



# Fullers Slade Estate Regeneration

05.09.22



# Deliverability/Feasibility

## We have tested elements of the masterplan:

- Public Realm
- Community and Retail
- New Build
- Refurbishment

## We have looked at:

- Technical solutions
- Costs of technical solutions
- Financing of these solutions

## We have considered:

- Phasing options
- Demolition and new build
- Timescales for delivery
- Tenure of new properties
- Feedback from the ERF





# Overview of suggested changes

## Community:

- Rowans Centre retained and enhanced
- New Community Coffee Shop & commercial units



# Overview of suggested changes

## New Homes:

- Reduced number of new homes, due to desire to retain trees from feedback and to avoid heave to existing buildings
- Reduced market sale homes to provide a range of tenures including First Homes, and additional affordable homes – shared ownership and market rent in lieu of market sale to be looked at in the next stage





# Overview of suggested changes

## Refurbished Homes:

- Retained all Houses, 64 flats demolished and re-provided
- Refurbished properties upgraded to current standards, overcoating to replicate solution at Netherfield (SHDF) with internal upgrades for fire, acoustics and new bathrooms and kitchens where not installed by MKC assets post ballot





# Overview of suggested changes

## Public Realm:

- Enhanced public realm, play areas, rest areas, market gardens, ensuring that all spaces are usable and used by all ages
- Good quality trees retained
- Roundabouts removed where not required for new circulation and brought into use for leisure
- Enhanced cycle routes



# Current baseline proposal – amount

	Option 3 as ballot	Indicative proposal 22/02/22	Baseline proposal 05/09/22
Total flats remaining	28	28	28
Total houses remaining	333	361	361
Total flats demolished	64	64	64
Total houses demolished	28	0	0
Total new flats		57	64
Total new houses		185	157
Total new houses & flats	369		
<b>TOTAL</b>	<b>729*</b>	<b>631</b>	<b>610</b>
	*total stated on ballot - addition gives 730 total. Discrepancy on existing record information.		



# Current baseline proposal: indicative plan





# Next Steps

- Formal appointments of key design team
- Carry out detailed surveys / investigations
- Further work on viability and affordability of proposals
- The Hub – up and running again as a community facility
- Further engagement with residents
- Submitting a detailed planning application for the whole project