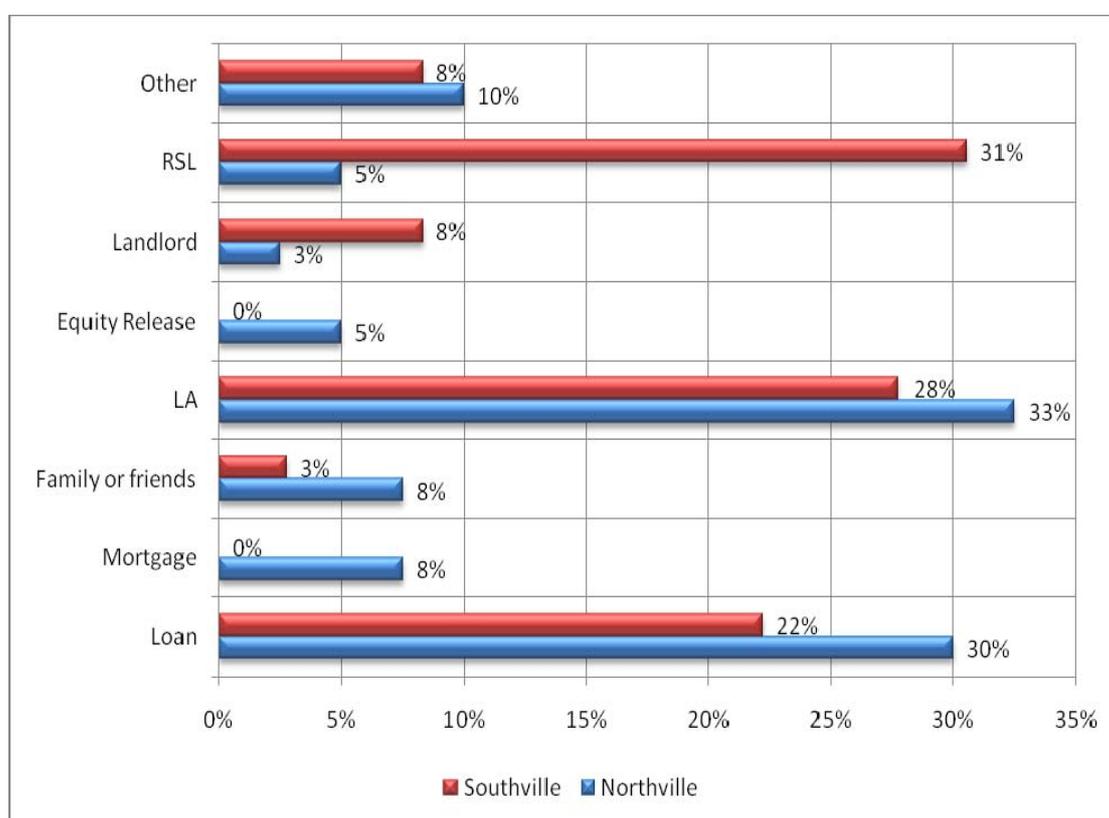


Given the issues raised by the residents lack of ability to address disrepair or carry out improvement they were also asked what forms of assistance would be necessary to enable this to be addressed.

Figure 4.12 displays the responses indicating that most would need some form of financial assistance. Whilst this shows that many would look to the council for this assistance (to include loans) significant numbers also see it as their responsibility to secure the necessary finance from such sources as commercial loans, mortgages and other means.

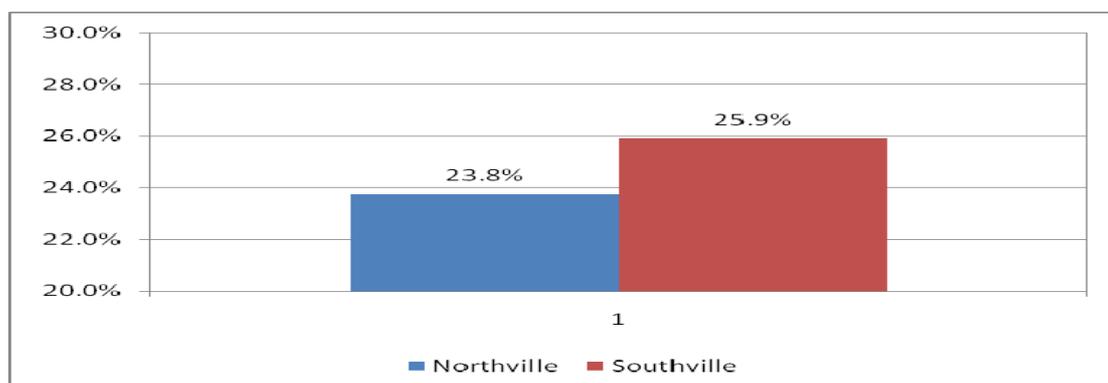
This could indicate more willingness in the neighbourhoods for the council to act as the 'honest broker' signposting residents to available financial support services rather than being the sole provider of direct support. The council should investigate this matter further when developing its new financial assistance policies with perhaps direct support being restricted to those most in need and others being offered advice and assistance e.g. through a home improvement agency with links to external funding sources with the option of loans to meet various circumstances.

Figure 4.12 Forms of help needed to secure repairs or improvements



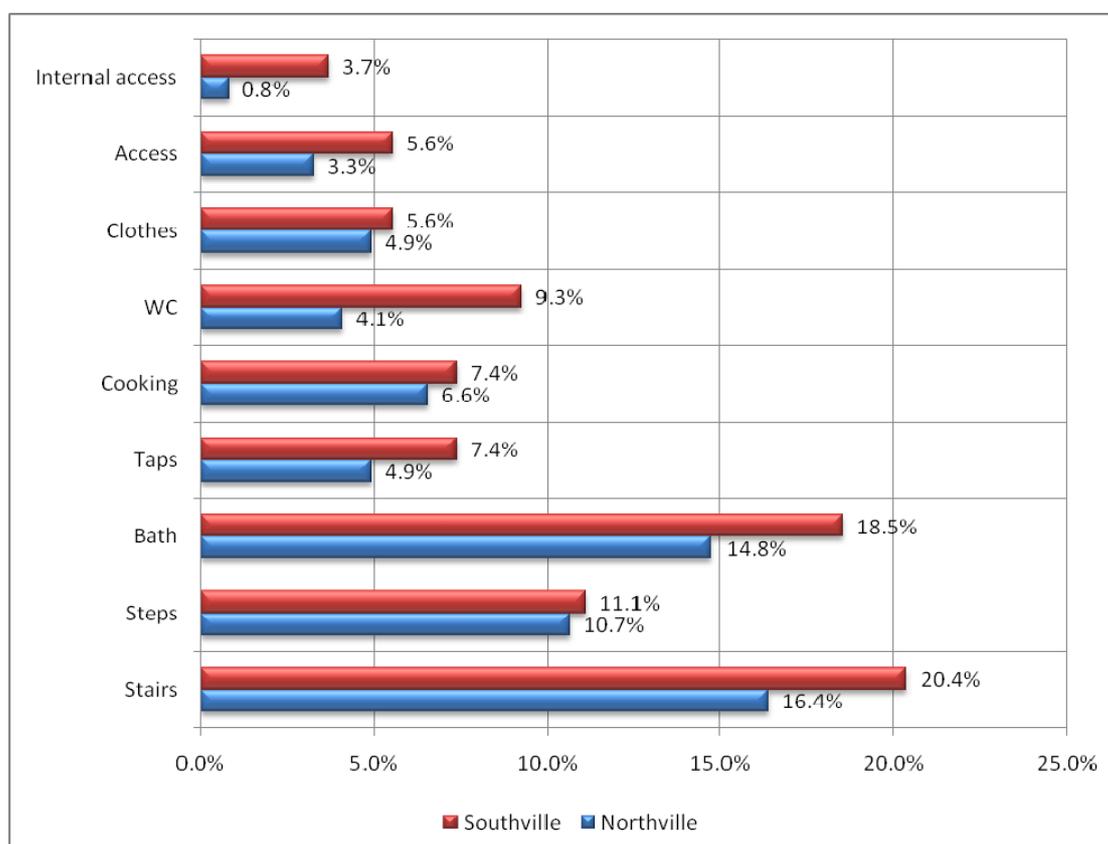
The incidence of disability within households showed that within each area approximately 1/4 of households contained a resident who consider they are disabled as is shown in figure 4.13

Figure 4.13 Households with a disabled person



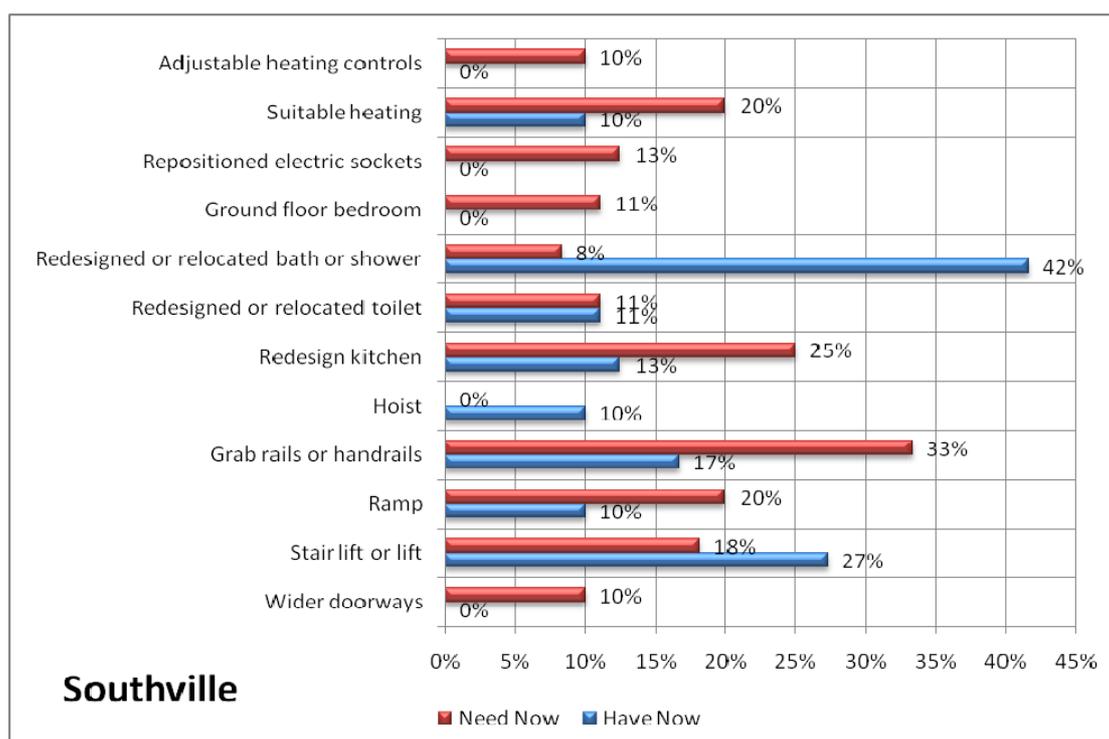
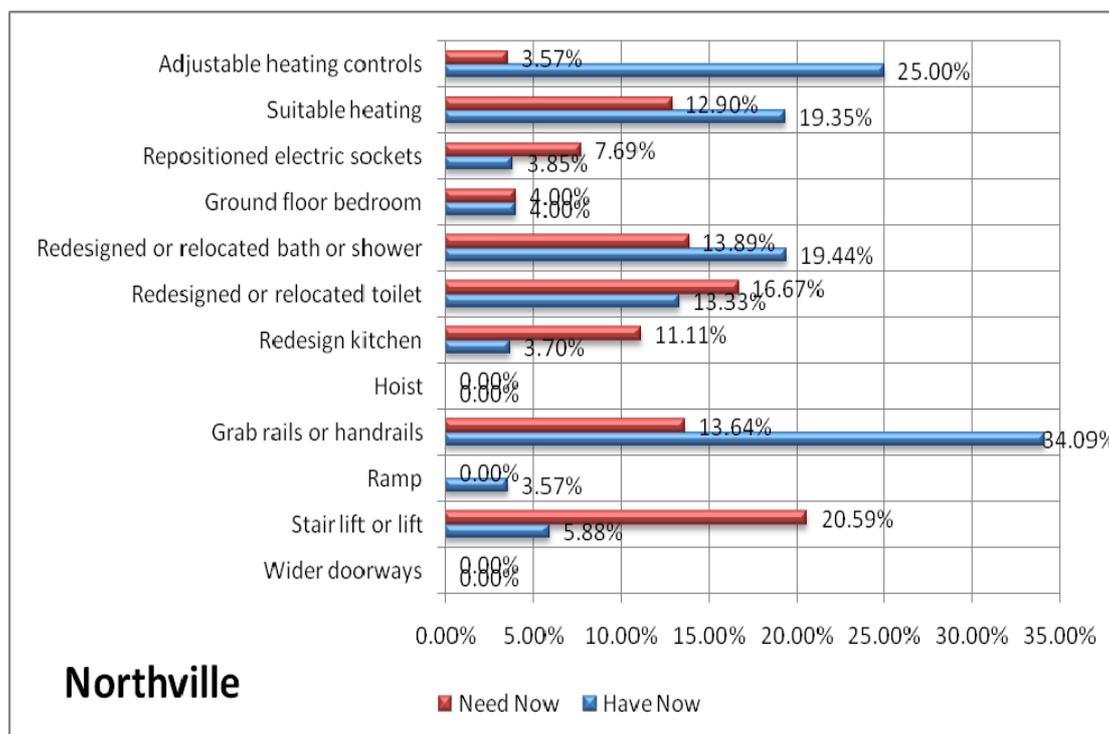
For those with a disability, a range of difficulty issues were listed and residents were asked to say which applied to them. Figure 4.14 shows the responses with three issues commanding the majority of responses from both areas. The three issues are stairs, steps and bathing.

Figure 4.14 Difficulty issues for those with a disability



Those with a disability were then asked to indicate the adaptations they already had in the home and their need for further adaptations. The results are shown for each neighbourhood in figure 4.15.

Figure 4.15 Existing and desired adaptations



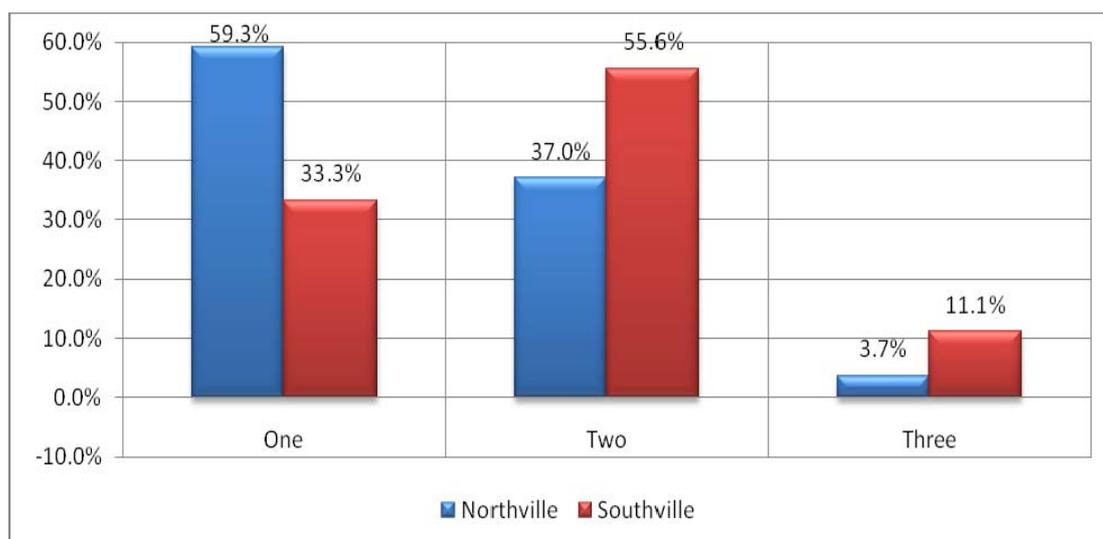
This indicates the need for adaptations to figure as an element of the regeneration strategy to enable those residents with a disability to stay in their own homes and also the need to cater for the potential future requirements of aging households over the next 10 years. The level of need will potentially place demands on the councils Disabled Facilities Grant budget as well as any area regeneration initiative funding. Also given the tenure split in the neighbourhoods discussions should be had with Bron Afon H.A. about catering for the needs of their tenants who fall into this category.

4.4 Education

The foregoing section discusses the likely needs of the older population in the neighbourhoods but it should be remembered that at the opposite end of the age spectrum approximately $\frac{1}{4}$ of households in Northville but only 10% in Southville contain one or more children. These residents were asked to comment on school provision and facilities with the following results:

Parents were asked if they had any children of school age and where they did, how many. Figure 4.16 shows the results. No respondent indicated they had more than 3 children with most having 1 or 2 children.

Figure 4.16 Children of school age



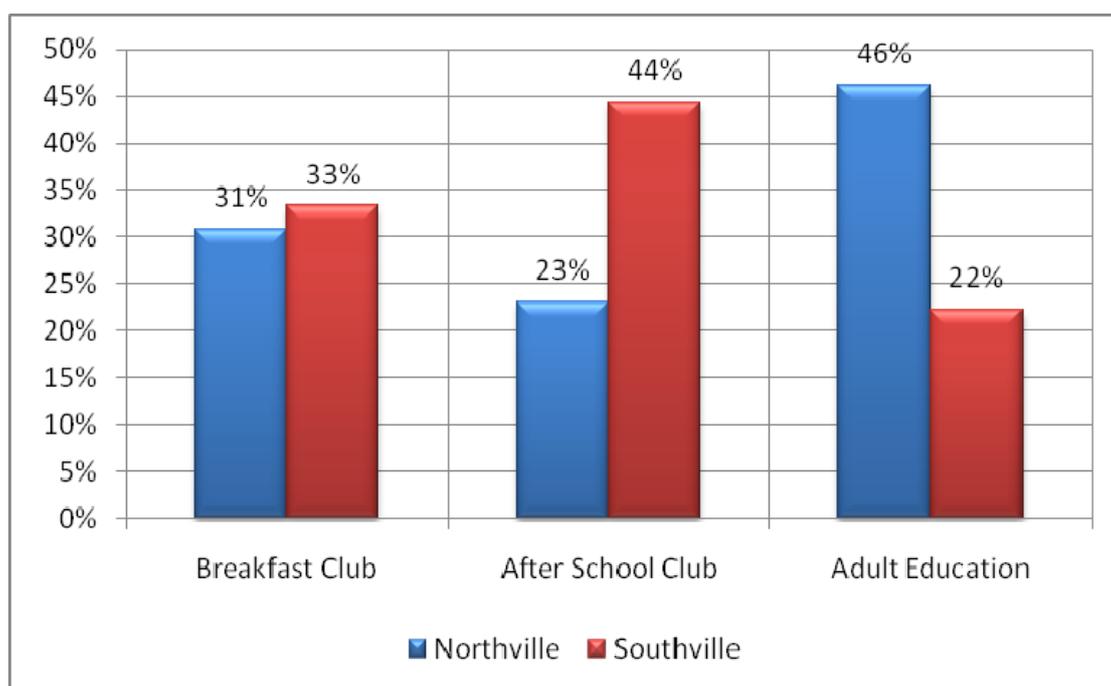
A range of school related issues were offered for comment the results of which are shown in Table 4.4. The general consensus for each of the subjects raised was that they were excellent (teaching standards) or 'very/good' indicating general satisfaction with school provision in the neighbourhoods.

Table 4.3 View of local school facilities and standards

Views on local schools	
A - Building Condition	
Good	44%
OK	22%
Would prefer better building	33%
B - School Location	
Good	72%
Poor	22%
Would prefer different location	6%
C - Playing Fields	
Enough	67%
Not enough	33%
Too big	0%
Too small	0%
D - Teaching standards	
Good	94%
Fair	6%
Poor	0%

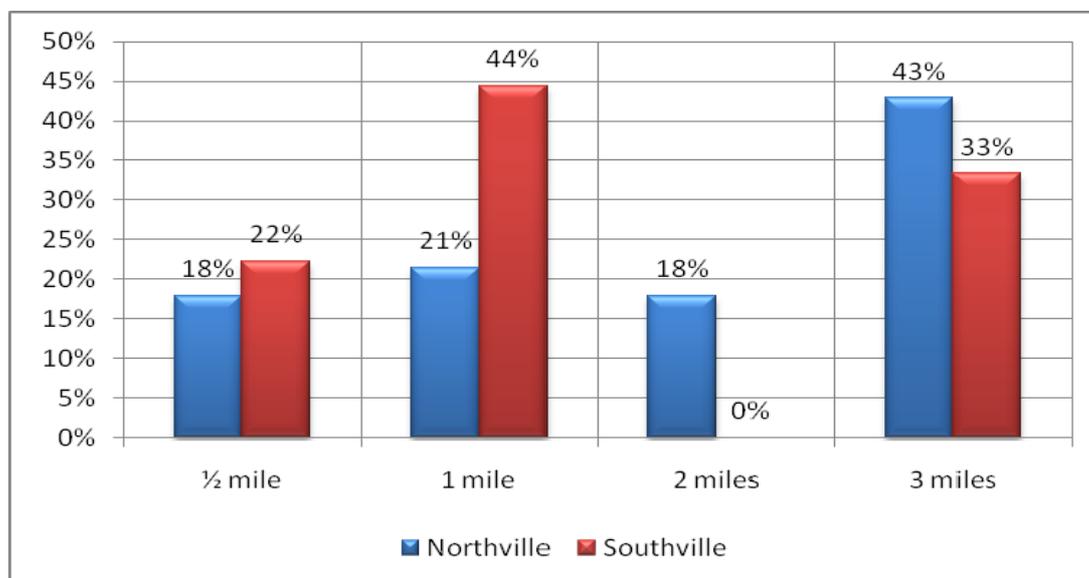
Residents were asked what other facilities they would like their local school to provide Figure 4.17 refers showing a demand for an extension of the school day through the provision of 'school clubs' and a need for adult education particularly in Northville.

