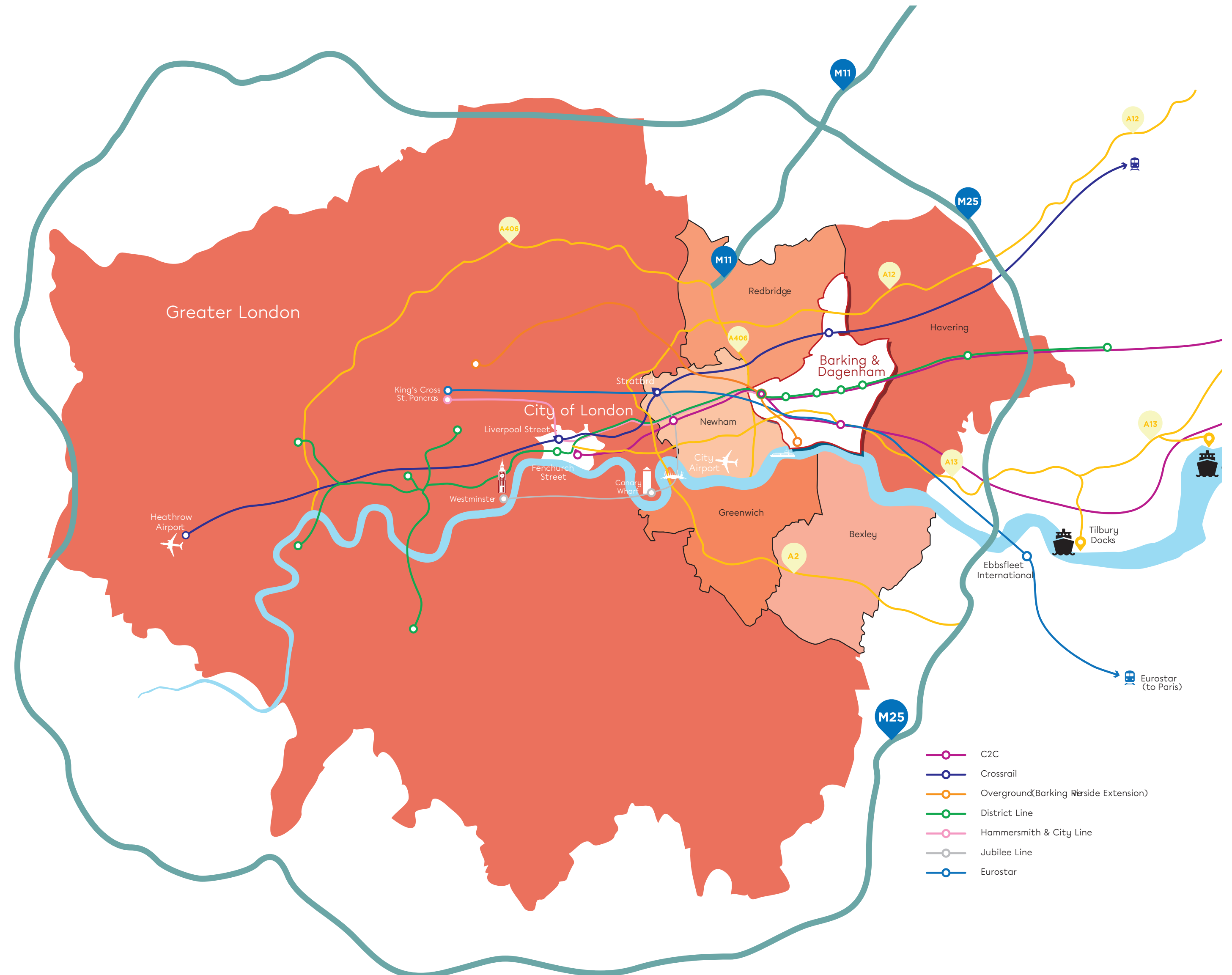


Amandeep Kalra | Be First

Tackling design inequality

Barking & Dagenham

- + Outer borough, located in East London
- + Transport connections
- + Legacy of the Becontree
- + Industry at its heart
- + Availability of Land + Access to river
- + City + Village
- + Council & Political drive
- + Planned growth for 50,000 new homes over the next 20 years



What are the challenges?

