

APPENDIX 4 - SITE ASSESSMENT SUMMARY
10 sites included in Stage 2 Engagement Programme

Site	Assessment Criteria Summary						Recommendation
	Resident Feedback Sentiment	Estate Reach % (% of respondents to survey & drop-in event)	Maximise New Homes (Possible to achieve greater than 5 additional homes)	Previous Due Diligence site survey undertaken	Ease of site clearance (consider level of demolition required)	Opportunity for sale / development by others	
1 Castle Road Estate (Heybridge & Hadley)		55%	Yes	Yes	Site currently vacant and cleared.	Low / Moderate	✓
	Majority of respondents supportive of new homes on this estate		Initial capacity review indicates potential for >5 homes	Abnormals identified and further grant funding secured to help mitigate abnormal cost.	Demolition of existing structure required		
2 Raglan Street Estate		56%	Yes	Yes	Site currently in use for garages and parking, demolition of garage and review of parking provision required prior to works commencing	Low / Moderate	✓
	Majority of respondents against new homes on this estate		Initial capacity review indicates potential for >5 homes. However following resident feedback a reduced scope for development will be explored on estate				
3 Bernard Shaw & Foster Court Estate		68%	Yes	Yes	Some areas of site are hardstanding that can be more easily brought forward. Scope of development work to be reviewed through next stage of design development with residents	Low	✓
	Majority of respondents against new homes on this estate		Initial capacity review indicates potential for >5 homes. However following resident feedback a reduced scope for development will be explored on estate				
4 Highgate Road Estate		76%	Yes	Yes	Proposed site in use as car park. Engagement required with users on suitable alternatives in advance of works. No demolition works required.	Low / Moderate	✓
	Respondents generally supportive of new homes on this estate		Initial capacity review indicates potential for >5 homes.				
5 Spencer Rise & Churchill Road Estate		56%	Marginal	Yes	Existing area used as garages and hardstanding and review of suitable alternative and re-provision to be concluded prior to demolition of structures.	Low / Moderate	✓
	Majority of respondents against new homes on this estate		Initial capacity review indicates potential for a small number of family homes. However, a reduced scope will be reviewed following resident feedback.				
6 Kilburn Vale Estate		42%	No	No	Existing area used as garages and hardstanding and review of suitable alternative and re-provision to be concluded prior to demolition of structures.	Moderate / High	X
	Majority of respondents against new homes on this estate However, feedback at drop-in event generally positive towards the site and if investment in estate improvements can be delivered, residents have identified several areas for improvement.		Initial capacity review indicates potential for <5 homes.	Detailed due diligence survey not yet completed			
7 Dennington House Estate (Inglewood Road Garages)		56% (out of only 18 total households)	No	No	Existing area used as garages and hardstanding and review of suitable alternative and re-provision to be concluded prior to demolition of structures.	Moderate	X
	Majority of respondents against new homes on this estate		Initial capacity review indicates potential for <5 homes.	Detailed due diligence survey not yet completed			

8	College Place Estate <i>(Site adjacent Teatro Technis)</i>	Majority of respondents support new homes on this estate	28% (over 2 linked estates, and 12 blocks. Blocks closest to site were targeted to achieve higher reach)	Yes - moderate Initial capacity review indicates potential for up to 5/6 homes.	No Detailed due diligence survey not yet completed	Existing area hardstanding and some access to bin stores and escape route and access to theatre. No demolition of structure required.	Moderate / High Site sits at edge of estate so more easily accessible for development. Infill site, Low number of new homes, with existing access to Theatre. Opportunity to consider wider benefits of selling site to invest in site elsewhere and allocating estate improvement budget to existing estate.	X Site is not recommended for delivery by Camden as part of Phase 1 of programme.
9	Carroll & Sanderson Close	Majority of respondents against new homes on this estate	60%	Marginal Initial capacity review indicates potential for up to 5 homes.	No Detailed due diligence survey not yet completed	Existing area hardstanding and car parking with some access to bin stores. No demolition of structure required.	Moderate Site sits at edge of estate so more easily accessible for development. Opportunity to consider wider benefits of selling site to invest in site elsewhere and allocating estate improvement budget to existing estate.	X Site is not recommended for delivery by Camden as part of Phase 1 of programme.
10	Laystall Court	Majority of respondents against new homes on this estate	70%	Marginal Initial capacity review indicates potential for >5 homes, however site is heavily constrained meaning number of new homes likely quite low.	No Detailed due diligence survey not yet completed	Existing area hardstanding and car parking with some access to bin stores, right of way, escape route and other established access route through site. No demolition of structure required.	Low/ Moderate Site sits at edge of estate so more easily accessible for development, however heavily constrained. Opportunity to consider wider benefits of selling site to invest in site elsewhere and allocating estate improvement budget to existing estate.	X Site is not recommended for delivery by Camden as part of Phase 1 of programme.