Figure 4.17 Other Facilities Wanted



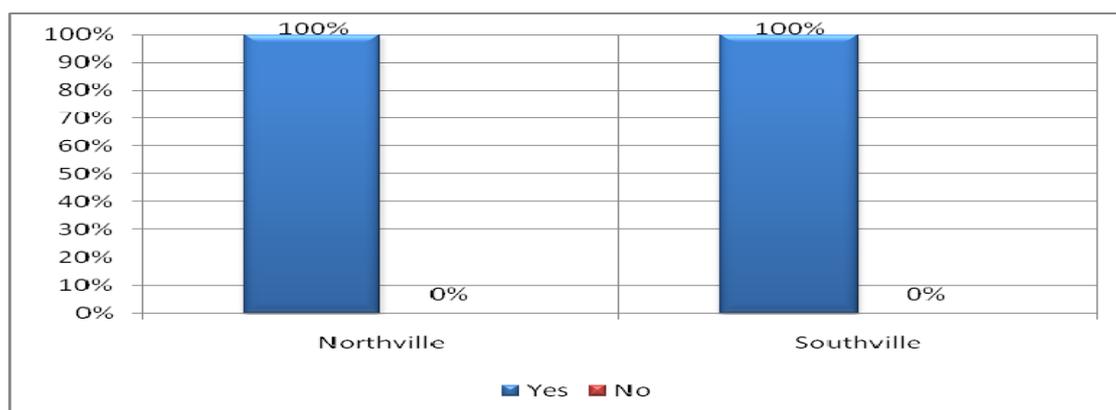
When asked how far they would consider letting their children travel to school most parents indicated they would consider between up to 3 miles as acceptable, figure 4.18 refers.

Figure 4.18 Acceptable Travel to School Distances



Parents were asked if they thought it was important for their children to continue in their current school and 100% in both neighbourhoods indicated that they thought it was. Figure 4.19 refers

Figure 4.19 Important to stay in current school

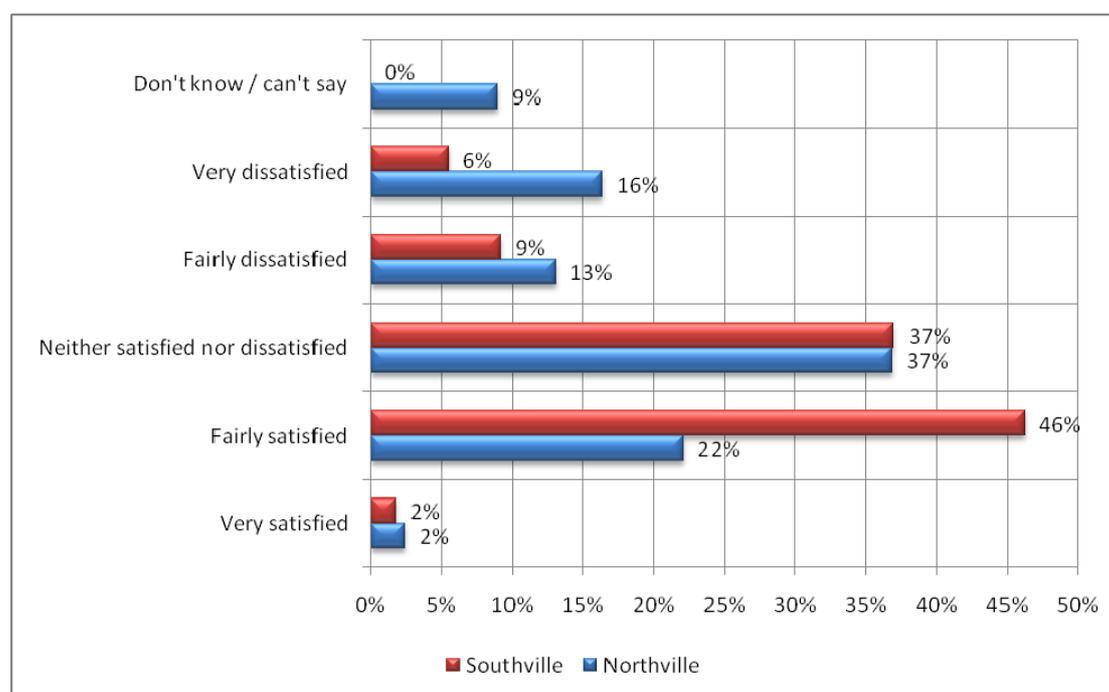


Given the foregoing responses indicating the overwhelming view that local schools are important and the general satisfaction with existing provision no proposals are made in this topic area as part of the regeneration strategy. If required, further data from the residents' survey is available to policy makers as part of the supporting information to this report.

4.5 Neighbourhood Likes/Dislikes

Residents were asked to indicate their satisfaction/dissatisfaction with the local neighbourhood. The results shown in Figure 4.20 indicate the differences between the two neighbourhoods. Southville residents have a more positive view about their neighbourhood than do Northville residents. Whilst over 1/3 of residents in both areas were neutral on the matter approximately 1/3 of Northville residents were also dissatisfied or worse whereas nearly 1/2 of Southville residents were satisfied or better. This response contrasts with the views expressed by residents about satisfaction/dissatisfaction with their homes and indicates that residents have more concerns about the quality of their neighbourhood generally than they do about their personal space.

Figure 4.20 Satisfaction/dissatisfaction with local area



To investigate residents' feelings on specific local matters and to build a picture of life in each neighbourhood residents were asked to score a range of multiple choice statements about their neighbourhood. The results are shown separately for each neighbourhood in Table 4.4. (Northville) and Table 4.5 (Southville). The majority response (over 50%) to each issue raised both positive and negative, is highlighted. This shows that:

In Northville the majority of residents:

- Feel the area is convenient for most things with good shops and local services and disagree that there is any sense of isolation
- Feel that the neighbourhood is affordable to live in but that not a lot of money has been spent on it and that housing conditions need improving although empty properties are not a problem
- Feel that they get on well together but that there are not enough places for children to play nor enough activities for young people

Table 4.4 Neighbourhood issues (Northville)

Neighbourhood (Northville)	Strongly Agree / Agree	Disagree / Strongly Disagree
Housing conditions need improving	56%	13%
Empty houses are a big problem	14%	51%
There is not enough choice of housing	33%	20%
Obsolete (out of date) housing needs demolishing	16%	48%
Affordable to live in	78%	6%
Convenient for most things	95%	0%
People get on well with each other	70%	5%
It is safer from crime than most places in Torfaen	32%	25%
There are not enough places for children to play	67%	13%
There are good shops and local services	85%	5%
Feels isolated and cut off from wider area	3%	71%
My street is fine but the rest of the area is bad	24%	37%
The area has a bad reputation	43%	29%
A lot of money has been spent on the area	7%	65%
There are not enough activities for young people	71%	10%
Anti-social behaviour is not a problem in the area	27%	47%
This area is cleaner and tidier than most	24%	44%

In Southville the majority of residents:

- Feel the area is convenient for most things with good shops and local services and disagree that there is any sense of isolation
- Feel that the neighbourhood is affordable to live in but that not a lot of money has been spent on it and out of date houses need demolishing although empty properties are not a problem
- Feel that they get on well together but that there are not enough places for children to play nor enough activities for young people
- Don't think that the neighbourhood has a bad reputation and feel that it is safer from crime than other neighbourhoods in the Borough

Table 4.5 Neighbourhood issues (Southville)

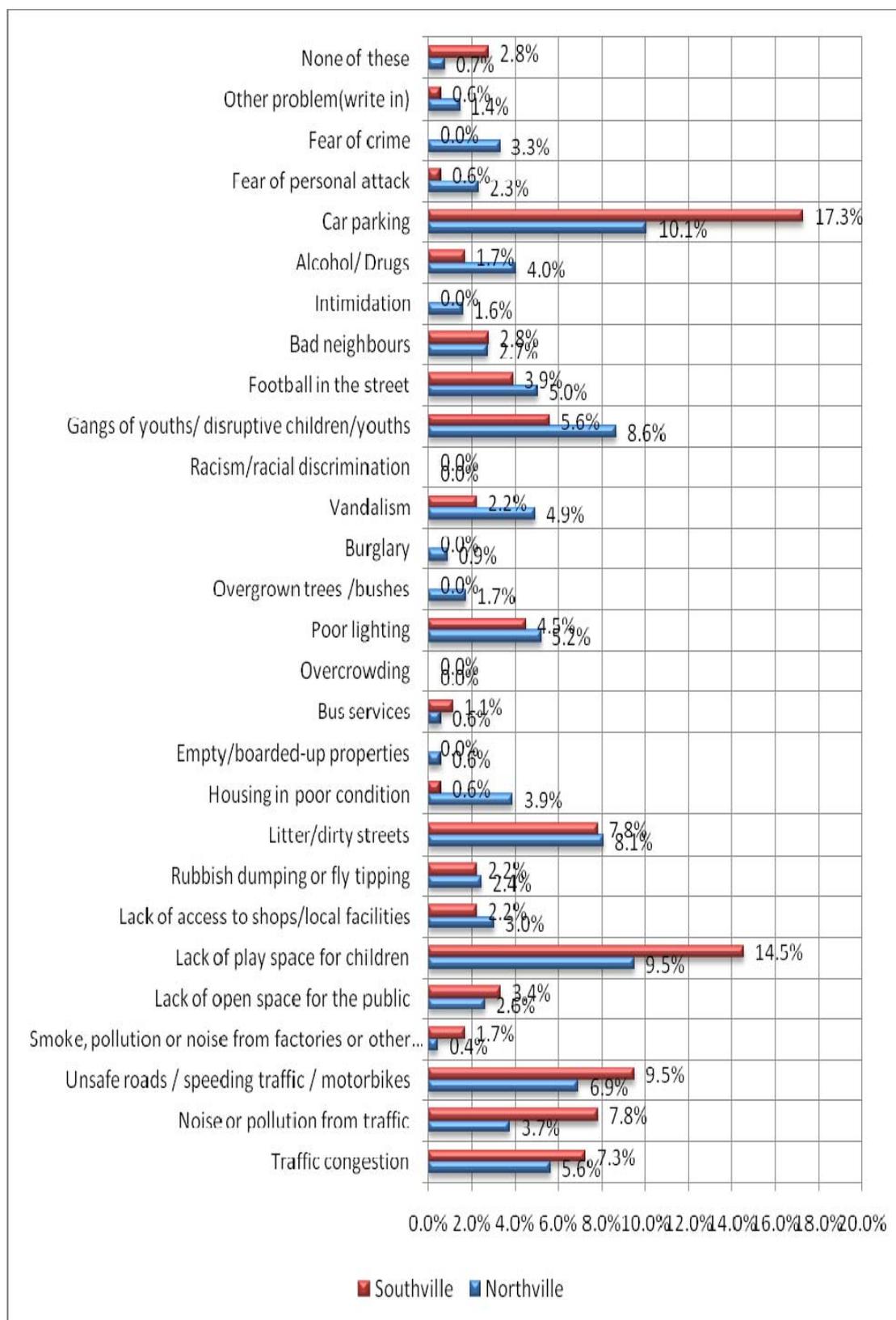
Neighbourhood (Southville)	Strongly Agree / Agree	Disagree / Strongly Disagree
Housing conditions need improving	46%	25%
Empty houses are a big problem	8%	72%
There is not enough choice of housing	41%	25%
Obsolete (out of date) housing needs demolishing	8%	66%
Affordable to live in	76%	4%
Convenient for most things	96%	0%
People get on well with each other	75%	4%
It is safer from crime than most places in Torfaen	63%	12%
There are not enough places for children to play	72%	8%
There are good shops and local services	96%	0%
Feels isolated and cut off from wider area	6%	86%
My street is fine but the rest of the area is bad	0%	88%
The area has a bad reputation	6%	78%
A lot of money has been spent on the area	10%	73%
There are not enough activities for young people	67%	10%
Anti-social behaviour is not a problem in the area	44%	31%
This area is cleaner and tidier than most	59%	18%

Having given these views residents' were then asked to consider and indicate whether specific topics were matters of concern by scoring a range of multiple choice 'potential problems' about their neighbourhood. The results are shown separately for each neighbourhood in Figure 4.21 (Northville) and Figure 4.22 (Southville). This shows that:

In Northville the top 3 most referred to potential neighbourhood problems are, car parking, and lack of play space for children and gangs of youths/disruptive children/youths with litter/dirty streets, also a notable issue.

In Southville the top 3 most referred to potential neighbourhood problems are, car parking, and lack of play space for children and unsafe roads/speeding traffic with noise/pollution from traffic and litter/dirty streets, also notable issues.

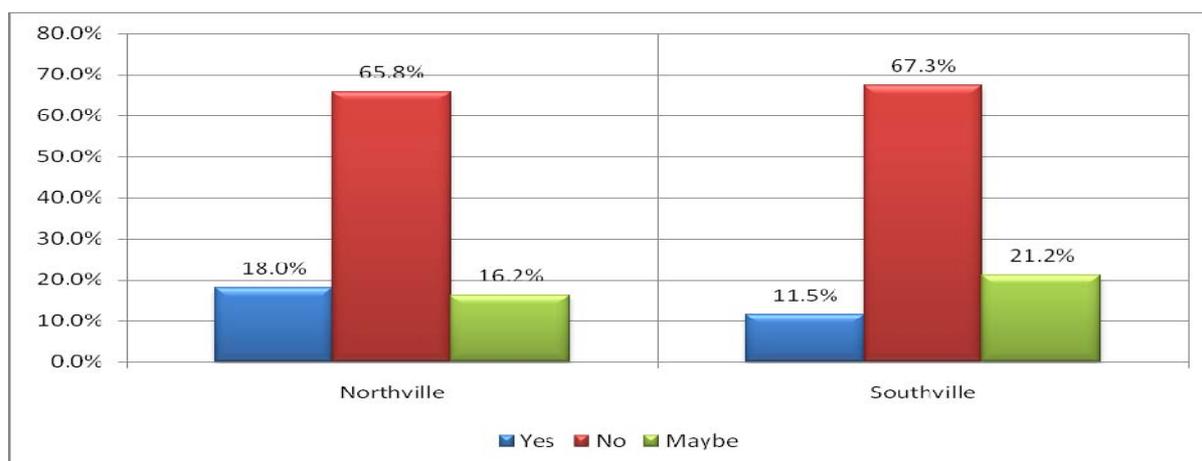
Figure 4.21 Potential neighbourhood problems



4.6 Housing Needs and Intentions

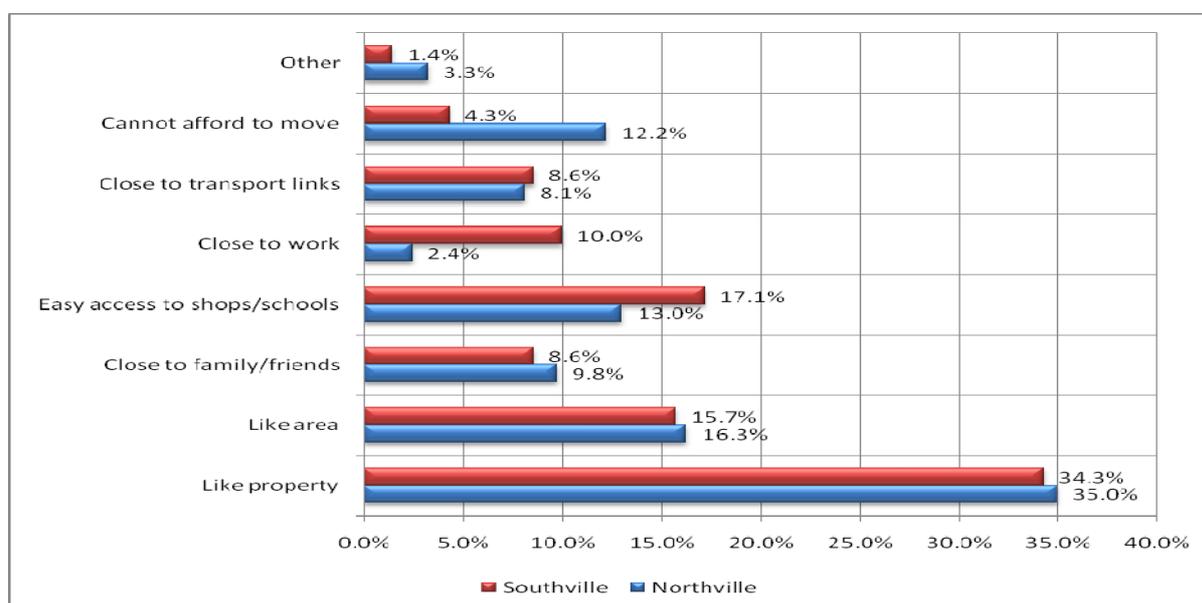
Residents were asked if they or anyone living with them would wish to move within the next five years. The results in Figure 4.22 show that a significant majority in both neighbourhoods have no intention of moving.

Figure 4.22 Intention to move house in next 5 years



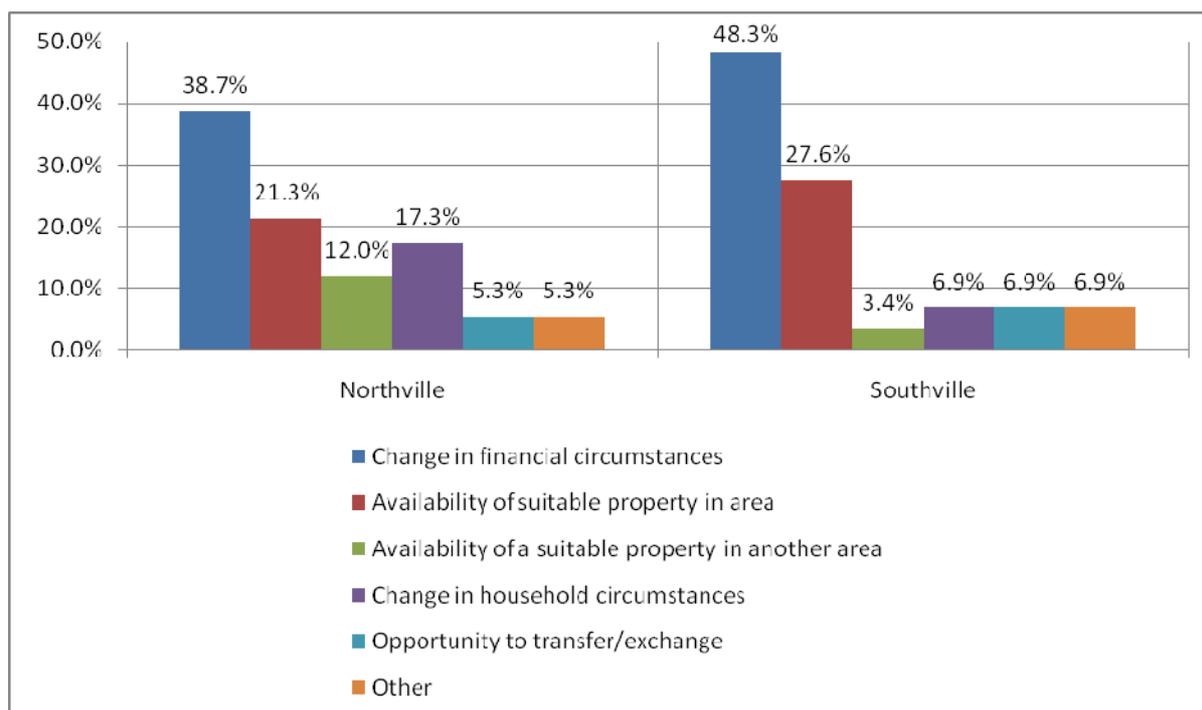
To better understand the reasons why residents did not want to move, those who indicated that they would not want to move, were asked why? The results are shown in figure 4.23, which indicates the top 3 reasons for not moving in both neighbourhoods as, liking the area or liking the property and easy access to shops and schools. This further reinforces earlier findings about the stability of the community in each case.

Figure 4.23 Reasons for not wishing to move



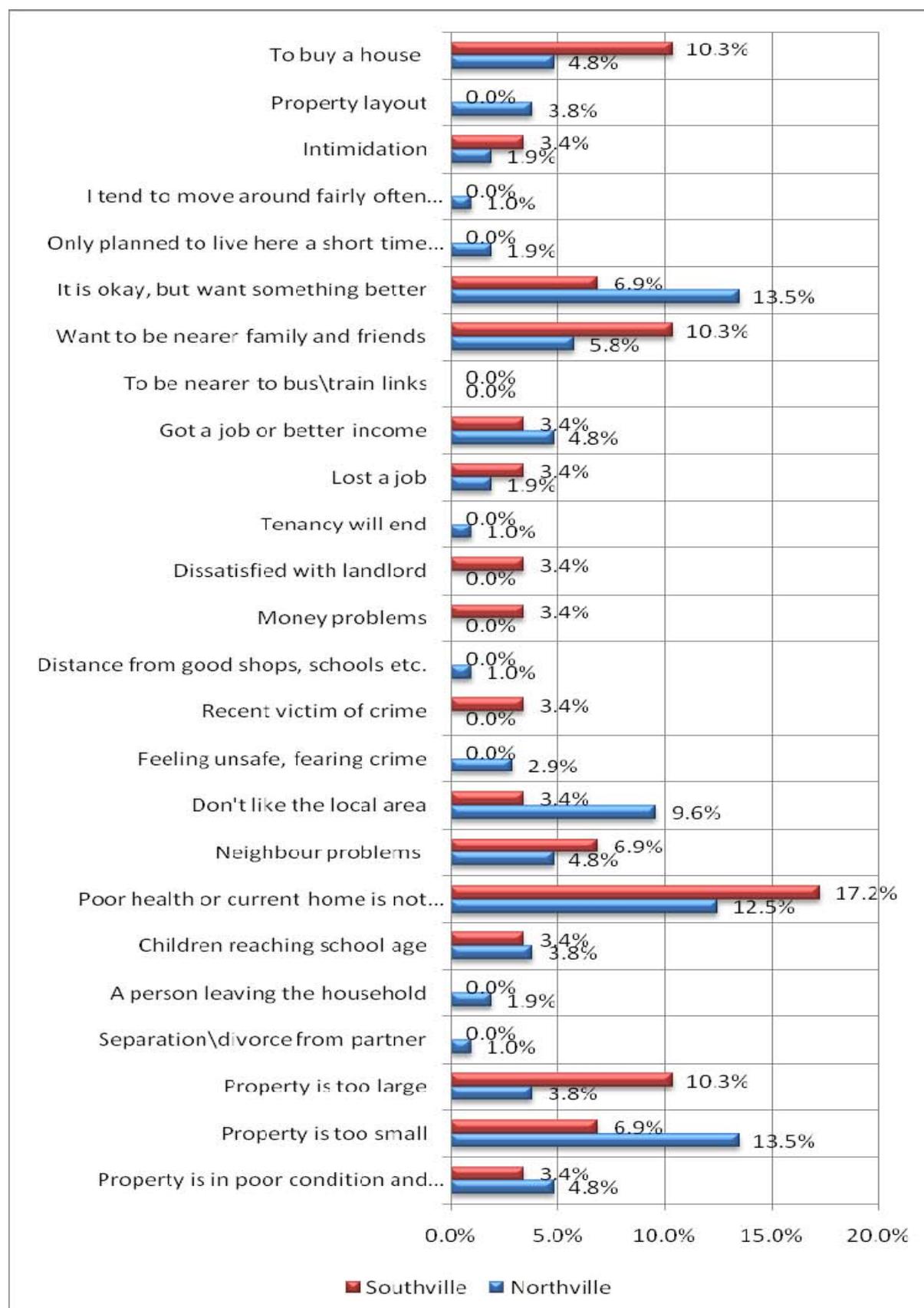
Where residents said that either they wanted to move or that maybe they might move they were asked what would need to happen to make it possible for them to move within the next five years. Figure 4.24 shows that overwhelmingly a change in financial circumstances would be the main factor confirming that a small minority of people are ‘trapped’ in the neighbourhoods because of financial circumstance.