Lowest Values



Avg £300K
London £656k
Cost £320k

Lowest Incomes



Avg £29K
London £42k
UK £31k

High Unemployment



10.1%
London 5.4%
UK 4.2%

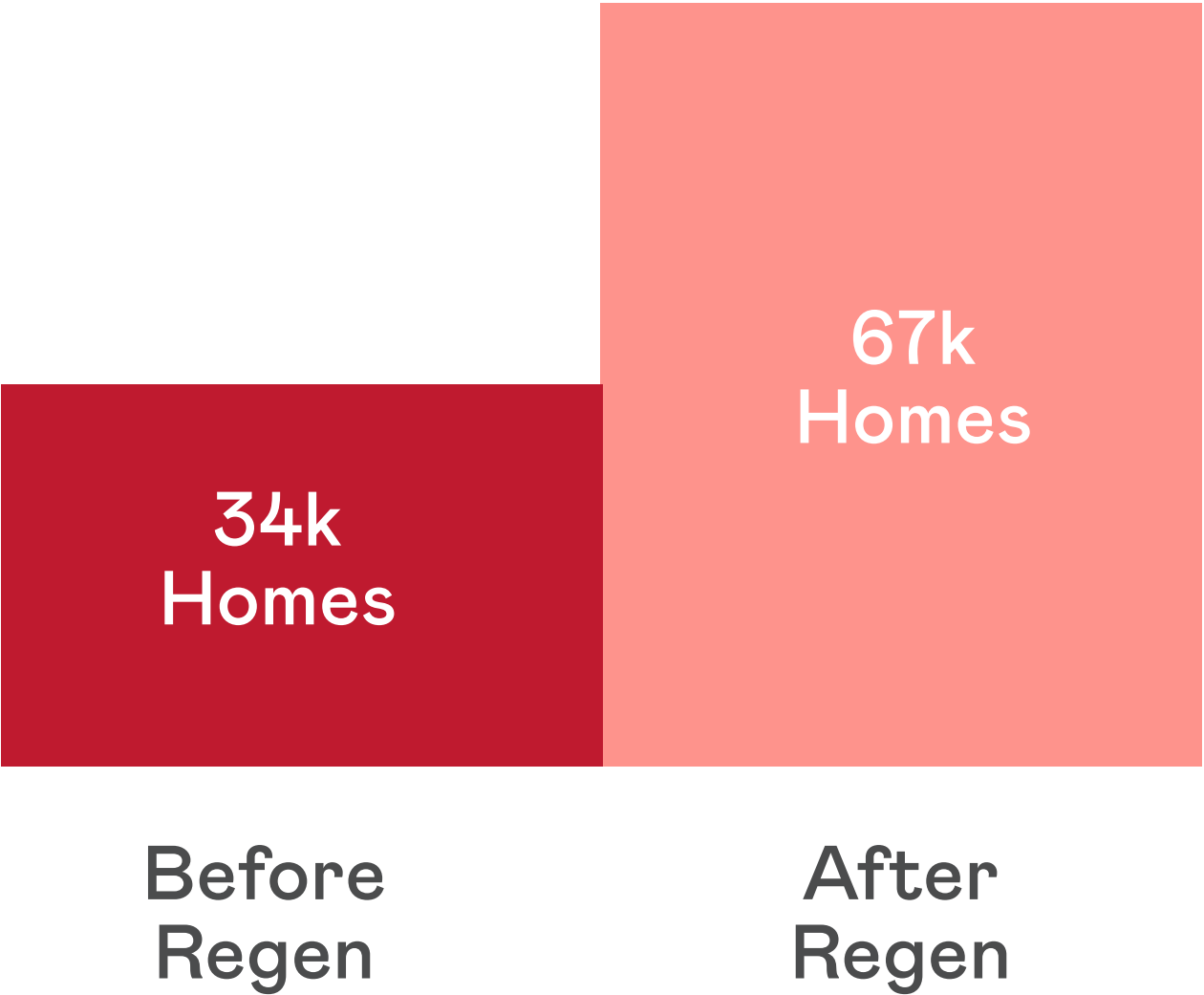
Long waiting list



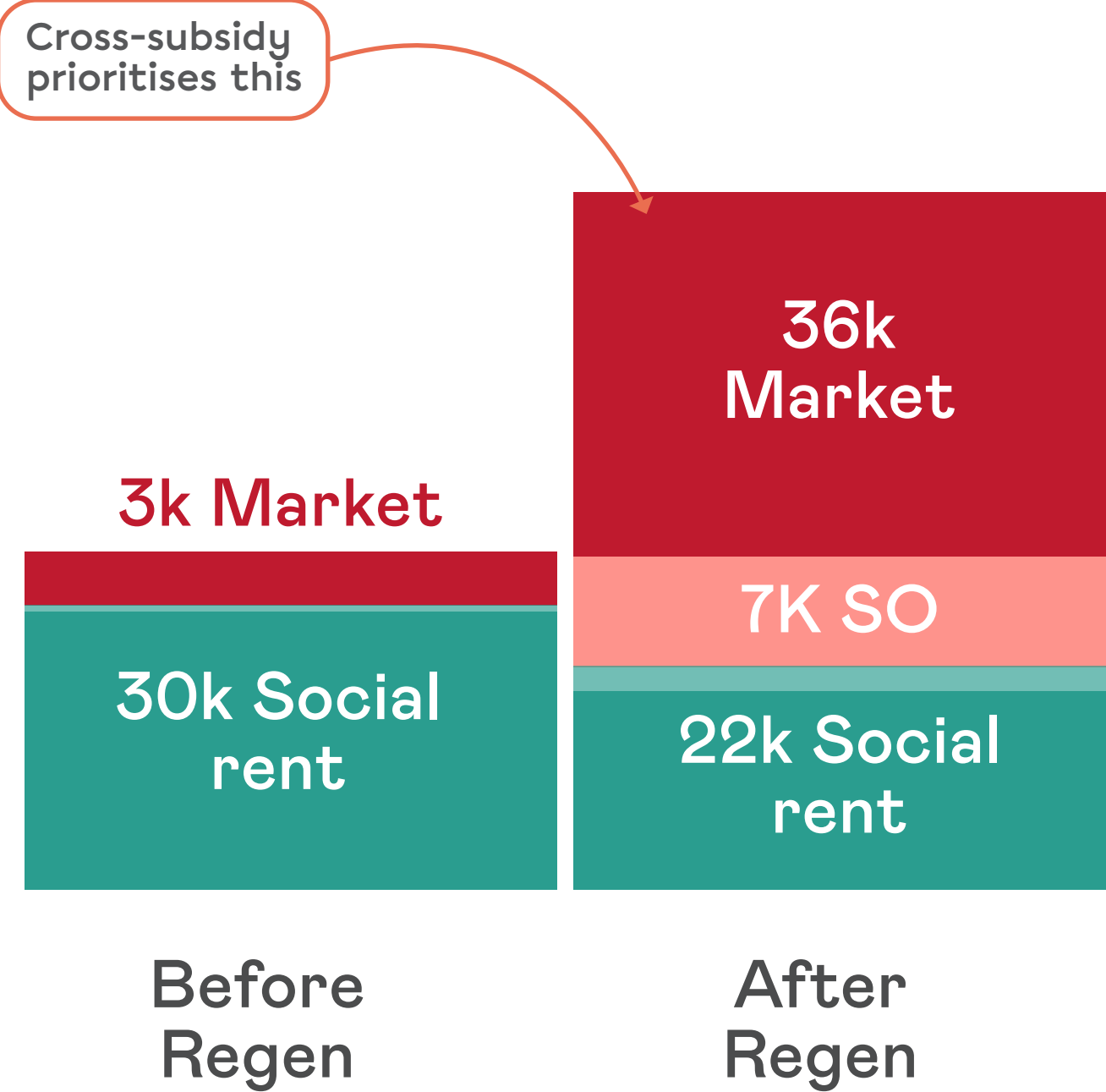