Figure 4.24 Movement criteria



Residents who indicated that they would wish to move were also asked what factors were influencing their decision. Figure 4.25 shows that the identified factors were diverse with no single overwhelming reason but the main reason in Northville was ‘wanting a better property / property to small’ and in Southville was ‘poor health or the property is not suitable for their physical needs’.

Figure 4.25 Reasons for wishing to move house



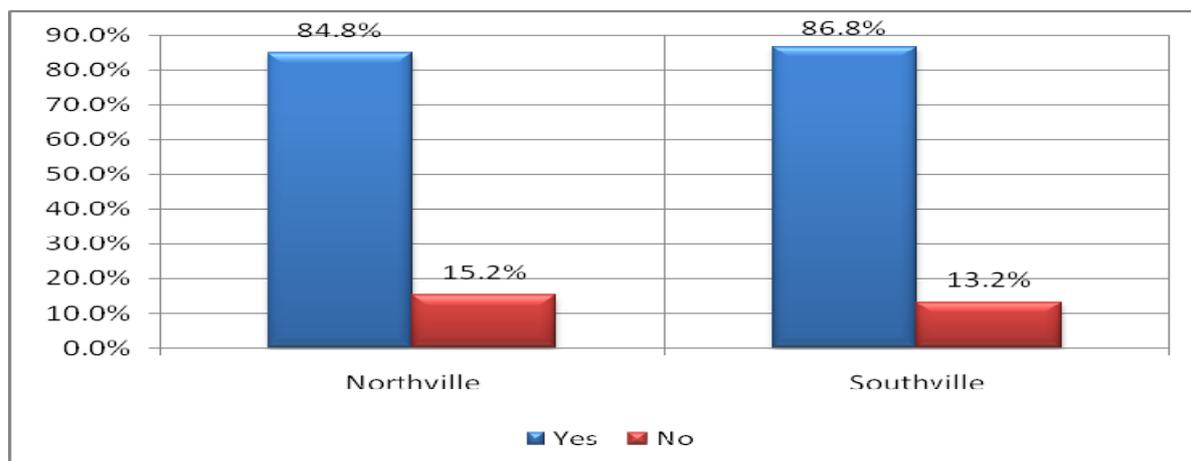
Further questioning then established if residents were to move in the next five years, what type of property they would wish to move into, whether they would prefer a new build or a refurbished property, what type of amenities they would need (e.g. number of bedrooms, access to disabled facilities etc.) and what form of tenure they would prefer.

However given the small number who wish to move and given the recommended strategy for both neighbourhoods focusing on refurbishment of existing property (to the exclusion of demolition and rebuilding) the findings of these issues are not included here but are available to policy makers as part of the supporting information to this report.

4.7 New or Improved Housing Environment

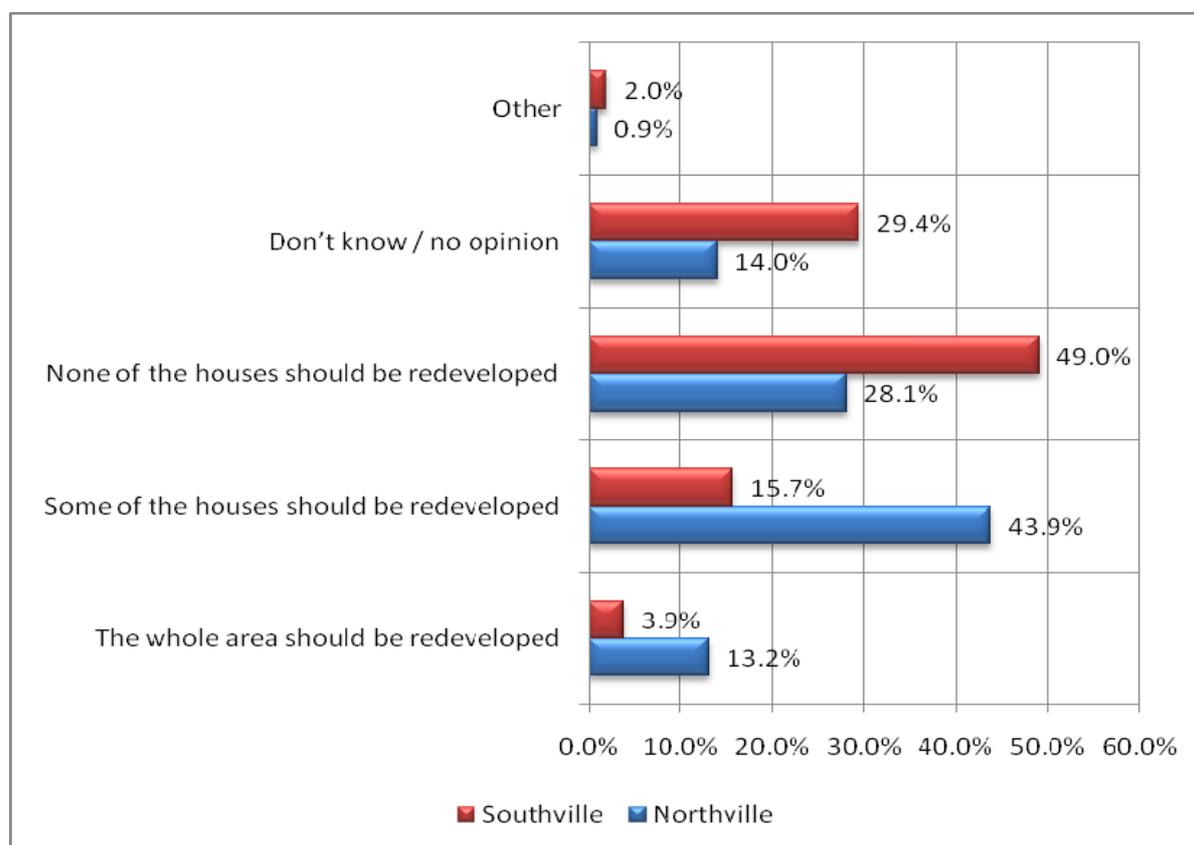
Residents were asked if they thought housing should be improved through schemes of renovation or improvement. Figure 4.26 shows an overwhelming endorsement of this proposal.

Figure 4.26 Support for scheme to improve housing



Residents were also asked if they thought that some or all of the houses in the area needed to be demolished and re-developed to improve the area layout, mix of housing sizes and types. Figure 4.27 shows that there is little support for any form of demolition in Southville but that opinions are more divided in Northville.

Figure 4.27 Support for demolition and redevelopment

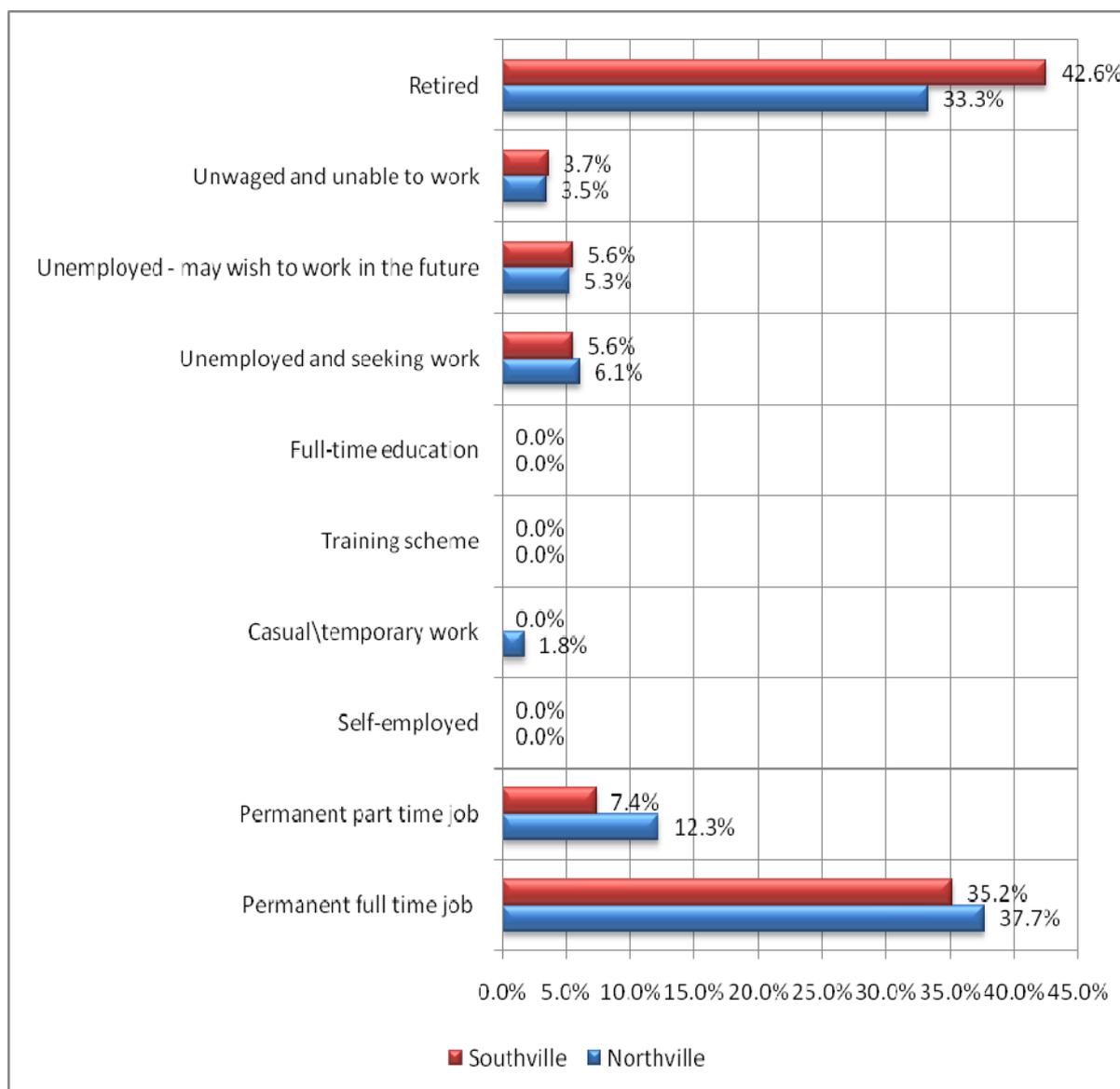


4.8 Employment and Income

To gain an overview of residents financial circumstances and their ability to fund any schemes of house improvement a range of questions were asked about employment, income, Benefit dependency, mortgage issues and related household financial matters

Residents were asked to give details of current working status. Interestingly, the highest percentages were, without exception, split between those in permanent full-time work and those that are retired. The neighbourhood employment profiles show therefore, two communities with almost equally divided rates of the full-time employed and the retired running through both the respondent and their partner. Figure 4.28 gives a breakdown by head of household by neighbourhood. Similar results are obtained when partners are taken into account, with some variation, but an overall similar picture emerges in each case.

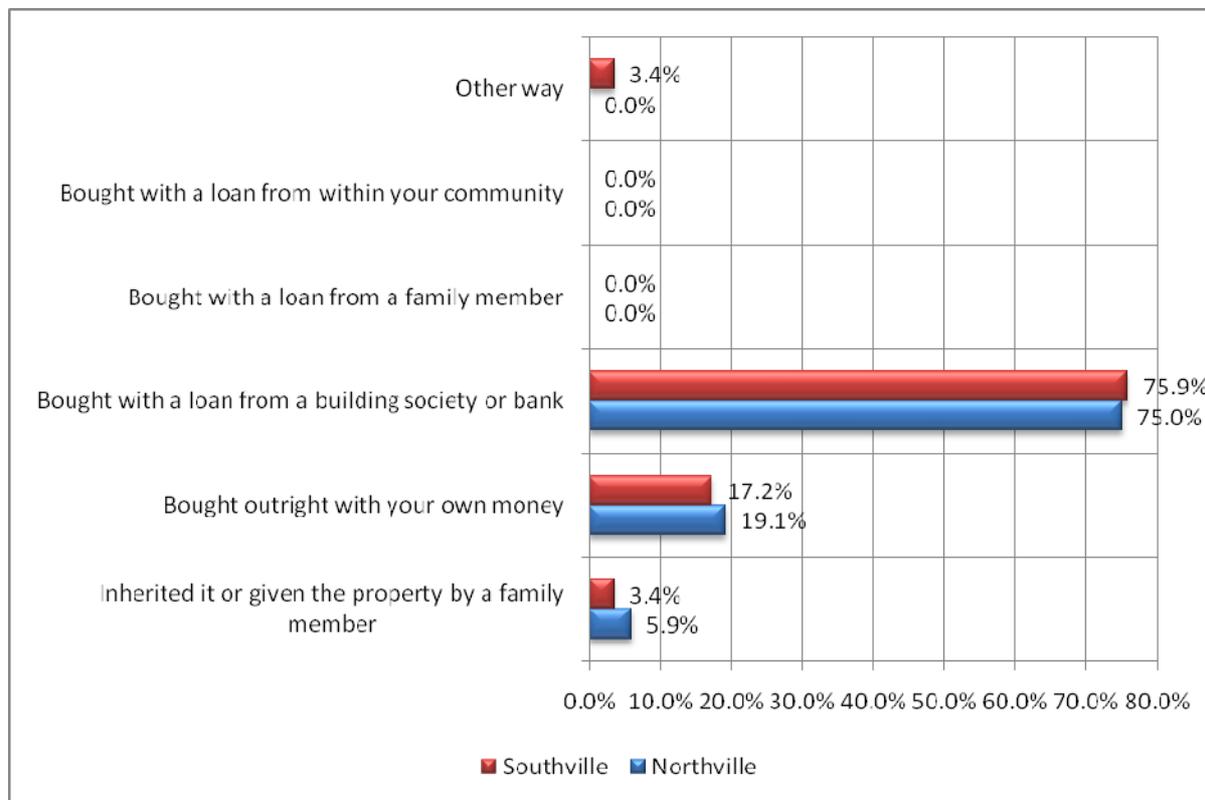
Figure 4.28 Current working status by Neighbourhood



4.9 Method of property acquisition

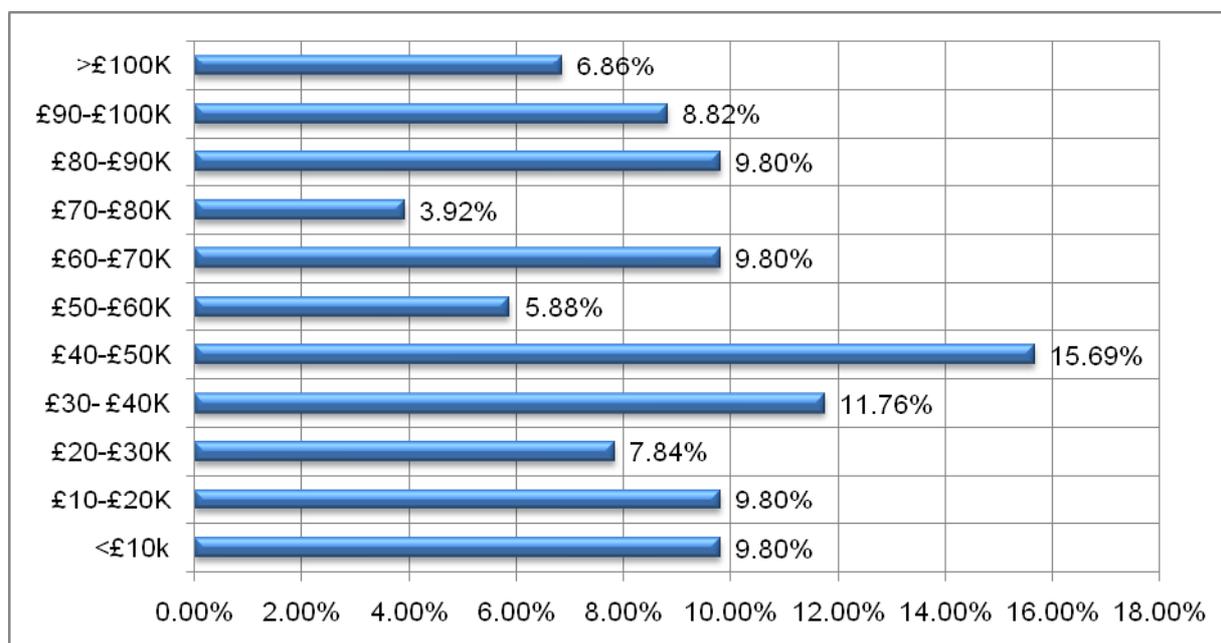
Where respondents were owner/occupiers they were asked how they had acquired their house. As would be expected Figure 4.29 shows that most had done so with the aid of a bank or building society loan but a significant % had acquired the property outright with their own cash, (probably by way of a discount by exercising their right to buy).

Figure 4.29 Method of property acquisition



Owner/occupiers were then asked to provide information about the level of outstanding mortgage they had with the results shown as a composite figure for all neighbourhoods in Figure 4.30. As would be expected this shows a spread of outstanding mortgages with an approx 50 -50% split of those with less/more than £50k outstanding. The general picture that emerges is that most people will have an equity margin that could be used to support further borrowing if required

Figure 4.30 Levels of outstanding mortgage

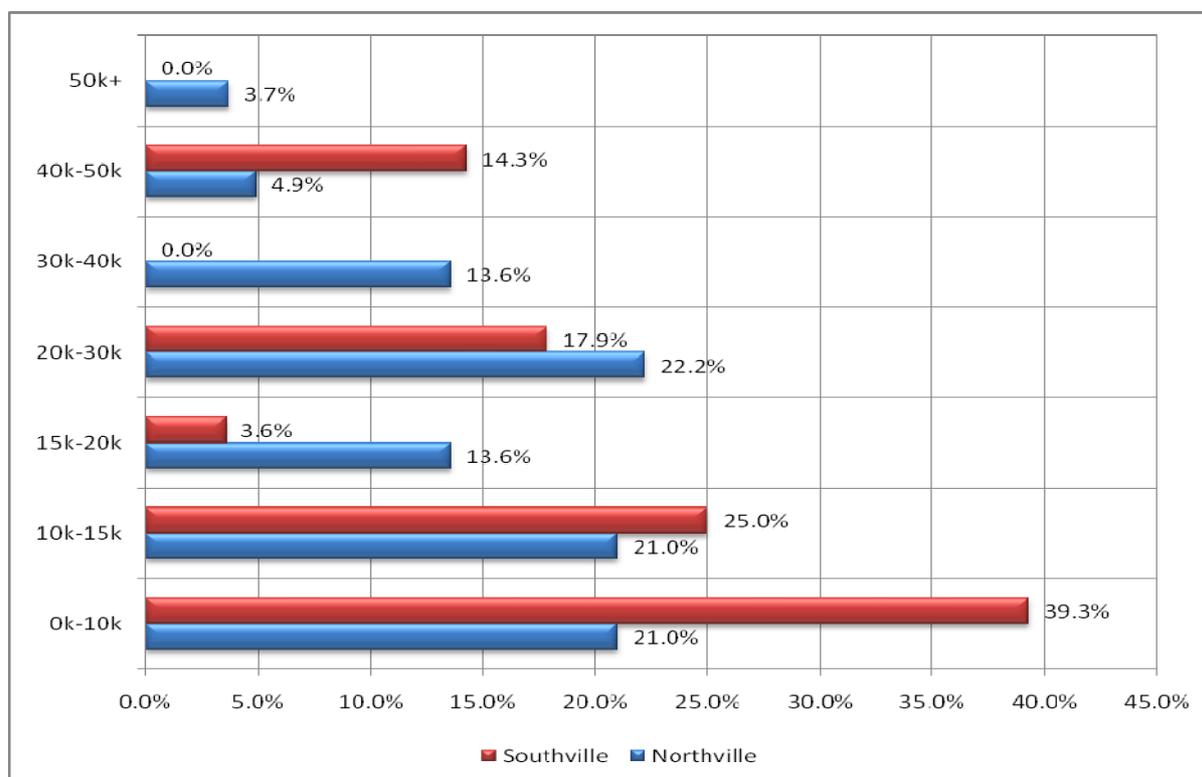


4.10 Income and Benefit Dependency

Residents were asked to indicate their total household income (head of household and partner combined). The results shown in detail in figure 4.31 reveal that in Southville nearly 2/3rds of households have a combined income of less than £20k with nearly 40% having a combined income of less than £10k. In Northville nearly ½ of households have a combined income of less than £20k with over 20% having a combined income of less than £10k.

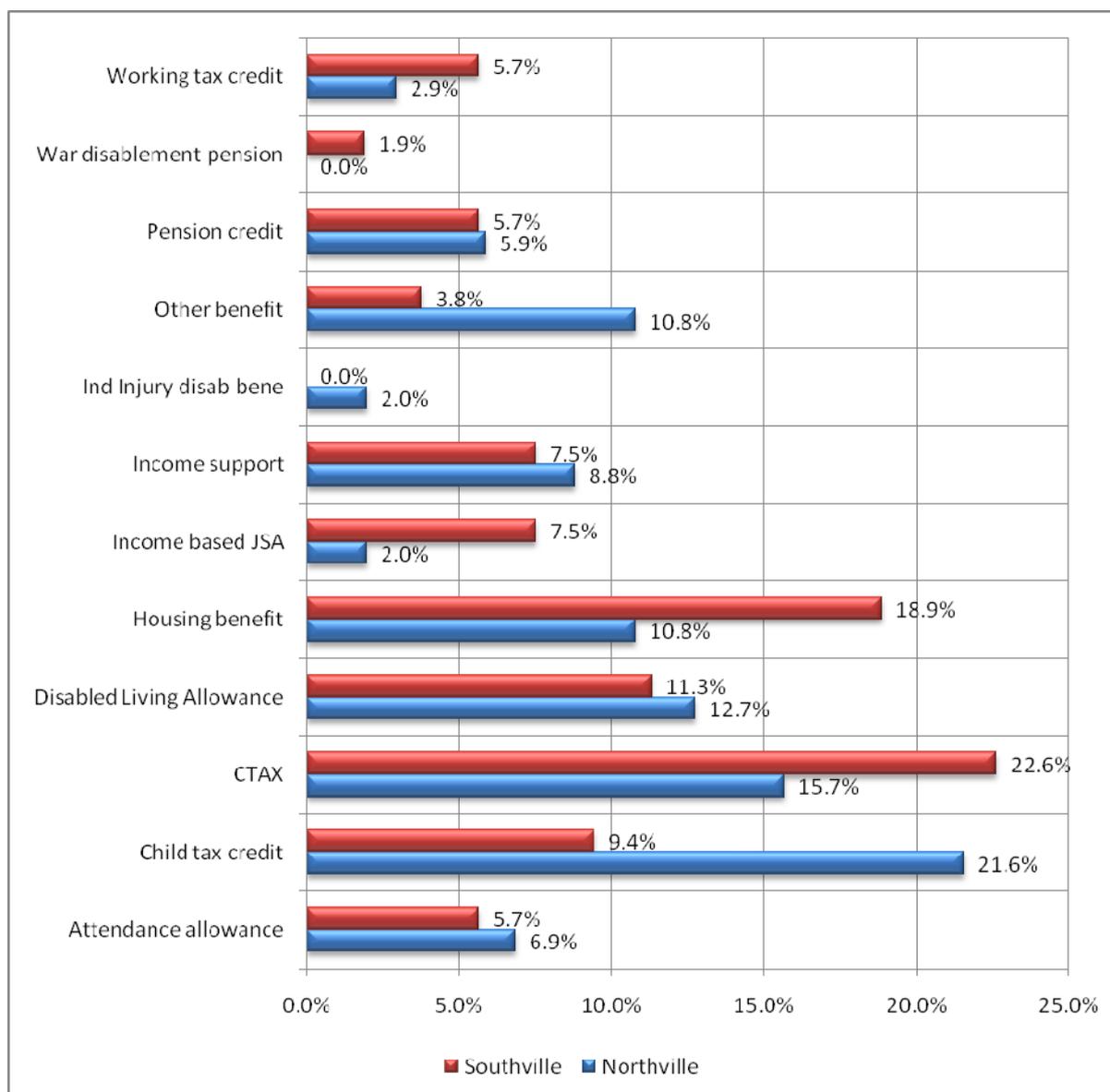
The implications of these figures demonstrate the potential difficulty faced by residents in both neighbourhoods. Improvement proposals may require residents to make a contribution, which in many circumstances may be beyond their current financial capabilities. This could mean there is a concentrated need to tailor the financial support provided to residents if the council's aims are to be achieved.

Figure 4.31 Household Income



Residents were then asked about receipt of State Benefits as a contribution to part or the whole of their income make up. Figure 4.32 shows the range and incidence of Benefit receipt and serves to highlight some of the differences in the population make up between the neighbourhoods. In Northville around 1 in 5 households, 'in receipt of a Benefit', are in receipt of child tax credit whereas in Southville the same is the position with council tax credit and housing benefit.

Figure 4.32 Receipt of State Benefits



4.11 Summary of the Household Survey

The general picture painted by the household survey is that of two stable communities with high numbers of respondents having lived in their current property for 5 years or more with significant numbers having lived there all their lives or either having being born there or having lived there since they were a child. The communities house different populations, with Northville being more diverse and Southville being an older population with fewer children.

The low turnover and expressed view that moving house was not being contemplated by many households means that the communities will probably age 'in-situ' with the consequent needs that this creates. In Southville in particular this could place more demand on the D.F.G. budget over the 10 year life of the Renewal Area.

The communities acknowledge that there are housing problems which need to be tackled but they do not necessarily have the means to do so. The number of economically inactive households (mainly retired) approximately equals or exceeds those that are economically active in both neighbourhoods. Where households are economically active there is a concentration in the lower earning groups and many households (active or inactive) are in receipt of one or more State Benefits.

Many residents feel that a scheme of house improvement needs to be undertaken and some (in Northville) do not rule out some of the houses being redeveloped. Despite the identified housing problems highlighted as part of the physical survey findings, most residents expressed satisfaction with their existing property. However where dissatisfaction was indicated it was generally because of disrepair issues.

Both neighbourhoods are clearly 'areas of choice' with households living there expressing a preference to do so. Whilst residents identified a range of neighbourhood problems and issues that they wished to be resolved they are generally satisfied with the area and, even if given the choice, would choose to stay in the local area if they moved house.

Residents have concerns about a range of topics in each neighbourhood but these focus on facilities and management problems rather than housing conditions. A significant proportion indicating that the neighbourhoods need 'bringing up to date' with schemes that better cater for the volumes of traffic and consequent car parking needed, with more facilities for children being provided and better activities for young people as well as resolution of general environmental issues.

Environmental Survey and Residents ‘Drop In’ Session

5.1 Introduction

Both neighbourhoods suffer from poor environmental quality to varying degrees and require investment to remove eyesores or to provide or improve existing facilities.

To best identify the issues of concern to residents an ‘environmental walkabout’ was undertaken in each neighbourhood. This consisted of resident volunteers meeting with council officers and the consultants to walk around the neighbourhood and its surrounding environs identifying, recording (photographic survey) and discussing solutions to the perceived environmental problems that could form the basis of subsequent works within the ‘Renewal Area’ programme. The result of these exercises for each neighbourhood follows.

In addition to the ‘environmental walkabouts’ a daytime/evening ‘drop in’ session was conducted at a central venue for residents from both neighbourhoods. This provided a forum where residents could ‘drop-in’ at a time of their choosing, view the proposals as they were being developed, ask questions, give comments and indicate further issues that they wished to be considered for inclusion in the ‘Renewal Area’ programme. Issues raised are collated later in this section. As part of the residents ‘drop in’ session a series of maps, display boards, leaflets and other relevant materials were available and council officers, a representative of Bron Afon H.A. and the NRA consultants were on hand to engage and explain the proposals to residents.

The sessions were well attended by residents of from both neighbourhoods. All attendees were given the opportunity to record their comments on ‘post-it notes’ so that the NRA team could capture the comments for further consideration at a later date.

5.2 Northville Issues raised from the 'Environmental Walkabout'

- Parking was major concern to all the residents. Residents highlighted the fact shoppers going to Cwmbran Town Centre regularly parked within the area, this was particularly bad at weekends and over holiday periods.



- Cars are being parked on grass verges and over pavements. This resulted in the verges being destroyed by tyre marks and the practice is damaging the kerbs.



- It is evident that parking spaces provided were not making best use of the land provided and that considerable scope existed to re-plan the existing parking provision and to increase this to better cater for the volume of residents cars now in ownership.



- Shopping trolleys are left on street corners, on the highway and in residential areas. Residents highlighted that this was not only done by local residents but by shoppers leaving their cars in the area, bringing their shopping back and then abandoning their trolleys in the street.



- Vehicular access into the Northville area is limited to two points, this causes congestion at these junctions and was a particular problem during the school run. There was also a problem with cars being parked at the access junctions (Turberville Road) this is causing a hazard to vehicles entering and exiting the area.



- The subway connecting Northville and the shopping area was described as “intimidating” and residents described it as giving the fear of crime. The subway is often littered with trolleys, rubbish and empty drinks cans. Lighting is poor, the walls are covered with graffiti and the area is regularly used as a shelter by youths in the evenings.



- Litter was highlighted as being a problem due to lack of bins in the area and pedestrians who have bought fast food within the Shopping Area.

5.3 Northville Issues raised at Residents 'Drop In' Session

The following list summarises comments received from residents, where the same issue was raised by several households it has only been recorded once. A total of 34 written comments/proposals were received on the day

Environmental Issues

- Improve street lighting
- The subway is intimidating
- Toilet facilities closed early in town centre – subway used as a loo
- The subway either needs to be improved or reviewed
- Close the subway and replace it with a pelican crossing
- Bin areas need re-organising
- More car parking in Turberville Road
- Lack of lighting in Pontnewydd Walk
- Off road parking
- Pontnewydd Walk – excessive litter in area and the football areas cause problems
- Drainage – flooding in the past
- Better drainage in Mead Lane (has flooded in past)
- Road widening in the cul-de-sac's
- Parking –Xmas shoppers use Northville
- Underpass – dangerous, unlit and a huge dustbin
- Pavements – uneven
- Car parks should be for residents only
- Parking on pavements in Plas Craig – not enough parking space for residents or their visitors
- Plas Craig – grass in front of flats and the drying area not cut often enough – even after ringing to complain
- Traffic calming needed
- Parking problems on Porth Mawr Road – in particular during school drop off and collection times
- Sleeping policemen and traffic calming on Porth Mawr Road

Community Issues

- More drop in sessions for residents
- St Woolos Green - we have external stairs and balconies which attract A.S.B.
- Anti social behaviour and drunks on the weekend
- Post box taken away from Northville – needs to be re-introduced
- Free grocery delivery by the supermarkets to Northville and Southville to eliminate trolleys
- Improve trolley retrieval
- No community centres or notice boards
- No turning all the street lights off as per TCBC policy - crime and safety
- Enclosed play areas
- Play facilities needed for young people

Housing

- The roof of my house needs replacing – it is leaking
- I have a lot of heat loss through the old windows

5.4 Southville Issues raised from the ‘Environmental Walkabout’

- Parking is a problem to the residents and parking spaces were taken up by shoppers to Cwmbran Shopping Centre and by employees of firms within the vicinity.



- Shopping trolleys are left throughout the area.



- Litter is often thrown from the Tower Block (Flats)
- There is a fear of crime when walking to access parts of the estate particularly around the 'Homebase' site.



- Football played in the street and against walls. Playing facilities within the area have been taken down, the grassed areas left behind are not suitable for children to play on as dogs are left to roam on these areas and they become strewn with dog mess.

- Street lighting is often broken adding to residents concerns about a.s.b. and criminality.



- Considerable space exists where an imaginative scheme of environmental enhancements could accommodate all uses (play space, car parking, green space and landscaping)



- Anti-social behaviour, principally from youths, as an overspill from town centre activities causes major concern and needs to be addressed. A resident has kept (and made available to the NRA team) a diary of incidents occurring over a recent period. This is reproduced for reference below. As well as physical environmental improvements consideration needs to be given to introducing a 'management plan' for the estates involving not only the council but also the police, Bron Afon H.A. and other agencies.

Diary of Southville Incidents

Thu 19th March 09 Fairground opened

Passing youths kicked over bins and ran around back of houses to hide

Fri 20th Mar 09

Passing youths kicked 4 parked cars, broke a wing mirror and bent back the others confronted them and ran off. Called police. Another group then disconnected water mains which was being repaired and fire brigade had to attend. Cans and bottles littering street. More youths running out into main road (St Davids Rd 40mph) forcing drivers to brake suddenly, then rude and offensive to drivers.

Sat 21st Mar 09

4 drunken girls on way home from fairground, passed out on floor.

Sun 22nd Mar 09

00.30am trolley outside No.21 thrown into road – vomit also in street

Mon 23rd Mar 09

Approx 6.30pm 3 youths walked past and kicked rugby ball into air (in front of house) which landed in back garden of house across the road! They reached over and unlocked the gate from the inside and ran in to retrieve their ball, then carried on kicking it (into a blue Ford) heading for fairground. At 6.50pm they returned, kicked ball into St David's Rd where 2 cars couldn't stop and ran over it, the 3rd was a police car which slowed, told them off and then drove away. They then kicked it into my back garden and I watched them climb onto my gate and wall whereby I challenged them for trespassing.

Fri 27th Mar 09

Sometime previous night graffiti was daubed on neighbour's wall. I wrote to Police/TCBC licensing/TCBC Environmental Health – both police and licensing replied but not Environmental Health

Fri 10th April 09 Good Friday

Beer cans littering grass verge – shouting passing youths walking in middle of road. My children counted trolleys throughout Southville and I rang Asda to collect upto 10. TCBC litterpickers also left bags of rubbish in area and reported flytipping of bags of cider bottles.

Sat 11th April 09

Trolleys were collected from central location at The Tower where we had taken them. However another turned up in afternoon and a youth brought another to attach to steal the £1 then left them both in street. My daughter took it again to The Tower for safety but another appeared later. Reported more flytipping to TCBC via website.

Sun 12th April 09

I picked up more litter and beer cans from surrounding area and grass verges. By lunchtime several trolleys were found at Brecon Walk and another on St Arvans Rd.

Mon 13th April 09

My daughter took more trolleys to The Tower

Wed 22nd April 09

A trolley was pushed into the bonnet of my husband's car parked in a bay. TCBC have now collected the flytipping I reported

Thurs 23rd April 09

2 more trolleys Fri 24th April 09

2 trolleys in Newgale Row and 1 in St Arvans Rd – reported to Asda as weekends are particularly hazardous for us residents and trolleys are an open invitation to drunks passing through Southville

Sat 25th April 09

2 trolleys were collected but 1 was hidden from view – another 2 have appeared

Sun 26th April 09

Trolley now collected – cider carton floating down street with lager can placed on neighbour's wall

Mon 27th April 09

2 trolleys have appeared in road! On busy junction corner of St Arvans Rd

Tues 28th April 09

The 2 trolleys became 3 – still there in evening. 2 young men then took 1 and 'rode' it downhill. My children took the 2 remaining to The Tower. Later a drunk or drugged woman sat on the grass in front of Tower and approached my children who were playing there.

Sat 2nd May 09

Picked up 3 beer cans and plastic bottle from grass verge. Another trolley has appeared at St David's Rd entrance to Southville

Sat 9th May 09

6.15am!!!!!!! 2 youths coming from Town Centre kicked over bins then jumped wall into my neighbour's garden (85year old woman living alone) and tried to knock over heavy fixed planter. I shouted at them and they jumped into our garden and walked off.

Same evening lots of shouting from The Tower and police were called – we could hear it so those who live nearer but have been terrified.

At 10pm a group of people sat in middle of road while 1 'rode' the trolley. When they span it around and let go I challenged them and they finally took it back to the Town Centre

5.5 Southville Issues raised at Residents 'Drop In' Session

The following list summarises comments received from residents, where the same issue was raised by several households it has only been recorded once. A total of 15 written comments/proposals were received on the day

Environment

- Lighting beside Homebase in the Ty Tudor area could be improved
- Better lighting for the flats in Redwick Court (numbers 6,8,10,12)
- New pavements and Tarmac – problems with weeds and potholes
- Parking is the main problem in Southville
- Car parking in Redwick Court need extending
- Sign post on block of flats - Redwick Court telling everyone the numbers of the flats
- Junction improvements needed at Radnor Way/Llewellyn Road
- Radnor Way – Garden boundary needs to be rebuilt

Community

- Community Centre – the old centre closed – nowhere now to meet as a community
- Open up the club for the older residents of Southville, it's been shut for too long
- A.S.B. is on the increase
- Youngsters use Grange Road as a racetrack
- People congregate late at night, - scooters - litter from the kebab van

Housing

- Radnor Way - new roof needed- it leaks and chimney stack

6 Option Generation and Appraisal

6.1 Introduction

Substantial information has been gathered regarding the physical, social and environmental conditions prevailing in the neighbourhoods. Following a detailed assessment of the data, consideration was given to the options that would achieve the vision statement, meet the stated objectives and would deliver real and lasting outcomes.

6.2 Option Development and Assessment

The Option Development and Assessment process was overseen by an officer team with support from CPC (NRA appointed consultants). The above team lead the option generation and development process, in particular having detailed local knowledge, a commitment to the neighbourhoods and an involvement in all of the previous work they developed a shared understanding of the process.

They also developed / confirmed a range of approaches (options) that could be applied to each neighbourhood, each of them requiring a different level of investment, which would produce a different outcome. They decided which options should be subjected to more detailed scrutiny and undertook the objective scoring of the non-financial analysis.

The options considered for further analysis ranged across the spectrum from undertaking 'statutory action only' to 'comprehensive improvement'. Officers were of the opinion that it was not appropriate to undertake a detailed appraisal of any 're-development' option.

In summary the 4 different options taken forward for detailed appraisal were: -

Option 1 – 'Statutory Action Only' – (i.e. the 'do nothing' option), - this is essentially the 'base line' position against which other options can be measured. It assumes that the area will receive no attention whatsoever other than that required by legal process to intervene where warranted.

In cost terms this option is based on the HHSRS 'remedial costs' derived from the house condition survey, where only the building element causing the category 1 failure is repaired and no other action is taken (i.e. the council discharges its current legal duty to address category 1 hazards). No environmental improvement activity would be implemented and responses to residents' requests for service issues would only be met in line with the council's legal duty to do so. On this basis the option appraisal assumes that works will be so limited that at year 30 clearance action will be required for 1/3 of properties in both neighbourhoods.

This would inevitably condemn the neighbourhoods to a continuing spiral of decline with a growing need for more enforcement led intervention in future years. Action would be by way of statutory notices, and possibly clearance action in later years as properties deteriorated economic repair.

Option 2 – 'Targeted Limited Intervention' - This option represents a 'minimal' intervention strategy. It also assumes only those houses containing a category 1 hazard are addressed but in cost terms this option is based on the '10 year HHSRS costs' derived from the house condition survey, where the building element causing the failure is repaired and other associated works needing attention within the next 10 years (i.e. the life of the Renewal Area) are also addressed. On this basis the option appraisal again assumes that works will be so limited that at year 30 clearance action will be required for 1/3 of properties in both neighbourhoods.

This essentially means undertaking works to eliminate all existing and potential serious hazards over the next 10 years along with other necessary repairs. It would mean very minimal pro-active works to mitigate serious issues relating to energy efficiency, food safety, falls on stairs, electrical hazards etc. but it would not address the need for more comprehensive repair or improvement over the longer term and on completion properties would continue to fall far short of the 'Welsh Housing Quality Standard'.

Very little environmental improvement would be implemented and responses to residents' requests for service issues would be met in line with the council's overall policies and budget availability. (i.e. the neighbourhoods would have no 'special status' or increased budget provision beyond the housing activity).

This option would fall short in addressing the objectives and would not fully realise the vision in the next 10 years in any meaningful way. It would mitigate the worst housing conditions and help to prevent further problems arising in the next 10 years but would not address the more widespread issues of energy efficiency nor would it provide focused help (other than mandatory DFG's) for the aging population in Southville who may require home adaptations or other works that would help them remain in their homes. It would fall short of residents' expectations for significant environmental improvement.

Option 3 – 'Co-ordinated Area Action' - This option represents a 'structured response' to improving housing and environmental conditions in the neighbourhoods. It is based on remedying serious and general hazards (i.e. category 1 and 2 hazards) and is supported where necessary, by schemes of refurbishment or replacement of designated external elements based on blocks of property being treated together using 'enveloping' or 'group repair' principles. The extent of the schemes would vary to reflect the needs of the different property types. An additional cost allowance is factored into the option for supporting environmental improvement works to address most issues raised by residents. It further assumes that Bron Afon will co-operate in the improvement programme so that the whole neighbourhoods are substantially regenerated within the life of the Renewal Area.

It is based on the 'general 10 year costs' derived from the house condition survey and the estimated likely costs (but is not directly derived from the survey) for enveloping and group repair. It does not seek to address all failings of the WHQS but will leave all properties hazard free and all necessary properties fully repaired externally. On this basis the option appraisal assumes that the works will secure a further useful life for the houses and that at year 30 all properties will be capable of re-improvement through another similar programme of action.

This option would substantially address the objectives and would significantly realise the vision over the next 10 years. It would eliminate the worst housing conditions and also remove general hazards and help to prevent further problems arising in the next 10 years.

This approach would address the more widespread issues of energy efficiency and provide focused help for the aging population that require home adaptations or other works that would help them remain in their homes. It would meet residents' expectations for significant environmental improvement in a meaningful way.

Option 4 – ‘Comprehensive Improvement’ - This option represents the most comprehensive response to the identified issues across the neighbourhoods. It is based on the full physical regeneration and environmental improvement of the area. The underlying basis of the option is that the Council will work towards the improvement of all housing to meet the Welsh Housing Quality Standard. The private sector housing will be subject to a comprehensive package of regeneration activities internally and externally linked to the eradication of disrepair, the removal of all hazards and the improvement of the appearance of housing in general. It also assumes that an extensive programme of environmental works will be undertaken to ‘remodel’ parts of the neighbourhoods. It further assumes that Bron Afon (and other Housing Associations) will fully participate in the improvement programme so that the whole area is regenerated within the life of the Renewal Area.

It is based on the ‘30 year costs’ derived from the house condition survey and the estimated likely costs (but is not directly derived from the survey) for facelifts and group repair. It addresses all failings of the WHQS, will leave all properties hazard free and all properties fully repaired externally. On this basis the option appraisal assumes that the works will secure a further useful life for the houses and that at year 30 all properties will be capable of re-improvement through another similar programme of action.

This option would address the objectives and would completely realise the vision over the next 10 years. It would eliminate all the hazards and help to prevent further problems arising in the next 30 years. It would address the more widespread issues of energy efficiency and provide focused help for the disabled (and aging) population that require home adaptations or other works that would help them remain in their homes. It would fully meet residents’ expectations for all requested environmental improvements.

6.3 Appraisal Methodology

As part of the Option Appraisal council officers and the consultants considered the likely extent / outcome of the planned Renewal Area activity. It was decided that the most flexible approach in terms of scheme planning, phasing and capital expenditure management would be to declare two Renewal Areas, one based on the Northville neighbourhood and one based on the Southville neighbourhood. Both Renewal Areas would retain the boundaries of the NRA.

In light of this the Option Appraisal have been conducted on the basis of the two planned areas with scoring of the various assessments reflecting views as they apply to the two separate geographic areas. Each of the options (discussed above) was assessed against a number of scoring criteria to objectively establish the contribution it made in achieving the stated vision. Essentially the assessments were of two types: -

6.4 Financial Assessment

A financial assessment was undertaken on each of the two neighbourhoods for each of the 4 options. The assessment separately identified public and private sector costs and benefits and provided a summary for each option identifying the net public /private sector cost or benefit. This makes clear the scale of the relative inputs from each sector and the affect these have on outcomes. It also makes clear how the “transactions” between the sectors combine to give the overall cost assessment for each option.

The assessment used a 30-year timeframe and discounted costs/benefits on a net present value basis. This ensured that the various options could be accurately compared one against the other. To give an overall financial picture the table below shows the summary of the financial appraisal for both neighbourhoods together. The financial aspects of each neighbourhood are shown within the individual appraisal for that neighbourhood.

Both neighbourhoods	option 1	option 2	option 3	option 4
public sector costs	£ 19,591,921	£ 22,141,129	£ 25,202,483	£ 50,522,494
public sector benefits	£ -	£ -	£ -	£ -
net public sector cost / benefit	£ 19,591,921	£ 22,141,129	£ 25,202,483	£ 50,522,494
private sector costs	£ -	£ -	£ 3,678,938	£ 6,180,483
private sector benefits	£ -	£ -	£ 9,460,344	£ 9,460,344
net private sector cost / benefit	£ -	£ -	-£ 5,781,406	-£ 3,279,861
overall cost benefit (NPV)	£ 19,591,921	£ 22,141,129	£ 19,421,077	£ 47,242,633

The cost model used within the assessment focused on housing and environmental issues. Improvement costs were generated from an agreed schedule of rates applied to the house condition survey and from assumptions made on the likely costs of other improvements. Details of the underlying cost and benefit assumptions included in the analysis are set out at Appendix 3 and the full NPV calculation sheets are included at Appendix 4.

6.5 Non Financial Assessments

It is equally important that assessments are made of the options for the contribution they make in addressing the vision for the two neighbourhoods and addressing the issues identified by residents. Not to do so could lead the officer team to recommend 'un-balanced' decisions based on cost alone.

Five non-financial assessments were made for each neighbourhood scoring against a range of factors on an un-weighted and a weighted basis. The decision rules, assessments and scoring criteria were agreed by the officer team. A summary of the assessment outcomes for (i) Northville and (ii) Southville follows.

6.6 Option Appraisal - Northville

Northville - Financial Assessment

A detailed financial appraisal was undertaken of each of the 4 options for the Northville neighbourhood. The summary of the financial assessment is shown in table 6.1 and the detailed calculations on which the table is based are included at Appendix 4.

Table 6.1 Financial Assessment summary

Northville	option 1	option 2	option 3	option 4
public sector costs	£ 11,955,335	£ 14,193,669	£ 17,295,857	£ 33,862,678
public sector benefits	£0	£0	£0	£0
net public sector cost / benefit	£11,955,335	£14,193,669	£17,295,857	£33,862,678
private sector costs	£0	£0	£ 2,421,614	£ 4,059,754
private sector benefits	£0	£0	£ 6,119,864	£ 6,119,864
net private sector cost / benefit	£0	£0	-£ 3,698,250	-£ 2,060,110
overall cost benefit (NPV)	£11,955,335	£14,193,669	£ 13,597,607	£ 31,802,569
Option Ranking (1= most cost effective)	1	3	2	4

It can be seen from the financial summary table that: -

- Option 1 (statutory action) has the lowest NPV and is therefore the most cost effective

- Options 3 (Co-ordinated area action) and 2 (targeted limited intervention) have similar but higher N.P.V's. making them less cost effective respectively.
- Option 4 (comprehensive improvement) has the highest NPV when compared against the other 3 options and is therefore the least cost effective option.

It must be remembered however that the comparisons do not represent 'actual expenditure'; the basis of the financial appraisal is to allow comparison between the options in accordance with Government guidance and accepted practice. Projections of 'actual expenditure' are given later in section 7 (table 7.1). To test the 'sensitivity' of the financial analysis the principal assumptions underlying the NPV analysis were further subjected to +/- variations to investigate if this changed the outcome. This showed no change.

Northville - Non-financial Assessments

Assessment against Objectives (un-weighted)

Each option was reviewed against the agreed objectives to gauge the contribution the option made in meeting the vision statement. The results are set out in table 6.2.

Table 6.2 Assessment against Objectives - Un-Weighted

	Objective	OPTIONS			
		1	2	3	4
1	Achieve overall improvement in living conditions	0	1	5	5
2	Improve the energy performance of the dwellings	0	1	5	5
3	Maintain a viable and sustainable housing market	1	2	4	3
4	Promote long term confidence in the improvement of the area	0	1	5	5
5	Retain and empower existing communities	0	0	5	3
6	Encourage community involvement and engender pride in the area	0	0	4	4
7	Enhance the environmental quality of the area	0	0	5	5
8	Mitigate problems caused by the interface of the neighbourhoods with the town centre whilst maintaining good access to the town centre	0	0	4	4
Totals (un-weighted) (max score 40)		1	5	37	34

Scoring (Contribution objective makes in meeting the vision)
0 = no contribution
1 = very little contribution
2 = limited contribution
3 = reasonable contribution
4 = significant contribution

5 = very significant contribution

It can be seen that with all scoring criteria of equal value overall: -

- Option 3 makes the most important contribution to meeting the vision statement closely followed by option 4.
- Option 1 totally fails to meet the vision and defined objectives lagging far behind the other options.
- Option 2 partly meets the vision to a very limited extent

Assessment against Objectives (weighted)

The assessment set out in the un-weighted table assumes that all objectives are of equal importance and scores the contribution they make equally. The officer team considered that some objectives made a greater or lesser contribution to meeting the vision than others and that weighting factors should be applied. Table 6.3 introduces a set of agreed weighting factors to the scoring of the objectives. In this table the scores from the previous table are multiplied by the weighting factor to give a better indication of the position when there is a concentration on the perceived important decision making factors

Table 6.3 Assessment against Objectives – Weighted

	Objective	weighting factor	OPTIONS			
			1	2	3	4
1	Achieve overall improvement in living conditions	3	0	3	15	15
2	Improve the energy performance of the dwellings	3	0	3	15	15
3	Maintain a viable and sustainable housing market	2	2	4	8	6
4	Promote long term confidence in the improvement of the area	3	0	3	15	15
5	Retain and empower existing communities	1	0	0	5	3
6	Encourage community involvement and engender pride in the area	1	0	0	4	4
7	Enhance the environmental quality of the area	1	0	0	5	5
8	Mitigate problems caused by the interface of the neighbourhoods with the town centre whilst maintaining good access to the town centre	1	0	0	4	4
Totals (weighted) (max score 90)			2	13	71	71

Scoring (Contribution objective makes in meeting the vision)
0 = no contribution
1 = very little contribution
2 = limited contribution
3 = reasonable contribution
4 = significant contribution
5 = very significant contribution
Weighting Factor
1 = no more or less important to meeting the vision
2 = Important to meeting vision to a large degree
3 = Very important to meeting vision to a greater degree or in full

The application of weighting factors has some influence over the scoring of objectives; it can now be seen that:

- Options 3 and 4 make an equal contribution to meeting the vision statement.
- Option 1 still totally fails to meet the vision and defined objectives lagging far behind the other options.
- Option 2 continues to only partly meets the vision to a very limited extent

Socio – Environmental Assessment (un-weighted)

In considering how the vision can best be achieved regard must also be had for the residents' views on the problems in the neighbourhood and a scoring matrix was devised to allow an assessment to be made to reflect the views expressed from the residents' survey and how each option would respond to these views. These factors are summarised in table 6.4.

Table 6.4 Assessment against Socio-Environmental Criteria (Un-Weighted)

Problem in Neighbourhood	OPTIONS			
	1	2	3	4
Traffic congestion	0	0	3	3
Noise or pollution from traffic	0	0	3	3
Unsafe roads / speeding traffic / motorbikes	0	0	3	3
Smoke, pollution or noise from factories or other premises	0	0	0	0
Lack of open space for the public	0	0	2	2
Lack of play space for children	0	0	3	3
Lack of access to shops/local facilities	0	0	0	0
Rubbish dumping or fly tipping	0	0	3	3
Litter/dirty streets	0	0	2	2
Housing in poor condition	0	2	3	3
Empty/boarded-up properties	0	0	0	0
Bus services	0	0	0	0
Overcrowding	0	0	0	0
Poor lighting	0	0	3	3
Overgrown trees /bushes	0	0	2	2
Burglary	0	2	3	3
Vandalism	0	0	2	2
Racism/racial discrimination	0	0	0	0
Gangs of youths/ disruptive children/youths	0	0	2	2
Football in the street	0	0	2	2
Bad neighbours	0	0	2	2
Intimidation	0	0	2	2
Alcohol/ Drugs	0	0	2	2
Car parking	0	0	3	3
Fear of personal attack	0	0	2	2
Fear of crime	0	0	3	3
Option Total	0	4	50	50
Scores (Extent to which the option makes a contribution to meet the criterion)				
0 = None				
1 = Little				
2 = Some				
3 = Valuable				
4 = Significant				
5 = Very Significant				

The assessment of factors important to the community shows that options 3 and 4 equally best fulfil their requirements. Again option 1 totally fails the residents and option 2 does little to respond to their problems.

Socio - Environmental Assessment (weighted)

Again the view was taken that not all the identified issues could be considered to be of equal importance and that some of the issues should carry a greater weighting to more accurately

reflect the degree of concern expressed by residents. Table 6.5 considers the views expressed in the un-weighted table above but applies weighting factors which reflect the percentage of residents that identified the problem (the higher the percentage the higher the weighting)

Table 6.5 Socio - Environmental Assessment (weighted)

Problem in Neighbourhood	weighting factor	OPTIONS			
		1	2	3	4
Traffic congestion	2	0	0	6	6
Noise or pollution from traffic	1	0	0	3	3
Unsafe roads / speeding traffic / motorbikes	2	0	0	6	6
Smoke, pollution or noise from factories or other premises	1	0	0	0	0
Lack of open space for the public	1	0	0	2	2
Lack of play space for children	3	0	0	9	9
Lack of access to shops/local facilities	1	0	0	0	0
Rubbish dumping or fly tipping	1	0	0	3	3
Litter/dirty streets	3	0	0	6	6
Housing in poor condition	1	0	2	3	3
Empty/boarded-up properties	1	0	0	0	0
Bus services	1	0	0	0	0
Overcrowding	1	0	0	0	0
Poor lighting	2	0	0	6	6
Overgrown trees /bushes	1	0	0	2	2
Burglary	1	0	2	3	3
Vandalism	2	0	0	4	4
Racism/racial discrimination	1	0	0	0	0
Gangs of youths/ disruptive children/youths	3	0	0	6	6
Football in the street	2	0	0	4	4
Bad neighbours	1	0	0	2	2
Intimidation	1	0	0	2	2
Alcohol/ Drugs	1	0	0	2	2
Car parking	3	0	0	9	9
Fear of personal attack	1	0	0	2	2
Fear of crime	1	0	0	3	3
Option Total		0	4	83	83
Scores - Extent to which the option makes a contribution to meet the criterion					
0 = None					
1 = Little					
2 = Some					
3 = Valuable					
4 = Significant					
5 = Very Significant					

Weighting	Residents Perspective
1 = Little importance	Ranked by 1% to 4.0% of residents as a problem
2 = Important	Ranked by 4.1% to 8.0% of residents as a problem
3 = Very important	Ranked by 8% or more of residents as a problem

The application of weighting factors highlights the effect of those criteria that the community considered to be particularly important. The weighting factors made no differences between the options. Options 1 and 2 at one end of the scale continue to fail to meet residents' aspirations and options 3 and 4 at the other end of the scale continue to make an equally important contribution.

Assessment of Options against Decision Rules

Finally an assessment was made of the options against the decision rules used to judge how the options achieved a "best fit" against the decision rules. Each option was scored on this basis and the results are summarised in table 6.6. This assessment confirms option 3 as the "best fit" option.

Table 6.6 Assessment of Options against Decision Rules

Decision Rule		Options			
		1	2	3	4
1	Be technically feasible	3	3	3	2
2	Be likely to attract funding within the life of a Renewal Area	3	1	3	1
3	Be in accordance with relevant statutory powers	3	3	3	3
4	Contribute toward the National, Regional and Local strategic regeneration objectives	0	1	3	3
5	Be appropriate to the needs and funding ability of the existing community	0	1	3	2
6	Be likely to receive local political acceptance and funding approval	2	2	3	1
Best fit against decision rules		11	11	18	12
Scoring (How option conforms to the decision rules)					
0 = Breaks Rule					
1 = Meets rule in some respects					
2 = Meets rule in most respects					
3 = Meets rule in all respects					

Assessment Summary

To give an overall view and to inform the decision making process, a summary of the assessments is shown in table 6.7.

Table 6.7 Assessment Summary

Assessment Method		OPTIONS							
		1		2		3		4	
		Rank	Score	Rank	Score	Rank	Score	Rank	Score
1	Financial Assessment	1	£12.529	3	£17.327	2	£14.814	4	£43.369
2	Objectives (un-Weighted)	4	1	3	5	1	37	2	34
3	Objectives (Weighted)	4	2	3	13	1=	71	1=	71
4	Socio Environmental (un-Weighted)	4	0	3	4	1=	50	1=	50
5	Socio Environmental (Weighted)	4	0	3	4	1=	83	1=	83
6	Decision Rule Assessment	3=	11	3=	11	1	18	2	12

Conclusions of the Northville Option Appraisal

From the assessments it can be seen that: -

The most economic option (on a financial basis) is option 1 (statutory action). But this is only marginally ahead of option 3 (co-ordinated area action) whereas the difference ‘on the ground’ between the two options would be significant. The cheapest option would condemn the neighbourhood to continuing decline over the next 30 years whereas option 3 would provide a significantly regenerated neighbourhood at marginal cost.

Option 3 is ranked 1st or 1st= on all of the 5 non-financial appraisals. Overall therefore it is most likely to respond to the vision for the area, will address the socio-environmental needs of the community as completely as would option 4 (but at cheaper cost) and better satisfies the decision rules. The real decision now facing the Council is what approach to take for this neighbourhood. The assessments make clear the alternatives and the likely consequences. Options 2 and 4 can be discounted – both are more expensive than others but deliver less. The choice then lies between option 1 and 3, where option 1 is the cheapest and option 3 is marginally more expensive but best delivers the regeneration vision.

On balance **our view is that option 3 demonstrates that it better meets the full range of appraisal criteria** and that it should be adopted as the basis of the preferred strategy.

6.7 Option Appraisal - Southville

Financial Assessment

A detailed financial appraisal was undertaken of each of the 4 options for the Southville neighbourhood. The summary of the financial assessment is shown in table 6.8 and the detailed calculations on which the table is based are included at Appendix 4.

Table 6.8 Financial Assessment summary

Southville	option 1	option 2	option 3	option 4
public sector costs	£ 7,636,586	£ 7,947,460	£ 7,906,626	£16,659,815
public sector benefits	£ -	£ -	£ -	£ -
net public sector cost / benefit	£ 7,636,586	£ 7,947,460	£ 7,906,626	£16,659,815
private sector costs	£ -	£ -	£ 1,257,324	£ 2,120,729
private sector benefits	£ -	£ -	£ 3,340,480	£ 3,340,480
net private sector cost / benefit	£ -	£ -	-£ 2,083,156	-£1,219,751
overall cost benefit (NPV)	£ 7,636,586	£ 7,947,460	£ 5,823,470	£15,440,064
Option Ranking (1= most cost effective)	2	3	1	4

It can be seen from the financial summary table that: -

- Option 3 (co-ordinated area action) has the lowest NPV and is therefore the most cost effective
- Options 1 (statutory action) and 2 (targeted limited intervention) have similar but higher N.P.V's. making them less cost effective respectively.
- Option 4 (comprehensive improvement) has the highest NPV when compared against the other 3 options and is therefore the least cost effective option.

It must be remembered however that the comparisons do not represent 'actual expenditure'; the basis of the financial appraisal is to allow comparison between the options in accordance with Government guidance and accepted practice. Projections of 'actual expenditure' are given later in section 7 (table 7.1). To test the 'sensitivity' of the financial analysis the principal assumptions underlying the NPV analysis were further subjected to +/- variations to investigate if this changed the outcome. This showed no change.

Non-financial Assessments

Assessment against Objectives (un-weighted)

Each option was reviewed against the agreed objectives to gauge the contribution the option made in meeting the vision statement. The results are set out in table 6.9.

Table 6.9 Assessment against Objectives - Un-Weighted

	Objective	OPTIONS			
		1	2	3	4
1	Achieve overall improvement in living conditions	0	1	5	5
2	Improve the energy performance of the dwellings	0	1	5	5
3	Maintain a viable and sustainable housing market	1	2	4	3
4	Promote long term confidence in the improvement of the area	0	1	5	5
5	Retain and empower existing communities	0	0	5	3
6	Encourage community involvement and engender pride in the area	0	0	4	4
7	Enhance the environmental quality of the area	0	0	5	5
8	Mitigate problems caused by the interface of the neighbourhoods with the town centre whilst maintaining good access to the town centre	0	0	4	4
Totals (un-weighted) (max score 40)		1	5	37	34

Scoring (Contribution objective makes in meeting the vision)
0 = no contribution
1 = very little contribution
2 = limited contribution
3 = reasonable contribution
4 = significant contribution
5 = very significant contribution

It can be seen that with all scoring criteria of equal value overall: -

- Option 3 makes the most important contribution to meeting the vision statement closely followed by option 4.
- Option 1 totally fails to meet the vision and defined objectives lagging far behind the other options.
- Option 2 partly meets the vision to a limited extent

Assessment against Objectives (weighted)

The assessment set out in the un-weighted table assumes that all objectives are of equal importance and scores the contribution they make equally. The officer team considered that some objectives made a greater or lesser contribution to meeting the vision than others and that weighting factors should be applied. Table 6.10 introduces a set of agreed weighting factors to the scoring of the objectives. In this table the scores from the previous table are multiplied by the weighting factor to give a better indication of the position when there is a concentration on the perceived important decision making factors.

Table 6.10 Assessment against Objectives – Weighted

	Objective	weighting factor	OPTIONS			
			1	2	3	4
1	Achieve overall improvement in living conditions	3	0	3	15	15
2	Improve the energy performance of the dwellings	3	0	3	15	15
3	Maintain a viable and sustainable housing market	2	2	4	8	6
4	Promote long term confidence in the improvement of the area	3	0	3	15	15
5	Retain and empower existing communities	1	0	0	5	3
6	Encourage community involvement and engender pride in the area	1	0	0	4	4
7	Enhance the environmental quality of the area	1	0	0	5	5
8	Mitigate problems caused by the interface of the neighbourhoods with the town centre whilst maintaining good access to the town centre	1	0	0	4	4
Totals (weighted) (max score 90)			2	13	71	71
Scoring (Contribution objective makes in meeting the vision)						
0 = no contribution						
1 = very little contribution						
2 = limited contribution						
3 = reasonable contribution						
4 = significant contribution						
5 = very significant contribution						
Weighting Factor						
1 = no more or less important to meeting the vision						
2 = Important to meeting vision to a large degree						
3 = Very important to meeting vision to a greater degree or in full						

The application of weighting factors has some influence over the scoring of objectives; it can now be seen that:

- Options 3 and 4 make an equal contribution to meeting the vision statement.
- Option 1 still totally fails to meet the vision and defined objectives lagging far behind the other options.
- Option 2 continues to only partly meets the vision to a very limited extent

Socio – Environmental Assessment (un-weighted)

In considering how the vision can best be achieved regard must also be had for the residents' views on the problems in the neighbourhood and a scoring matrix was devised to allow an assessment to be made to reflect the views expressed from the residents' survey and how each option would respond to these views. These factors are summarised in table 6.11.

Table 6.11 Assessment against Socio-Environmental Criteria (Un-Weighted)

Problem in Neighbourhood	OPTIONS			
	1	2	3	4
Traffic congestion	0	0	3	3
Noise or pollution from traffic	0	0	3	3
Unsafe roads / speeding traffic / motorbikes	0	0	3	3
Smoke, pollution or noise from factories or other premises	0	0	0	0
Lack of open space for the public	0	0	2	2
Lack of play space for children	0	0	3	3
Lack of access to shops/local facilities	0	0	0	0
Rubbish dumping or fly tipping	0	0	3	3
Litter/dirty streets	0	0	2	2
Housing in poor condition	0	2	3	3
Empty/boarded-up properties	0	0	0	0
Bus services	0	0	0	0
Overcrowding	0	0	0	0
Poor lighting	0	0	3	3
Overgrown trees /bushes	0	0	2	2
Burglary	0	2	3	3
Vandalism	0	0	2	2
Racism/racial discrimination	0	0	0	0
Gangs of youths/ disruptive children/youths	0	0	2	2
Football in the street	0	0	2	2
Bad neighbours	0	0	2	2
Intimidation	0	0	2	2
Alcohol/ Drugs	0	0	2	2
Car parking	0	0	3	3
Fear of personal attack	0	0	2	2
Fear of crime	0	0	3	3
Option Total	0	4	50	50

Scores (Extent to which the option makes a contribution to meet the criterion)
0 = None
1 = Little
2 = Some
3 = Valuable
4 = Significant
5 = Very Significant

The assessment of factors important to the community shows that options 3 and 4 equally best fulfil their requirements. Again option 1 totally fails the residents and option 2 does little to respond to their problems.

Socio - Environmental Assessment (weighted)

Again the view was taken that not all the identified issues could be considered to be of equal importance and that some of the issues should carry a greater weighting to more accurately reflect the degree of concern expressed by residents. Table 6.12 considers the views expressed in the un-weighted table above but applies weighting factors which reflect the percentage of residents that identified the problem (the higher the percentage the higher the weighting)

Table 6.12 Socio - Environmental Assessment (weighted)

Problem in Neighbourhood	weighting factor	OPTIONS			
		1	2	3	4
Traffic congestion	2	0	0	6	6
Noise or pollution from traffic	2	0	0	6	6
Unsafe roads / speeding traffic / motorbikes	3	0	0	9	9
Smoke, pollution or noise from factories or other premises	1	0	0	0	0
Lack of open space for the public	1	0	0	2	2
Lack of play space for children	3	0	0	9	9
Lack of access to shops/local facilities	1	0	0	0	0
Rubbish dumping or fly tipping	1	0	0	3	3
Litter/dirty streets	2	0	0	4	4
Housing in poor condition	1	0	2	3	3
Empty/boarded-up properties	1	0	0	0	0
Bus services	1	0	0	0	0
Overcrowding	1	0	0	0	0
Poor lighting	2	0	0	6	6
Overgrown trees /bushes	1	0	0	2	2
Burglary	1	0	2	3	3
Vandalism	1	0	0	2	2
Racism/racial discrimination	1	0	0	0	0
Gangs of youths/ disruptive children/youths	2	0	0	4	4
Football in the street	1	0	0	2	2
Bad neighbours	1	0	0	2	2
Intimidation	1	0	0	2	2
Alcohol/ Drugs	1	0	0	2	2
Car parking	3	0	0	9	9
Fear of personal attack	1	0	0	2	2
Fear of crime	1	0	0	3	3
Option Total		0	4	81	81

Scores - Extent to which the option makes a contribution to meet the criterion
0 = None
1 = Little
2 = Some
3 = Valuable
4 = Significant
5 = Very Significant

Weighting	Residents Perspective
1 = Little importance	Ranked by 1% to 4.0% of residents as a problem
2 = Important	Ranked by 4.1% to 8.0% of residents as a problem
3 = Very important	Ranked by 8% or more of residents as a problem

The application of weighting factors highlights the effect of those criteria that the community considered to be particularly important. The weighting factors made no differences between the options. Options 1 and 2 at one end of the scale continue to fail to meet residents' aspirations and options 3 and 4 at the other end of the scale continue to make an equally important contribution.

Assessment of Options against Decision Rules

Finally an assessment was made of the options against the decision rules used to judge how the options achieved a "best fit" against the decision rules. Each option was scored on this basis and the results are summarised in table 6.13. This assessment confirms option 3 as the "best fit" option.

Table 6.13 Assessment of Options against Decision Rules

Decision Rule		Options			
		1	2	3	4
1	Be technically feasible	3	3	3	2
2	Be likely to attract funding within the life of a Renewal Area	3	1	3	1
3	Be in accordance with relevant statutory powers	3	3	3	3
4	Contribute toward the National, Regional and Local strategic regeneration objectives	0	1	3	3
5	Be appropriate to the needs and funding ability of the existing community	0	1	3	2
6	Be likely to receive local political acceptance and funding approval	2	2	3	1
Best fit against decision rules		11	11	18	12
Scoring (How option conforms to the decision rules)					
0 = Breaks Rule					
1 = Meets rule in some respects					
2 = Meets rule in most respects					
3 = Meets rule in all respects					

Assessment Summary

To give an overall view and to inform the decision making process, a summary of the assessments is shown in table 6.14.

Table 6.14 Assessment Summary

Assessment Method		OPTIONS							
		1		2		3		4	
		Rank	Score	Rank	Score	Rank	Score	Rank	Score
1	Financial Assessment	2	£ 7.636	3	£ 7.947	1	£ 5.823	4	£15.440
2	Objectives (un-Weighted)	4	1	3	5	1	37	2	34
3	Objectives (Weighted)	4	2	3	13	1=	71	1=	71
4	Socio Environmental (un-Weighted)	4	0	3	4	1=	50	1=	50
5	Socio Environmental (Weighted)	4	0	3	4	1=	81	1=	81
6	Decision Rule Assessment	3=	11	3=	11	1	18	2	12

Conclusions of the Southville Option Appraisal

From the assessments it can be seen that: -

The most economic option (on a financial basis) is option 3 (coordinated area action) which confirms this as the most cost effective methodology to tackle the problems of the neighbourhood. The other options that seek little intervention (1 and 2) or extensive intervention (4) prove more costly over the 30 year time horizon, particularly so in the case of option 4. Option 3 also is ranked 1st or 1st= in all 5 of the non-financial appraisals. Overall therefore it is most likely to respond to the vision for the area in the most cost effective manner.

The assessments make clear the alternatives and the likely consequences and **our view is that option 3 demonstrates that it better meets the range of appraisal criteria** and that it should be adopted as the basis of the preferred strategy

Regeneration Strategy and Implementation

7.1 Introduction

The 2 NRA neighbourhoods comprise an integral part of the council's strategic regeneration agenda. A co-ordinated response in these 2 neighbourhoods will support other regeneration initiatives and contribute to the desired 'holistic' regeneration agenda tackling the many facets of deprivation suffered by communities within the Torfaen area. The strategy presented here looks to carefully target resources at proven issues of direct concern to the council and the local communities. It presents a phased programme that can realistically be delivered over a 10 year period, subject to the necessary resources being made available.

It is clear from the work undertaken within the NRA neighbourhoods that the Northville and Southville neighbourhoods are comprise a similar mix of house types, designs and densities within which there are no real 'hotspots' where the condition of the dwellings would warrant a radical (re-development) approach. The NRA recognises this and a clear view has emerged of what should happen in each neighbourhood.

The strategy measures proposed here translate the recommended option (option 3) into themes of activity based on the evidence gathered and the underlying assumptions built into the option appraisal. The following is our recommended approach and should form the basis of the implementation framework developed for both neighbourhoods: -

7.2 Recommended Strategy (both neighbourhoods)

Renewal Area Declaration - The regeneration proposals should be implemented by declaring the Northville and Southville neighbourhoods as two separate 'Renewal Areas' within the meaning of the Local Government and Housing Act 1989 as amended by the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 each for a 10 year period.

House Improvement – the neighbourhoods offer a homogenous supply of property both by type and age. 87.3% of dwellings are in the age band 1945-1964 and a further 9.8% in the 1919-1944 age band – making the overwhelming majority of dwelling up to 65 years old - an age where most building elements should have been renewed or repaired. Overall 46.7% of dwellings (rising to 61.3% in Southville) are medium/large terraced properties. 97.2% of

properties in Northville and 90.3% in Southville fail to meet the Welsh Housing Quality Standard. There can be multiple reasons for failure but the largest single reason (98.1%) is 'inadequate thermally'. Approximately 1/3 (35.4%) are not considered safe and secure, 1 in 6 (16.6%) fail due to HHSRS category 1 hazards and about 1 in 10 (11.6%) have old facilities.

Over ½ (56%) of Northville, but less (46%) of Southville respondents indicated housing conditions need improving with some 85% (average) of respondents saying they would support schemes to improve the existing housing. Less than 1 in 5 (19.6%) of Southville residents accept that this should involve some redevelopment but nearly ½ (43.9% of Northville residents are receptive to this approach.

Despite the problems posed by the condition of some of the dwellings the neighbourhoods are still ones of choice for the majority of their communities. Clearly many owners will have acquired their property via the 'Right to Buy' provisions and past individual action by owners has given residents some sense of pride in their homes and the local area. 48.8% of Northville and 51.9% of Southville residents said that despite the problems they were 'very satisfied' (and a further 33.9% and 36.5% respectively 'satisfied') with their home. 48% of Southville residents but only 24% of Northville residents said they were 'very' or 'fairly' satisfied with the local area, with a further 37% in both neighbourhoods neutral on the matter.

It is also clear that the communities are essentially stable with a low 'churn' rate. Some 2/3 of residents have no intention of moving in the next 5 years and around 80% of those who would move, stated that if they were to move they would stay within the local area. All factors indicating that Northville and Southville remain long term 'sustainable' neighbourhoods worthy of investment to improve the housing offer. However the ability of households to make the necessary investment in repairs and improvements (without council support) has to be questioned. Only around 1/3 of heads of households are in full time employment with over 40% in Southville and 33% in Northville being retired. (With a similar picture emerging when partners are taken into account).

68% of Southville households and 55.6% of Northville households have a combined income of less than £20k (39.3% and 21% respectively less than £10k). Large numbers of households are in receipt of a State Benefit, with over 20% of Southville households receiving Council Tax Credit and a similar proportion of Northville households receiving Child Tax Credit.

When asked nearly 4 out of 5 Southville households (78%) and over half (54%) of Northville households said they would be unable to make improvements to their home in the next 3 years. Clearly the council needs to take a lead with a range of improvement schemes that makes it 'affordable' for households to carry out repair and improvement.

The view derived from the option generation and appraisal process identifies a strategy based on "co-ordinated area action". The underlying assumptions within this option for these two neighbourhoods are set out in Appendix 3. In general terms these allow for the 'enveloping' measures described below to be applied to the mixed tenure blocks throughout both neighbourhoods, 'group repair' to be applied to owner occupied only blocks (mainly in the northern part of Northville), the targeted eradication of category 1 hazards, general mitigation of category 2 hazards and extensive thermal efficiency improvements. As proven by the option appraisal this strategy will secure the area for the foreseeable future at an economic cost to both the public and private sectors.

Responding to the factors discussed above and translating the option appraisal into action it is therefore recommended: -

- A phased programme of 'enveloping' targeted at mixed tenure blocks of property, (terraces and semi's) to remedy external building defects and to provide a co-ordinated street scene should be implemented. This programme will need to be a carefully co-ordinated response between the council and Bron Afon H.A. Levels of private ownership vs. social housing vary by block throughout both neighbourhoods and it will not be possible for one agency acting alone to secure the necessary co-ordinated approach – joint working is essential. One agency should act as the 'lead' securing mixed funding for a single contract per group of properties (irrespective of ownership). This could be a shared responsibility dictated by the majority ownership within each block (against a common agreed specification of works). i.e. where the majority ownership was private sector properties the council would be the 'lead' agency with Bron Afon committing funding for the remaining properties and visa-versa. This could possibly better facilitate each agency's annual funding regimes. Alternatively the council and Bron Afon must agree a protocol to deal with this issue at the outset of the renewal area.
- A targeted programme of 'Group Repair', to remedy external building defects and to provide a co-ordinated street scene should be implemented. This approach will mainly apply to complete streets of predominantly older private sector property found in the northern part of Northville

- A widespread programme of property inspections to identify HHSRS hazards with follow up action to eliminate category 1 hazards and to offer owners/tenants advice and assistance to mitigate category 2 hazards where appropriate and cost effective should be implemented. Again a protocol could be agreed with Bron Afon H.A. for the inspection of all properties on a block by block basis (irrespective of ownership) so that common standards existed across tenures.

Energy Efficiency Measures – the average SAP rating of private sector properties in Northville is 51 and in Southville 54, both below the Torfaen average of 59. Across the two neighbourhoods nearly half (45.2%) of all HHSRS category 1 hazards and over 2/3 (68%) of category 2 hazards relate to ‘excess cold’. A range of measures are needed to improve the energy situation the most frequent being loft insulation (78.4%) but nearly half (48.1%) of properties need cylinder insulation, and/or wall insulation (41.3%), and over 1/3 (38.6%) need a new energy efficient boiler.

Bron Afon H.A. will have in place upon a programme of works to bring their properties up to the WHQS by 2012 meaning unless action is taken as part of the Renewal Area strategy there will be marked thermal performance differences between the two tenures in the mixed tenure areas of Northville and Southville. These factors coupled with the age/type profile of the Southville neighbourhood in particular (discussed below) confirm the need for the R.A. strategy to have a dedicated focus on improving the energy efficiency of the private sector dwellings.

Responding to the factors discussed above and translating the option appraisal into action it is therefore recommended: -

- As part of the area regeneration strategy full use is made of the separate streams of funding from central government, energy efficiency agencies and the utility companies to target the neighbourhood to improve energy efficiency measures across the board. Of particular concern (by today’s standard) is the poor thermal performance of the low pitch felted roofs of many of the properties. These offer no ‘easy solution’ and it will be necessary for any measures in this respect to be co-ordinated with other house improvement works as an efficient means of their introduction.

Disabled and Aging Households –approximately 25% of households indicated that at least one person in the household suffers from a disability, the main difficulties this causes relate to stairs, steps and bathing. Coupled with this residents in Southville indicated their top 3 needs for adaptations were, grab rails or hand rails, redesigned kitchens and suitable heating. The needs of residents in Northville are less pronounced and more diverse with the top 3 issues being, stair lift or lift, redesigned or relocated bath or shower, redesigned or relocated toilet. The age profile of Southville in particular and the low ‘churn rate’ of both neighbourhoods also points to ageing and disability being an ongoing issue.

In Southville 46.2% of households are over 60 years of age (with a further 21.2% in the 50-59 age group). 53.85% of households are single person households, 42.6% are retired, 39.3% have an income below £10k per annum, 22.6% are in receipt of Council Tax Benefit and 18.9% are in receipt of Housing Benefit. Northville by contrast whilst having raised levels on some of the above indicators presents a more diverse household profile with more families and children where ageing and disability will be less of an issue.

Responding to the factors discussed above and translating the option appraisal into action it is therefore recommended: -

- That account is taken of the needs of existing disabled households with measures targeted to eliminate the outstanding demand for adaptations. Again this could be a separate strand of the strategy or be incorporated within the Renewal Area house improvement programme or both. Additionally because of the mixed tenure nature of the neighbourhood it is likely that many of these needs will arise in the social housing sector and any programme should be co-ordinated with Bron Afon H.A. – who may also be called upon to provide a level of funding.
- The needs of aging households (in Southville in particular) should be monitored over the 10 year life of the Renewal Area as the ‘churn’ evidence suggests that in 10 years many of the 46.2% of over 60 households will remain in-situ and will be joined by the 21.2% of now 50 to 59 year olds meaning the majority of households across the Southville neighbourhood will be over 60 in ten years time, with a large proportion over 70. This is likely to give rise to ongoing demands for aids and adaptations and should be a factor considered as part of the recommended 3 and 6 year reviews and the exit strategy.

Environmental Improvements – Whilst high numbers of residents expressed satisfaction with their neighbourhood there are clearly some matters highlighted by the household survey, the environmental walkabout and the residents ‘drop-in’ session that need to be addressed. These include the need for environmental enhancement throughout the neighbourhoods, attention to management problems and rectification of particular issues at stated locations. Residents of Northville are more dissatisfied with their neighbourhood than are residents of Southville.

The general impression held by residents of both neighbourhoods is that nothing has changed since the estates were laid out in the 1950’s and 1960’s, that they have been ‘forgotten’ ever since, that the design and layout is no longer appropriate to modern living and that substantial improvements are required to bring them up to date, to cater for the needs of increased car ownership and to mitigate against the increasing disturbance caused by activities ‘spilling over’ from the town centre.

The household survey identifies the top 3 highest scoring neighbourhood environmental problems in Northville as car parking, lack of play space for children and gangs of youths/disruptive children. In Southville the top 3 environmental issues are car parking, lack of play space for children and unsafe roads/speeding traffic.

Responding to the factors discussed above and translating the option appraisal into action it is therefore recommended: -

- The relevant preceding sections of this report highlight and make proposals with regard to most of the environmental issues raised. In Northville the ‘Northville Environmental Enhancement Masterplan’ – produced by a multi-disciplinary consultancy team of landscape architects, ‘Urbanists’ and consulting engineers in March 2007 provides a comprehensive analysis of the estates environmental issues and problems and recommends a strategic plan to address them in a phased programme. The report costs the proposed measures and categorises them into short, medium and long term projects. This should form the basis of the Renewal Area’s environmental scheme.
- There is a need for a similar ‘masterplan’ for Southville as many of the same issues are raised. It is recommended that an ‘Environmental Enhancement Study’ is commissioned or proposals are developed out of the experiences and solutions adopted in Northville.

- The costs included in the assumptions underlying the option appraisal allow for a comprehensive range of environmental improvements the most extensive of which relate to the recommended 'home-zones'. They also make an assumption that some funding will be available from Bron Afon H.A. for environmental works associated with the social housing element of the neighbourhoods. It is recommended that negotiations be entered into with Bron Afon H. A. to prepare jointly agreed and funded environmental schemes for both neighbourhoods.
- The ongoing maintenance of an improved environment is critical to its long term success and the introduction of an 'area caretaker' into each neighbourhood should be investigated during the life of the Renewal Area. Their use could do much to not only maintain the environmental fabric but in this case also address some of the management problems that cause concern to residents. In other towns and cities joint working with Housing Associations as seen them 'sponsoring' this type of scheme and this could an option here with Bron Afon H.A. It may be possible for the council and Bron Afon H.A. to re-establish the 'community centres' and a 'community association' in each neighbourhood and to use them as the agency to establish local 'area caretaker' schemes. The more successful of this type of scheme have also developed additional services, for example assisting elderly and disabled residents and 'tool-hire services' to assist with D.I.Y. repairs.

Community Support and Initiatives – whilst the NRA 'open day' was well attended generally the consultation exercises have failed to capture the interest of a large cross section of the Northville and Southville communities who have shown little willingness to work with the council to help develop and deliver the regeneration strategy. To address this:

- The council should now further consider how it could harness the support of a wider group of residents than those so far engaged and then look to develop on-going resident involvement procedures, giving active support to establish a residents group (e.g. printing, stationary, meeting venues, financial help, etc.). One option may again be joint working with Bron Afon H.A. who already has tenant participation and representation measures in place. These could be expanded to include the private sector.

7.3 Implementing the Regeneration Programme

The implementation of the housing and environmental programme will be largely governed by the availability of financial resources from the council and their 'up-stream' funding agencies. Detailed capital programmes are in the course of preparation building on the strategy proposals set out in this report. These will be subject to approval shortly and they will then inform the implementation plan.

In overall planning terms the NRA identifies a public sector net cost in the region of £25million*. This represents the net present value of the recommended approaches in each neighbourhood including action at the end of the timeframe (30 years). The cost represents likely levels of assistance for refurbishment, environmental improvements and the other measures outlined in the strategy. It then allows for further action at year 30.

(*This should not be confused with 'actual expenditure' it represents a net present value where discounting factors have been applied to expenditure in future years.)

In 'actual' cost terms the recommended strategy over the life of the proposed Renewal Areas (10 years) derived from the option appraisal suggests costs as set out in Table 7.1 (based on the assumptions set out at Appendix 3). The costs are on a 'today' (2009) cost base and make no allowance for inflation over the 10 year period, but neither is any discounting factor applied.

From table 7.1 it can be seen that pursuing the recommended strategy (option 3) in both neighbourhoods will require an investment by the public sector (Torfaen C.B.C. / W.A.G. / Bron Afon H.A.) of some £21.7million over the 10 year Renewal Area period. (Northville £14.8m and Southville £6.9m). This however, should not only secure the long term future of the neighbourhoods but should also return some £9.2m of benefits to the residents through increased property prices and uplift in the 'desirability' of the neighbourhoods.

The table also demonstrates however, that on this basis (as opposed to a 30 year model using discount factors) the recommended strategy represents a real commitment by the public sector to secure the neighbourhoods for the long term, as both options 1 and 2 (the 'minimalist' strategies) are substantially cheaper on the public purse. (Because the options as presented on this basis take no account of the future of the neighbourhoods past the 10 year Renewal Area period i.e. the consequences of 'doing nothing' or 'doing very little' over the long term are not factored in).

Conversely the cost of a totally 'comprehensive approach' (option 4) would require a massive public sector investment of over £43million but would deliver less in terms of a financial benefit for the residents.

Table 7.1 – Likely actual costs over a 10 year time frame

Northville	option 1	option 2	option 3	option 4
public sector costs	£879,717	£1,745,613	£14,835,575	£28,832,686
public sector benefits	£0	£0	£0	£0
net public sector cost	£879,717	£1,745,613	£14,835,575	£28,832,686
private sector costs	£0	£0	£1,752,439	£3,131,230
private sector benefits	£0	£0	£7,738,500	£7,738,500
net private sector benefit	£0	£0	-£5,986,061	-£4,607,270
Southville				
public sector costs	£591,584	£637,746	£6,867,035	£14,263,430
public sector benefits	£0	£0	£0	£0
net public sector cost	£591,584	£637,746	£6,867,035	£14,263,430
private sector costs	£0	£0	£957,636	£1,684,346
private sector benefits	£0	£0	£4,224,000	£4,224,000
net private sector benefit	£0	£0	-£3,266,364	-£2,539,654
All neighbourhoods				
public sector costs	£1,471,301	£2,383,359	£21,702,610	£43,096,116
public sector benefits	£0	£0	£0	£0
net public sector cost	£1,471,301	£2,383,359	£21,702,610	£43,096,116
private sector costs	£0	£0	£2,710,075	£4,815,576
private sector benefits	£0	£0	£11,962,500	£11,962,500
net private sector benefit	£0	£0	-£9,252,425	-£7,146,924

7.4 Outline Implementation and Phasing Programme

The council should now seek to secure the necessary capital funding to implement the recommended strategy and develop a detailed implementation plan based on this. It is acknowledged that will not necessarily follow the same expenditure profile as that used in the modelling of this report, as the plan will be subject to annual variation depending on factors outside the control of the council. The important issue is to seek to deliver the strategies over the 10 year period.

Before embarking on an implementation plan however the council may wish to reflect on the overall capital requirements that not only these two declarations but also the two recently declared Renewal Areas in North Torfaen will require, to be certain that sufficient capital finance is likely to be available to meet the needs of all 4 'new' Renewal Areas simultaneously along with other private sector housing programmes that the council will need to deliver. We comment above that the important issue is to seek to deliver the Renewal Area strategies over the planned 10 year periods. There is little point in raising resident expectation through the declaration process if action is not going to follow in a timely fashion or cannot be sustained over the early life of the Renewal Area due to the lack of financial resources.

We would suggest detailed discussions at chief/senior officer/member level with W.A.G. to present the councils private sector housing regeneration strategy for all neighbourhoods across the authority, to seek an understanding on financial requirements and some indication that the councils proposals will be supported with capital allocations by the W.A.G. If the outcome of such discussions indicates the necessity for a phased or delayed programme for the declaration of Northville and Southville then this should be carefully planned and communicated to residents.

That said clearly implementing the housing and environmental regeneration programme will be a major undertaking and will cause some disruption over a long period and detailed phasing plans will need to be prepared to match the capital programme in any event.

In general terms the housing and environmental works programmes will be very similar in each neighbourhood but with different emphasises being placed on different elements. The following approaches are recommended:

- Review existing enquiries and prepare a campaign to promote the availability of D.F.Grants to eligible households
- Review existing enquiries and invite applications for home improvement grants and loans based on property inspections to remove cat .1 and cat. 2 hazards
- Review existing enquiries and prepare a campaign to promote the availability of the full range of home insulation measures for eligible households
- Survey the area and determine those properties that are to be subject of 'enveloping' and 'group repair' programmes. For private sector households coordinate these programmes with the grant and loan based schemes mentioned above (to prevent multiple disruption to households over time)

- Open discussions with Bron Afon Housing Association and confirm and integrate their improvement programme into the overall regeneration plan. In particular discuss and agree the external envelope treatments that are to be applied to the elevations of mixed tenure semi-detached and terraces of houses visible from public spaces to ensure consistent cross-tenure treatment. Also discuss and agree their involvement in the funding of the environmental improvement programme
- Prepare an environmental improvement implementation plan based on the Northville Environmental Enhancement Masterplan and implement it in a phased programme to support completion of the housing works over the life of the Renewal Area. Commission or prepare 'in house' a similar 'masterplan' for Southville and implement it as in Northville.
- Determine elements of the environmental programme that can be implemented without regard to other works and schedule these for early implementation ('quick wins') to help build confidence in the area.
- Seek to re-engage and expand the core group of resident volunteers and to 'tap into' existing community groups where they exist to improve community involvement in the implementation of the regeneration programme. Over time seek to formalise arrangements with the establishment of a properly constituted Residents Association.

7.5 Delivering the Wider Regeneration Strategy

As previously indicated this report must be read in conjunction with the other studies being undertaken into different aspects of the regeneration of Cwmbran, principally the Town Centre so that when taken together the Council and its partners have a clear vision supported by detailed objectives that will deliver the required wide ranging regeneration not only in these neighbourhoods but also the wider Cwmbran town area.

The planned regeneration programme will only succeed if it is addressed in a truly corporate and co-ordinated manner. It will need to link together all existing initiatives from across all departments of the Council, with initiatives from other public sector agencies and with initiatives from the voluntary and private sectors.

7.6 The Next Steps

The neighbourhoods will now be anxious that the waiting of recent months is brought to an end and that their participation in the planning and decision making process is rewarded with the investment required to translate the strategy into tangible action to improve the quality of their lives, their housing and their neighbourhood.

The foregoing sections discuss the strategy the council should follow over the life of the Renewal Area and the issues that the council will need to address to implement the strategy. This final section focuses on the work the council should now undertake as 'follow on' actions necessary to give effect to the findings of the NRA study.

- As recommended in the strategy the Northville and Southville neighbourhoods should be declared as two separate Renewal Areas. The boundary of the Renewal Areas should be as shown in Figures 1.1 and 1.2. (at the beginning of this report).
- The procedure to be adopted to achieve the Renewal Area declarations (following completion of the NRA) is set out in the Local Government and Housing Act 1989 (part 7, section 89) as amended by the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. Table 7.2 below recommends action to be taken to comply with the legislation

Table 7.2 Recommended Renewal Area Declaration Actions

Requirement (section 89 subsections 1 & 3)

A Local Housing Authority upon consideration of a report may cause an area to be defined on a map and by resolution declare it a Renewal Area. The report referred to must contain certain particulars and a recommendation with reasons as to whether a Renewal Area must be declared and if so the period for which the area should be a Renewal Area.

Proposed Actions

- Prepare a map at 1:1250 scales showing the exact Renewal Area boundary and title the map accordingly.
- Prepare a property list to exactly match the map, listing all properties within the proposed Renewal Area.
- Prepare full declaration report and submit to Council to pass resolution to declare the Renewal Area. Proposed period of declaration to be 10 years

Requirement (section 89 subsection 7)

Before exercising their power the Local Housing Authority must take such steps as appear to the Authority best designed to secure: -

- that the detailed proposals set out in the report declaring the area are brought to the attention of persons residing or owning property in the area
- That those persons are informed of the name and address to whom they should make enquiries and representations.

Proposed Actions

Prepare a special edition Newsletter this is to include: -

- A brief description of the proposals and forms of assistance that will be available when the area is declared.
- State the date on which the Council is meeting and invite enquiries and representations up to a pre-determined prior date such that any representations received can be reported to the Council when passing the declaration resolution.
- State the name and address to whom inquiries and representations should be made
- State the period for which the declaration will be operative.

Requirement (section 89 subsection 8)

The resolution declaring the Area has effect on the day on which it is passed and is a local Land Charge

Proposed Actions

As soon after the Council meeting as possible submit a copy of the map and property schedule to the Land Charges Section advising them of the declaration and of the need to include details of the declaration when responding to land charge enquiries.

Requirement (section 91 subsection 2)

As soon as maybe after the declaration of the Renewal Area the Local Housing Authority must take - "such steps as appear to the Authority best designed to secure" - that the resolution declaring the area is brought to the attention of persons residing or owning property in the area and that those persons are informed of the name and address to whom they can make enquiries and representations concerning action to be taken with respect to the Renewal Area.

Proposed Actions

Prepare a special 'declaration' edition Newsletter this is to include: -

- A good news story that the area is declared and that the forms of assistance are available saying how you propose to work through the area and what residents should

do to access the proposed schemes.

- State the date on which the Council met and passed the resolution and indicate the date on which the area will cease to be a Renewal Area.
- State the name and address to which inquiries and representations should be made about the Renewal Area.

Requirement (section 92 subsection 1)

Where a Local Housing Authority have declared an area to be an Renewal Area they shall from time to time ensure that information is brought to the attention of persons residing or owning property in the area.

Proposed Actions

Circulate regular editions of a Newsletter as required (one edition annually recommended as a minimum)

- As indicated in the table above all existing residents and others 'having an interest' in the neighbourhoods are required to be notified of the planned 'Renewal Area' declaration and should be notified of the proposals for their property 'as soon as is practical'.
- An implementation plan should be developed, based on available and likely resources with detailed plans developed for the first 3 years of the Renewal Areas with more 'broad brush' plans for later years. The implementation plan will need to be subject to annual revision to take account of resource allocations but a formal re-evaluation of each area should be undertaken after years 3 and 6 with an exit strategy being developed at year 9 for determination of the Renewal Areas at year 10
- A dedicated officer team should be allocated to deliver the implementation plans with a nominated 'champion' to lead and to work closely with council departments, external agencies, Bron Afon H.A. and residents through the "period of transition" to ensure that the implementation plans are delivered and that residents are supported through what will inevitably be a traumatic process.
- Joint working arrangements should be developed with Bron Afon H.A. at strategic (chief / assistant chief officer) and operational (senior /middle manager) level to take forward all the matters mentioned in this report.

-
- The councils private sector renewal strategy should be updated and applied to addressing the issues (discussed in the 'strategy' section of this report). This should offer a structured response of grants and loans (of various types) as well as 'signposting' home owners to other forms of advice and assistance where necessary. Renewal Areas should form the priority focus of the agreed measures.

Appendix 1
Physical Survey Questionnaire

Appendix 2
Household Survey Questionnaire

Contact Details (Optional)			
Name		Tel. No.	
Address		Postcode	
Property Ref No:			
<p>Your home is in an area, which has been included for evaluation using a technique called Neighbourhood Renewal Assessment.</p> <p>The purpose of this study is to allow the Council to assess the potential requirements for improved housing and a better environment for the area. To manage this well, we need to build good relationships based on contact with those people who live in the area.</p> <p>At this stage, we need to find out your views of your neighbourhood and to find out more about you, your family, your housing situation and any particular needs you may have. The information you give will help to identify the needs of households within the area and will assist in making sure that the needs of the community as a whole are met.</p> <p>These details will be kept confidential, but will help us to develop sensible and sensitive proposals, which aim to deliver lasting improvements to the area.</p> <p>The information you give us will only be used for the purposes of the neighbourhood renewal assessment. It will not be used in a way that will enable you to be individually identified. Your name and address will not be passed on to any other organisation outside the Council. Statistical information that does not identify individuals may be shared with other organisations.</p> <p>We will only use the information gathered in connection with the Neighbourhood Renewal Assessment. If you give us information this will not affect any matter on which you may be in contact with the Council separately.</p> <p>Thank you for your co-operation</p> <p>When answering the questions:</p> <p>PLEASE CIRCLE THE NUMBER(S) THAT BEST DESCRIBE(S) YOUR ANSWER</p>			

A FEW QUESTIONS ABOUT YOUR HOME

Q1 Are you willing to take part in the confidential residents' survey that the Council is conducting using external surveyors?

Yes	1
No	2
If no, please specify reason:	

Q2 How long have you lived at this address?

Q2a How long have you lived in the area?

	At this address	In area
Less than 1 year	0	0
1 year	1	1
2 years	2	2
3 years	3	3
4 years	4	4
5 years or more	5	5

Q3 Why did you move to your current home? (Please circle all that apply OR only choose 1)

Right type / size for my needs	1
Condition of home (i.e. little / less repair needed)	2
Property is furnished	3
Because it was the right price	4
The rent level is reasonable	5
The first home in the UK after arriving from abroad	6
It is in the right area	7
Better landlord / more secure tenancy	8
Nearer to my job	9
Near to religious centre	10
Near to shops and other services like schools, church	11
To be near to family/friends/my community	12
Health reasons/met physical needs/specially adapted	13
Okay for the time being/meets immediate needs	14
No choice/only housing available at the time/homeless	15
It was offered by the Council	16
Personal reasons (e.g. domestic violence)	17

Other (write in)	18

Q4 Which **one** of the following best describes your **main** reason for staying in this area?

Born here / lived here as a child	1
Lived in the area all my life	2
Near family and friends	3
Available / affordable housing	4
Near to religious centre	5
Near work / easy access to work	6
Near to shops and services like schools, recreation facilities and other amenities	7
Area of choice – I like the area	8
No choice – would prefer to live somewhere else	9
Temporary location only until move to a different area	10
Other (write in)	11

Q5 If your household, or any other household living with you, does move home in the next five years, where would you prefer to live?

For clarification, a household is a family unit that comprises of either:

- A single person;
- A married / co-habiting couple on their own;
- A married / co-habiting couple and their never married children for whom they are still receiving child benefit, provided these children have no children of their own;
- A child for whom you are not still receiving child benefit or any adult who is not related
- One parent family and their never married children for whom they are still receiving child benefit, provided these children have no children of their own.

	Your Household	Any Other Household
Stay within the local area	1	1
Other area within Torfaen	2	2
Outside the area of Torfaen	3	3

HOUSEHOLD AND HOME

Q6 How many people are there in the household in the following age and gender groups, including yourself?

Write relationship or use following codes:

- | | |
|---|---------------------------------|
| 2 Partner or spouse or joint Head of Household | 8 Non relative lodger |
| 3 Child of Head of Household | 9 Non relative sharer |
| 4 Parent of Head of Household
(fostering) | 10 Carer (e.g. elderly / |
| 5 Other relative not grandchild or grandparent | 11 Other dependant |
| 6 Grandchild of Head of Household | 12 Don't know |
| 7 Grand parent of Head of Household | 13 No response / refused |

Relationship to Head of Household	Sex		Ages
	M	F	
Head of Household	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	
	M	F	

Q7 Which of the following ethnic groups do you consider you and your household belong to?

White	British	1
	Irish	2
	Other White	3
Mixed	White and Black Caribbean	4
	White and Black African	5
	White and Asian	6
	Any Other Mixed	7
Asian or Asian British	Indian	8
	Pakistani	9
	Bangladeshi	10
	Any Other Asian	11
Black or Black British	Caribbean	12
	African	13
	Any Other Black	14
Chinese or Other Ethnic Group	Chinese	15
	Any Other Ethnic Group	16

Q8 What type of accommodation do you live in?

Terraced house	1
Semi-detached	2
Detached	3
Flat\maisonette in 2 storey block	4
Flat\maisonette in 3-4 storey block	5
Flat\maisonette over shop	6
Self contained bedsit	7
Room in a shared house	8
Bungalow	9
Sheltered accommodation	10

Q9 How many bedrooms do you have and how many do you use?

	Have	Use
1 bedroom	1	1
2 bedrooms	2	2
3 bedrooms	3	3
4 bedrooms	4	4
5 bedrooms	5	5
6 bedrooms or more	6	6
No separate bedroom	7	7

Q10 Is the house or flat you live in?

Owner occupied – no loan / mortgage	1
Owner occupied – with loan / mortgage	2
Rented from Wolverhampton Council	3
Rented from a Housing Association (RSL)*	4
Privately rented*	5
Shared ownership*	6
*It would be useful if you could provide the name, address and 'phone number of your landlord so that we can contact them to get their views in a similar way	

Q11 On the whole, how satisfied or dissatisfied are you with your home?

Very satisfied (Go to question 13)	1
Fairly satisfied (Go to question 13)	2
Neither satisfied nor dissatisfied (Go to question 13)	3
Fairly dissatisfied (Go to question 12)	4
Very dissatisfied (Go to question 12)	5
Don't know/can't say (Go to question 13)	6

Q12 If not satisfied please give details.

Property too big	1
Property too small	2
Don't like the area	3
Fear of crime	4
Disrepair/condition of property	5
Need adaptations	6
Other (please write in)	7

Q13 Is there anyone in your household who is registered as disabled or considers themselves to be disabled?

Yes	1	1	go to Q14
No	2	2	go to Q16

Q14 If there are any persons with disabilities, do they have difficulty with?

	Please ring yes for any that apply	
Climbing stairs	Y	N
Climbing steps	Y	N
Getting in or out of the bath	Y	N
Turning taps on or off	Y	N
Cooking and preparing food	Y	N
Using the WC	Y	N
Washing and drying clothes	Y	N
Access to or from the house	Y	N
Access to internal rooms	Y	N

Q15 Are any of the following present or needed?

	Please ring yes for any that apply		
	Have Now	Need Now	Not Needed
Wider doorways	1	2	3
Stair lift or lift	1	2	3
Ramp	1	2	3
Grab rails or handrails	1	2	3
Hoist	1	2	3
Redesign kitchen	1	2	3
Redesigned or relocated toilet	1	2	3
Redesigned or relocated bath or shower	1	2	3
Ground floor bedroom	1	2	3
Repositioned electric sockets	1	2	3
Suitable heating	1	2	3
Adjustable heating controls	1	2	3

EDUCATION

Q16 Do you have children of school age – if so, how many?

One	1
Two	2
Three	3
Four or more	4

Q17 Which school(s) do your children attend?

How many children at each school?

	1	
	2	

	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	

Q18 What are your views on local schools?

A - Building Condition	
Good	1
OK	2
Would prefer better building	3
B - School Location	
Good	1
Poor	2
Would prefer different location	3
C - Playing Fields	
Enough	1
Not enough	2
Too big	3
Too small	4
D - Teaching standards	
Good	1
Fair	2
Poor	3

Q19 What other facilities would you like at your local school other than for basic education purposes?

Breakfast club	1
After school club	2
Adult education	3
Other	4
If other please specify.	

Q20 How far would you consider your child/children travelling to their school?

½ mile	1
1 mile	2
2 miles	3
3 miles	4

Q21 Do you consider it important for your child/children to continue to attend their current school(s)?

Yes	1
No	2
Not applicable	3

IF YOU ARE A HOME OWNER AND YOU ARE AWARE OF ITEMS OF DISREPAIR OR THE NEED FOR IMPROVEMENT WITHIN YOUR HOME

Q22 Do you think you will be able to undertake these repairs/make these improvements within the next three years?

Yes	1	If yes go to Q24
No	2	If No go to Q23

Q23 If No, what help would you need to get these repairs/improvements done?

Loan	1
Mortgage / re-mortgage	2
Family/friends	3
Local authority assistance (e.g. loan)	4
Equity release (loans)	5
Help from landlord	6
Help from Housing Association	7
Other (please write in)	8

NOW A FEW QUESTIONS ABOUT THE AREA YOU LIVE IN

Q24 On the whole, how satisfied or dissatisfied are you with your neighbourhood, that is the local area within a few minutes walk from your home?

Very satisfied	1
Fairly satisfied	2
Neither satisfied nor dissatisfied	3
Fairly dissatisfied	4
Very dissatisfied	5
Don't know / can't say	6

Q25 How strongly would you agree or disagree with each of the following statements about your neighbourhood?

	Strongly agree	Agree	Neither agree / nor disagree	Disagree	Strongly disagree	Don't know
(A) Housing conditions need improving	1	2	3	4	5	6
(B) Empty houses are a big problem	1	2	3	4	5	6
(C) There is not enough choice of housing	1	2	3	4	5	6
(D) Obsolete (out of date) housing needs demolishing	1	2	3	4	5	6
(E) Affordable to live in	1	2	3	4	5	6
(F) Convenient for most things	1	2	3	4	5	6
(G) People get on well with each other	1	2	3	4	5	6
(H) It is safer from crime than most places in Torfaen	1	2	3	4	5	6
(I) There are not enough places for children to play	1	2	3	4	5	6

(J) There are good shops and local services	1	2	3	4	5	6
(K) Feels isolated and cut off from wider area	1	2	3	4	5	6
(L) My street is fine but the rest of the area is bad	1	2	3	4	5	6
(M) The area has a bad reputation	1	2	3	4	5	6
(N) A lot of money has been spent on the area	1	2	3	4	5	6
(O) There are not enough activities for young people	1	2	3	4	5	6
(P) Anti-social behaviour is not a problem in the area	1	2	3	4	5	6
(Q) This area is cleaner and tidier than most of town	1	2	3	4	5	6

Q26 Which of these, if any, is a problem in your neighbourhood? (Circle all that are relevant)

Traffic congestion	1
Noise or pollution from traffic	2
Unsafe roads / speeding traffic / motorbikes	3
Smoke, pollution or noise from factories or other premises	4
Lack of open space for the public/	5
Lack of play space for children	6
Lack of access to shops/local facilities	7
Rubbish dumping or fly tipping	8
Litter/dirty streets	9
Housing in poor condition	10
Empty/boarded-up properties	11
Bus services	12
Overcrowding	13
Poor lighting	14
Overgrown trees /bushes	15
Burglary	16
Vandalism	17
Racism/racial discrimination	18
Gangs of youths/ disruptive children/youths	19
Football in the street	20
Bad neighbours	21
Intimidation	22
Alcohol/ Drugs	23
Car parking	24
Fear of personal attack	25
Fear of crime	26
Other problem(write in)	27
None of these	28

NOW SOME QUESTIONS ABOUT YOUR FUTURE HOUSING NEEDS

For clarification, a household is a family unit which comprises of either:

- A single person;
- A married/co-habiting couple on their own;
- A married/co-habiting couple and their never married children for whom they are still receiving child benefit, provided these children have no children of their own;
- A child for whom you are not still receiving child benefit or any adult who is not related
- One parent family and their never married children for whom they are still receiving child benefit, provided these children have no children of their own.

Please answer for each separate household

Q27 Do you or any other household living with you want to move home in the next five years?

	Your Household	Any Other Household	
Yes	1	1	go to Q29
No	2	2	go to Q28
Maybe	3	3	go to Q29

Q28 Could you say why your household or any other household living with you do not want to move in the next five years? THEN GO TO Q35

	Your Household	Any Other Household
Like property	1	1
Like area	2	2
Close to family/friends	3	3
Easy access to shops/schools	4	4
Close to work	5	5
Close to transport links	6	6
Cannot afford to move	7	7
Other (Please write in)	8	8

Q29 What would need to happen to make it possible for you or another household living with you to move in the next five years?

	Your Household	Any Other Household
Change in financial circumstances	1	1
Availability of suitable property in area	2	2
Availability of a suitable property in another area	3	3
Change in household circumstances	4	4
Opportunity to transfer/exchange	5	5
Other (please write in)	6	6

Q30 If you, or any other household living with you, want to move in the next five years, are any of the following a factor? (Circle all that apply)

	Your Household	Any Other Household
Property is in poor condition and needs repair	1	1
Property is too small	2	2
Property is too large	3	3
Separation\divorce from partner	4	4
A person leaving the household	5	5
Children reaching school age	6	6
Poor health or current home is not suitable for my/our physical needs	7	7
Neighbour problems	8	8
Don't like the local area	9	9
Feeling unsafe, fearing crime	10	10
Recent victim of crime	11	11
Distance from good shops, schools etc.	12	12
Money problems	13	13
Dissatisfied with landlord	14	14
Tenancy will end	15	15
Lost a job	16	16
Got a job or better income	17	17
To be nearer to bus\train links	18	18
Want to be nearer family and friends	19	19
It is okay, but want something better	20	20
Only planned to live here a short time anyway	21	21
I tend to move around fairly often anyway	22	22
Intimidation	23	23
Property layout	24	24
To buy a house	25	25

Q31 If you do move home in the next five years, which type of property would your household or any other household living with you prefer to move to?

	Your Household	Any Other Household
House – detached or semi-detached	1	1
House – terraced	2	2
Maisonette	3	3
High rise flat	4	4
Other type of flat	5	5
Bungalow	6	6
Sheltered accommodation	7	7
Don't know	8	8

Q32 If you do move home in the next five years, please state whether your household, or any other household living with you, would prefer to move to a New Build or Refurbished property?

	Your Household	Any Other

		Household
New Build Property	1	1
Refurbished Property	2	2
No particular preference	3	3
Don't know / need more information	4	4

Q33 And what features / amenities would be needed / liked?

	Your Household			Any Other Household		
	Needed	Liked	No. of Bedrooms	Needed	Liked	No. of Bedrooms
Number of bedrooms (Please write in)	1	1		1	1	
Garden	2	2		2	2	
Car parking	3	3		3	3	
Adaptations (for disability)	4	4		4	4	
More storage space	5	5		5	5	
Dining area	6	6		6	6	
Accessible bath / shower room (for disability)	7	7		7	7	
Other (Please specify)	8	8		8	8	

Q34 And which tenure would be preferred based on what you are able to afford?

	Your Household	Any Other Household
Owner-occupied	1	1
Housing Association shared ownership	2	2
Housing Association rented	3	3
Council rented	4	4
Private rented	5	5

EMPLOYMENT

Q38 What is your current working status?

Q38a What is your partner's current situation?

Q38b And what is the current situation of any other people aged 16+ in the household?

	You	Your Partner	Others aged 16+ Record how many people	Relationship to Head of Household
(A) Permanent full time job	1	1		
(B) Permanent part time job	2	2		
(C) Self-employed	3	3		
(D) Casual/temporary work	4	4		
(E) Training scheme	5	5		
(F) Full-time education	6	6		
(G) Unemployed and seeking work	7	7		
(H) Unemployed - may wish to work in the future	8	8		
(I) Unwaged and unable to work	9	9		
(J) Retired	10	10		

THOSE OWNING THEIR PROPERTY OUTRIGHT

Q39 If you fully own your property, how did you acquire it?

Inherited it or given the property by a family member	1
Bought outright with your own money	2
Bought with a loan from a building society or bank	3
Bought with a loan from a family member	4
Bought with a loan from within your community	5
Other way (WRITE IN)	6

THOSE WITH OUTSTANDING MORTGAGES

The next question is for broad planning purposes – any information we receive will firstly, be treated as confidentially as all the other information you provide and secondly, will only be used to support a discussion with mortgage companies about their role and stake in the area. If necessary, our aim will be to bring mortgage companies on board as institutional partners who can help to make the strategy work, e.g. by making mortgages portable from one property to another or by varying mortgage terms.

Note: Information about individuals will not be made known to mortgage providers.

Q40 If you own your own home, please provide the following details.

Name of mortgage holder	
Outstanding mortgage	£

INCOME AND BENEFIT QUESTIONS

Household income

Q41 What is your gross income; including benefits such as state pension, child benefit, job seekers allowance / unemployment benefit, income support ...etc.

	Either weekly	Or annually	Refused	Don't know
What is your income? (Estimate for last full year)	£ <input type="text"/>	£ <input type="text"/>	7	9
Your partner's gross income? (Estimate for last full year)	£ <input type="text"/>	£ <input type="text"/>	7	9

Q42 Does any of your income come from the following:

	Y	N	Ref	D/K		Y	N	Ref	D/K
Income support	1	2	7	9	Industrial injuries disablement benefit	1	2	7	9
Housing benefit	1	2	7	9	War disablement pension	1	2	7	9
Council tax benefit	1	2	7	9	Pension credit (Guaranteed / Savings or combo)	1	2	7	9
Income based job seekers allowance	1	2	7	9	Working tax credit (with a disability element) [maximum]	1	2	7	9
Attendance allowance	1	2	7	9	Child tax credit [maximum]	1	2	7	9
Disabled living allowance	1	2	7	9	Other not listed	1	2	7	9

Thank you for taking the time to complete this questionnaire

Form Completed by: (Please circle as appropriate)	Householder	Surveyor
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Appendix 3

**Assumptions underlying the Option
Appraisals and NPV Calculations**

Northville		
Issues common to all options	cost / activity	basis of cost /activity
number of private sector properties	469	council address lists
number of H.A. properties	257	Bron Afon address list
Total properties	726	
Market value - per property	£ 110,000	estimated average sale price
period of Renewal Area - years	10	Council decision
NPV discount factor	3.50%	
Option 1 Statutory Action		
grants for cat 1 works - @100%	£ 240,804	116 properties with cat 1 hazard
works in default	£ 6,393	3 properties with cat 1 hazard
Total cost of Cat 1 works	£ 247,197	HCS - HHSRS remedial cat 1 haz (based on 3:1 proportion of cat1 haz. in Northville and 65% of properties in Northville)
number grants for cat 1 works	113	assumed take-up
number of cat 1 hazard notices served	3	assumed need to act
likely num. properties with cat 1 haz.	116	HCS C5 - (21.1% number of properties with cat 1 Haz.)
Service of notice costs less reclaimed costs	£300	per property
cost of statutory action to council	£900	
DFG's - cost of works	£ 631,620	assumes 50% of over 60 households (34.8% of total number of households) will need help @ £5,000 per DFG - based on Household survey
Acquisition of Properties*	£ 26,620,000	estimated average sale price x 1/3 properties acquired/demolished @year 30
Demolition of Properties and site treatments*	£ 726,000	demolition and site treatments @ £3k per house
Home Loss/Disturbance*	£ 2,445,667	home loss @10% M.V. and disturbance @ £3k (assumed average)
*assumes demolition of approx 1/3rd of properties in 30 years time and re-improvement of the remaining 2/3rds		
Option 2 - targeted limited improvement		
all as Option 1 except: -		
Total cost of Cat 1 works	£ 1,350,213	HCS - HHSRS 10 year cat 1 haz. (based on 3:1 proportion of cat1 haz. in Northville and 65% of properties in Northville)
Option 3 - co-ordinated area action		
council cost for cat 1 and cat 2 works	£ 7,393,855	90% of total cost - spread over 10 years
owner cost for cat1 and cat 2 works	£ 821,539	10% of total cost - spread over 10 years
total cost of cat 1 and cat 2 works	£ 8,215,394	HCS - table C9 - cum 10 year cost - spread over 10 years
Enveloping schemes - average council contribution	£ 3,543,500	95% of cost
Enveloping schemes - owner contribution	£ 186,500	5% of cost

Enveloping schemes - total cost	£ 3,730,000	assumes 373 properties @ £10k (all private sector properties in mixed tenure areas)
Group Repair schemes - average council contribution	£ 921,600	80% of cost
Group Repair schemes - average owner contribution	£ 230,400	20% of cost
Group Repair schemes - total average cost	£ 1,152,000	assumes 96 properties @ £12k (all private sector properties in Station Rd and Ty Mynydd)
midterm maintenance (at year 15)	£ 938,000	owners cost of maintenance over period @ £2000 - all private sector properties
Market value increase following improvement	£ 5,159,000	10% of market value (spread over 10 years) - all private sector properties
Area action market value increase	£ 2,579,500	5% of market value (taken @ year 10) - all private sector properties
Environmental Improvements - council funded	£ 2,345,000	assumed @ £5k per house (spread over years 5 to 9)
Environmental Improvements - H.A. funded	£ 514,000	contribution based on all Bron Afon houses @ £2k (taken @ year 8)
assume re-improvement @ year 30 all properties - based on above costs and benefits		
assume reduced DFG needs because issues addressed thro' improvement - exclude action after year 10		
Option 4 - comprehensive Improvement		
council cost for cat 1 and cat 2 works	£ 19,121,666	90% of total cost - spread over 10 years
owner cost for cat1 and cat 2 works	£ 2,124,630	10% of total cost - spread over 10 years
total cost of cat 1 and cat 2 works	£ 21,246,296	HCS - table C9 - cum 30 year cost - spread over 10 years
Enveloping schemes - average council contribution	£ 4,252,200	95% of cost
Enveloping schemes - owner contribution	£ 223,800	5% of cost
Enveloping schemes - total cost	£ 4,476,000	assumes 373 properties @ £12k (all private sector properties in mixed tenure areas)
Group Repair schemes - average council contribution	£ 1,075,200	80% of cost
Group Repair schemes - average owner contribution	£ 268,800	20% of cost
Group Repair schemes - total average cost	£ 1,344,000	assumes 96 properties @ £14k (all private sector properties in Station Rd and Ty Mynydd)
midterm maintenance (at year 15)	£ 938,000	owners cost of maintenance over period @ £2000 - all private sector properties
Market value increase following improvement	£ 5,159,000	10% of market value (spread over 10 years) - all private sector properties
Area action market value increase	£ 2,579,500	5% of market value (taken @ year 10) - all private sector properties
Environmental Improvements - council funded	£ 3,752,000	assumed @ £8k per house (spread over years 5 to 9)
Environmental Improvements - H.A. funded	£ 514,000	contribution based on all Bron Afon houses @ £2k (taken @ year 8)
assume re-improvement @ year 30 - all properties based on above costs and benefits		
assume reduced DFG needs because issues addressed thro' improvement - exclude action after year 10		

Southville		
Issues common to all options	cost / activity	basis of cost /activity
number of private sector properties	256	council address lists
number of H.A. properties	217	Bron Afon H.A. (183 inc. the Tower counted as 80 flats) and Melin H.A. (34)
Total properties	473	
Market value - per property	£ 110,000	estimated average sale price
period of Renewal Area - years	10	Council decision
NPV discount factor	3.50%	
Option 1 Statutory Action		
grants for cat 1 works - @100%	£ 38,030	21 properties with cat 1 hazard
works in default	£ 6,338	3 properties with cat 1 hazard
Total cost of Cat 1 works	£ 44,369	HCS - HHSRS remedial cat 1 haz (based on 3:1 proportion of cat1 haz. in Northville and 35% of properties in Southville)
number grants for cat 1 works	18	assumed take-up
number of cat 1 hazard notices served	3	assumed need to act
likely num. properties with cat 1 haz.	21	HCS C5 - (6.5% overall number of properties with cat 1 Haz.)
Service of notice costs less reclaimed costs	£300	per property
cost of statutory action to council	£900	
DFG's - cost of works	£ 546,315	assumes 50% of over 60 households (46.2% of total number of households) will need help @ £5,000 per DFG - based on Household survey
Acquisition of Properties*	£ 17,343,333	estimated average sale price x 1/3 properties acquired/demolished @year 30
Demolition of Properties and site treatments*	£ 473,000	demolition and site treatments @ £3k per house
Home Loss/Disturbance*	£ 1,411,667	home loss @10% M.V. and disturbance @ £3k (assumed average)
*assumes demolition of approx 1/3rd of properties in 30 years time and re-improvement of the remaining 2/3rds		
Option 2 - targeted limited improvement		
all as Option 1 except: -		
Total cost of Cat 1 works	£ 242,346	HCS - HHSRS 10 year cat 1 haz. (based on 3:1 proportion of cat1 haz. in Northville and 35% of properties in Southville)
Option 3 - co-ordinated area action		
council cost for cat 1 and cat 2 works	£ 2,603,120	90% of total cost - spread over 10 years
owner cost for cat1 and cat 2 works	£ 289,236	10% of total cost - spread over 10 years
total cost of cat 1 and cat 2 works	£ 2,892,356	HCS - table C9 - cum 10 year cost - spread over 10 years
Enveloping schemes - average council contribution	£ 1,900,000	95% of cost
Enveloping schemes - owner	£ 100,000	5% of cost

contribution		
Enveloping schemes - total cost	£ 2,000,000	assumes approx 80% (200) properties suitable for enveloping @ £10k
Group Repair schemes - average council contribution	£ 537,600	80% of cost
Group Repair schemes - average owner contribution	£ 134,400	20% of cost
Group Repair schemes - total average cost	£ 672,000	assumes approx 20% (56) properties suitable for group repair @ £12k
mid term maintenance (at year 15)	£ 512,000	owners cost of maintenance over period @ £2000 - all private sector properties
Market value increase following improvement	£ 2,816,000	10% of market value (spread over 10 years) - all private sector properties
Area action market value increase	£ 1,408,000	5% of market value (taken @ year 10) - all private sector properties
Environmental Improvements - council funded	£ 1,280,000	assumed @ £5k per house (spread over years 5 to 9)
Environmental Improvements - H.A. funded	£ 434,000	contribution based on all Bron Afon houses @ £2k (taken @ year 8)
assume re-improvement @ year 30 all properties - based on above costs and benefits		
assume reduced DFG needs because issues addressed thro' improvement - exclude action after year 10		
Option 4 - comprehensive Improvement		
council cost for cat 1 and cat 2 works	£ 8,761,915	90% of total cost - spread over 10 years
owner cost for cat1 and cat 2 works	£ 973,546	10% of total cost - spread over 10 years
total cost of cat 1 and cat 2 works	£ 9,735,462	HCS - table C9 - cum 30 year cost - spread over 10 years
Enveloping schemes - average council contribution	£ 2,280,000	95% of cost
Enveloping schemes - owner contribution	£ 120,000	5% of cost
Enveloping schemes - total cost	£ 2,400,000	assumes approx 80% (200) properties suitable for enveloping @ £12k
Group Repair schemes - average council contribution	£ 627,200	80% of cost
Group Repair schemes - average owner contribution	£ 156,800	20% of cost
Group Repair schemes - total average cost	£ 784,000	assumes approx 20% (56) properties suitable for group repair @ £14k
mid term maintenance (at year 15)	£ 512,000	owners cost of maintenance over period @ £2000 - all private sector properties
Market value increase following improvement	£ 2,816,000	10% of market value (spread over 10 years) - all private sector properties
Area action market value increase	£ 1,408,000	5% of market value (taken @ year 10) - all private sector properties
Environmental Improvements - council funded	£ 2,048,000	assumed @ £8k per house (spread over years 5 to 9)
Environmental Improvements - H.A. funded	£ 434,000	contribution based on all Bron Afon houses @ £2k (taken @ year 8)
assume re-improvement @ year 30 - all properties based on above costs and benefits		
assume reduced DFG needs because issues addressed thro' improvement - exclude action after year 10		

Appendix 4
NPV Calculations



Northville Option 1 – Statutory Action

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Totals and NPV
cost of taking Statutory Action		900										900	900	900	3,600
cost cat 1 actions		24,720	24,720	24,720	24,720	24,720	24,720	24,720	24,720	24,720	24,720	247,197	247,197	247,197	
DFGrant Activity		63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162		631,620		1,263,240
Acquisition of Properties														26,620,000	26,620,000
Demolition and Clearance of Properties														726,000	726,000
Home Loss/Disturbance														2,445,667	2,445,667
Total	-	88,782	87,882	87,882	87,882	87,882	87,882	87,882	87,882	87,882	87,882	248,097	879,717	30,039,764	32,047,295
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	85,781	82,169	79,261	76,580	73,996	71,492	69,075	66,737	64,479	62,299	148,089	372,208	10,703,168	11,955,335
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Total NPV
none															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Total NPV
none															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Total NPV	
none																
<i>Total</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Public Costs/Benefits															11,955,335	
Net Private Costs/Benefits															-	
Net Costs/Benefits NPV															11,955,335	



Northville Option 2 – Targeted Limited Intervention

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Totals
cost of Statutory Action		900										900	900	900	
cost cat 1 grants		135,021	135,021	135,021	135,021	135,021	135,021	135,021	135,021	135,021	135,021	1,350,213	1,350,213	1,350,213	
DFGrant Activity		39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450		631,620		
Acquisition of Properties															26,620,000
Demolition and Clearance of Properties															726,000
Home Loss/Disturbance															2,445,667
Total	-	175,371	174,471	174,471	174,471	174,471	174,471	174,471	174,471	174,471	174,471	1,351,113	1,982,733	31,142,780	
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	169,444	163,131	157,356	152,034	146,905	141,932	137,134	132,494	128,010	123,683	806,480	838,895	11,096,173	
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Tot
none															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Tot
none															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Tot
none															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Public Costs/Benefits															
Net Private Costs/Benefits															
Net Costs/Benefits NPV															



Northville Option 3 – Coordinated area action

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
council cost for cat 1 and cat 2 works		739,385	739,385	739,385	739,385	739,385	739,385	739,385	739,385	739,385	739,385			7,393,850
enveloping schemes - average council contribution		354,350	354,350	354,350	354,350	354,350	354,350	354,350	354,350	354,350	354,350			3,543,500
Group Repair schemes - average council contribution		92,160	92,160	92,160	92,160	92,160	92,160	92,160	92,160	92,160	92,160			921,600
Environmental Improvements - council funded						469,000	469,000	469,000	469,000	469,000				2,345,000
DFGrant Activity		63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162			631,620
Total	-	1,249,057	1,249,057	1,249,057	1,249,057	1,718,057	1,718,057	1,718,057	1,718,057	1,718,057	1,249,057	-	-	14,200,000
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	1,206,839	1,167,869	1,126,525	1,088,429	1,446,604	1,397,640	1,350,393	1,304,693	1,260,539	885,457	-	-	5,060,000
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
none														
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
owner cost for cat1 and cat 2 works		82,154	82,154	82,154	82,154	82,154	82,154	82,154	82,154	82,154	82,154			821,540
enveloping schemes - owner contribution		18,650	18,650	18,650	18,650	18,650	18,650	18,650	18,650	18,650	18,650			186,500



Group Repair schemes - average owner contribution		23,040	23,040	23,040	23,040	23,040	23,040	23,040	23,040	23,040	23,040			23,040
mid term maintenance (at year 15)												938,000		
Environmental Improvements - H.A. funded									514,000					
Total	-	123,844	637,844	123,844	123,844	938,000	-	1,238,000						
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	119,658	115,794	111,695	107,918	104,277	100,747	97,341	484,379	90,864	87,793	559,892	-	444,000
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
Market value increase following improvement		515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900			
Area action market value increase											2,579,500			
Total	-	515,900	3,095,400	-	-									
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	498,463	482,367	465,290	449,555	434,388	419,685	405,497	391,774	378,516	2,194,329	-	-	
Net Public Costs/Benefits														
Net Private Costs/Benefits														
Net Costs/Benefits NPV														



Northville Option 4 – Comprehensive Improvement

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29
council cost for cat 1 and cat 2 works		1,912,167	1,912,167	1,912,167	1,912,167	1,912,167	1,912,167	1,912,167	1,912,167	1,912,167	1,912,167		
enveloping schemes - average council contribution		425,220	425,220	425,220	425,220	425,220	425,220	425,220	425,220	425,220	425,220		
Group Repair schemes - average council contribution		107,520	107,520	107,520	107,520	107,520	107,520	107,520	107,520	107,520	107,520		
Environmental Improvements - council funded						750,400	750,400	750,400	750,400	750,400			
DFGrant Activity		63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162	63,162		
Total	-	2,508,069	2,508,069	2,508,069	2,508,069	3,258,469	3,258,469	3,258,469	3,258,469	3,258,469	2,508,069	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0
NPV Total	-	2,423,296	2,345,044	2,262,027	2,185,531	2,743,631	2,650,764	2,561,156	2,474,481	2,390,738	1,777,970	-	-
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29
none													
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29
owner cost for cat1 and cat 2 works		212,463	212,463	212,463	212,463	212,463	212,463	212,463	212,463	212,463	212,463		
enveloping schemes - owner contribution		22,380	22,380	22,380	22,380	22,380	22,380	22,380	22,380	22,380	22,380		
Group Repair schemes - average owner contribution		26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880		



mid term maintenance (at year 15)												938,000		
Environmental Improvements - H.A. funded									514,000					
Total	-	261,723	261,723	261,723	261,723	261,723	261,723	261,723	775,723	261,723	261,723	938,000	-	
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	252,877	244,711	236,048	228,065	220,371	212,912	205,714	589,084	192,026	185,535	559,892	-	
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	
Market value increase following improvement		515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900			
Area action market value increase											2,579,500			
Total	-	515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900	515,900	3,095,400	-	-	
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	498,463	482,367	465,290	449,555	434,388	419,685	405,497	391,774	378,516	2,194,329	-	-	
Net Public Costs/Benefits														
Net Private Costs/Benefits														
Net Costs/Benefits NPV														



Southville – Option 1 – Statutory Action

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Totals and NPV
cost of taking Statutory Action		900										900	900	900	3,600
cost cat 1 actions		4,437	4,437	4,437	4,437	4,437	4,437	4,437	4,437	4,437	4,437	44,369	44,369	44,369	
DFGrant Activity		54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632			546,315	1,092,630
Acquisition of Properties														17,343,333	17,343,333
Demolition and Clearance of Properties														473,000	473,000
Home Loss/Disturbance														1,411,667	1,411,667
Total	-	59,968	59,068	59,068	59,068	59,068	59,068	59,068	59,068	59,068	59,068	45,269	591,584	19,273,269	20,501,705
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	57,941	55,229	53,274	51,472	49,736	48,052	46,428	44,857	43,338	41,874	27,021	250,299	6,867,066	7,636,586
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Total NPV
none															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Total NPV



none																
<i>Total</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	Total NPV	
none																
<i>Total</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NPV Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Public Costs/Benefits															7,636,586	
Net Private Costs/Benefits															-	
Net Costs/Benefits NPV															7,636,586	



Southville – Option 2 – Targeted Limited Intervention

<i>Public Sector Costs</i>	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20
cost of Statutory Action		900										900
cost cat 1 grants		24,235	24,235	24,235	24,235	24,235	24,235	24,235	24,235	24,235	24,235	242,346
DFGrant Activity		39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450	
Acquisition of Properties												
Demolition and Clearance of Properties												
Home Loss/Disturbance												
<i>Total</i>	-	64,585	63,685	63,685	63,685	63,685	63,685	63,685	63,685	63,685	63,685	243,246
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1
NPV Total	-	62,402	59,545	57,437	55,495	53,622	51,807	50,056	48,362	46,725	45,146	145,194
<i>Public Sector Benefits</i>	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20
none												
Total	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-
<i>Private Sector Costs</i>	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20
none												
Total	-	-	-	-	-	-	-	-	-	-	-	-



NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	1
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	
none													
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	1
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Public Costs/Benefits													
Net Private Costs/Benefits													
Net Costs/Benefits NPV													



Southville – Option 3 – Coordinated Area Action

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
council cost for cat 1 and cat 2 works		260,312	260,312	260,312	260,312	260,312	260,312	260,312	260,312	260,312	260,312			2,603,120
envelope schemes - average council contribution		190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000			1,900,000
Group Repair schemes - average council contribution		53,760	53,760	53,760	53,760	53,760	53,760	53,760	53,760	53,760	53,760			537,600
Environmental Improvements - council funded						256,000	256,000	256,000	256,000	256,000				1,280,000
DFGrant Activity		54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632			
Total	-	558,704	558,704	558,704	558,704	814,704	814,704	814,704	814,704	814,704	558,704	-	-	6,320,000
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	539,819	522,388	503,895	486,854	685,980	662,761	640,357	618,686	597,748	396,065	-	-	2,252,000
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
none														
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30
owner cost for cat1 and cat 2 works		28,924	28,924	28,924	28,924	28,924	28,924	28,924	28,924	28,924	28,924			289,240
envelope schemes - owner contribution		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000			100,000



Group Repair schemes - average owner contribution		13,440	13,440	13,440	13,440	13,440	13,440	13,440	13,440	13,440	13,440			134,400	
mid term maintenance (at year 15)													512,000		
Environmental Improvements - H.A. funded									434,000						
Total	-	52,364	486,364	52,364	52,364	512,000	-	523,364							
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	50,594	48,960	47,227	45,630	44,090	42,598	41,158	369,344	38,419	37,121	305,613	-	186,344	
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29	Year 30	
Market value increase following improvement		281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600				
Area action market value increase												1,408,000			
Total	-	281,600	1,689,600	-	-										
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	1	0	
NPV Total	-	272,082	263,296	253,975	245,386	237,107	229,082	221,338	213,847	206,610	1,197,757	-	-		
Net Public Costs/Benefits															
Net Private Costs/Benefits															
Net Costs/Benefits NPV															



Southville – Option 4 – Comprehensive Improvement

Public Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29
council cost for cat 1 and cat 2 works		876,192	876,192	876,192	876,192	876,192	876,192	876,192	876,192	876,192	876,192		
envelope schemes - average council contribution		228,000	228,000	228,000	228,000	228,000	228,000	228,000	228,000	228,000	228,000		
Group Repair schemes - average council contribution		62,720	62,720	62,720	62,720	62,720	62,720	62,720	62,720	62,720	62,720		
Environmental Improvements - council funded						409,600	409,600	409,600	409,600	409,600			
DFGrant Activity		54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632	54,632		
Total	-	1,221,543	1,221,543	1,221,543	1,221,543	1,631,143	1,631,143	1,631,143	1,631,143	1,631,143	1,221,543	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0
NPV Total	-	1,180,255	1,142,143	1,101,710	1,064,453	1,373,422	1,326,935	1,282,078	1,238,690	1,196,770	865,952	-	-
Public Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29
none													
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0
NPV Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Sector Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29
owner cost for cat1 and cat 2 works		97,355	97,355	97,355	97,355	97,355	97,355	97,355	97,355	97,355	97,355		
envelope schemes - owner contribution		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000		
Group Repair schemes - average owner contribution		15,680	15,680	15,680	15,680	15,680	15,680	15,680	15,680	15,680	15,680		



mid term maintenance (at year 15)													512,000		
Environmental Improvements - H.A. funded									434,000						
Total	-	125,035	125,035	125,035	125,035	125,035	125,035	125,035	559,035	125,035	125,035	512,000	-		
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0		
NPV Total	-	120,808	116,907	112,769	108,955	105,279	101,716	98,277	424,531	91,738	88,637	305,613	-		
Private Sector Benefits	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-29		
Market value increase following improvement		281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600				
Area action market value increase											1,408,000				
Total	-	281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600	281,600	1,689,600	-	-		
NPV Factor 3.5%	1	1	1	1	1	1	1	1	1	1	1	1	0		
NPV Total	-	272,082	263,296	253,975	245,386	237,107	229,082	221,338	213,847	206,610	1,197,757	-	-		
Net Public Costs/Benefits															
Net Private Costs/Benefits															
Net Costs/Benefits NPV															

Appendix 5
Newsletters