7000
600 free pa
10+ years

Cross-subsidy does not work here
Did cross-subsidy work anywhere?

Who is estate regeneration for?



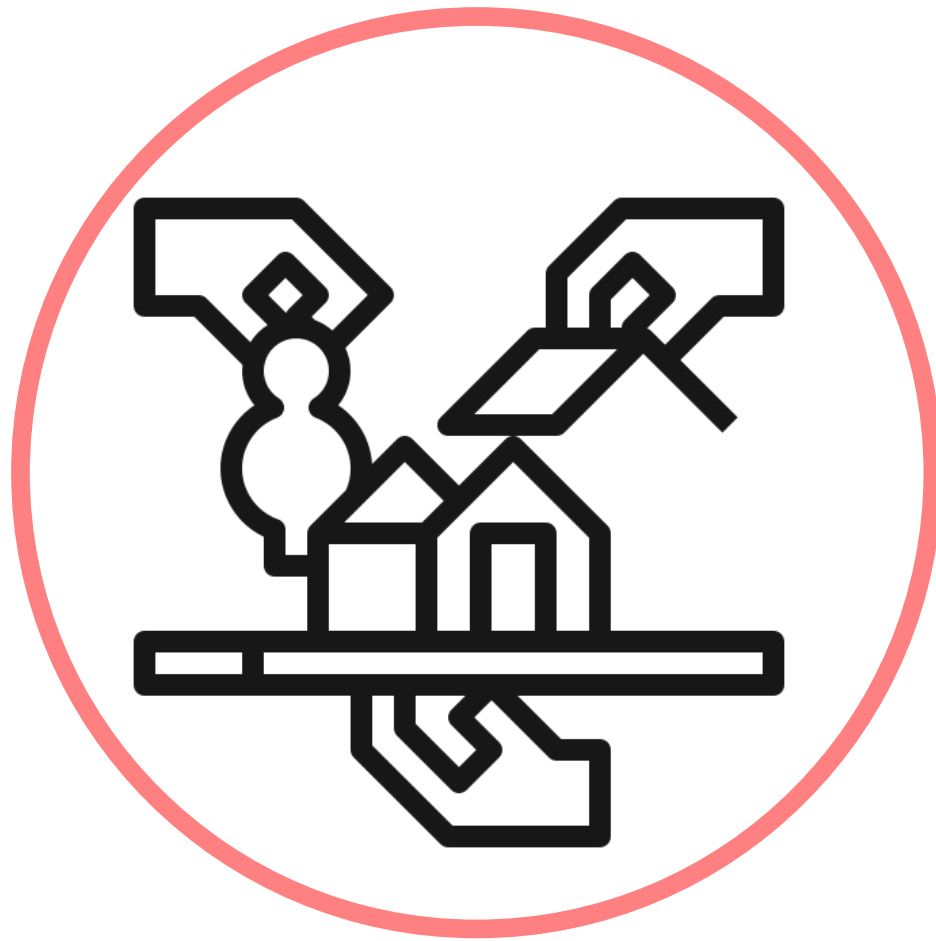
Twice as many homes on regenerated estates



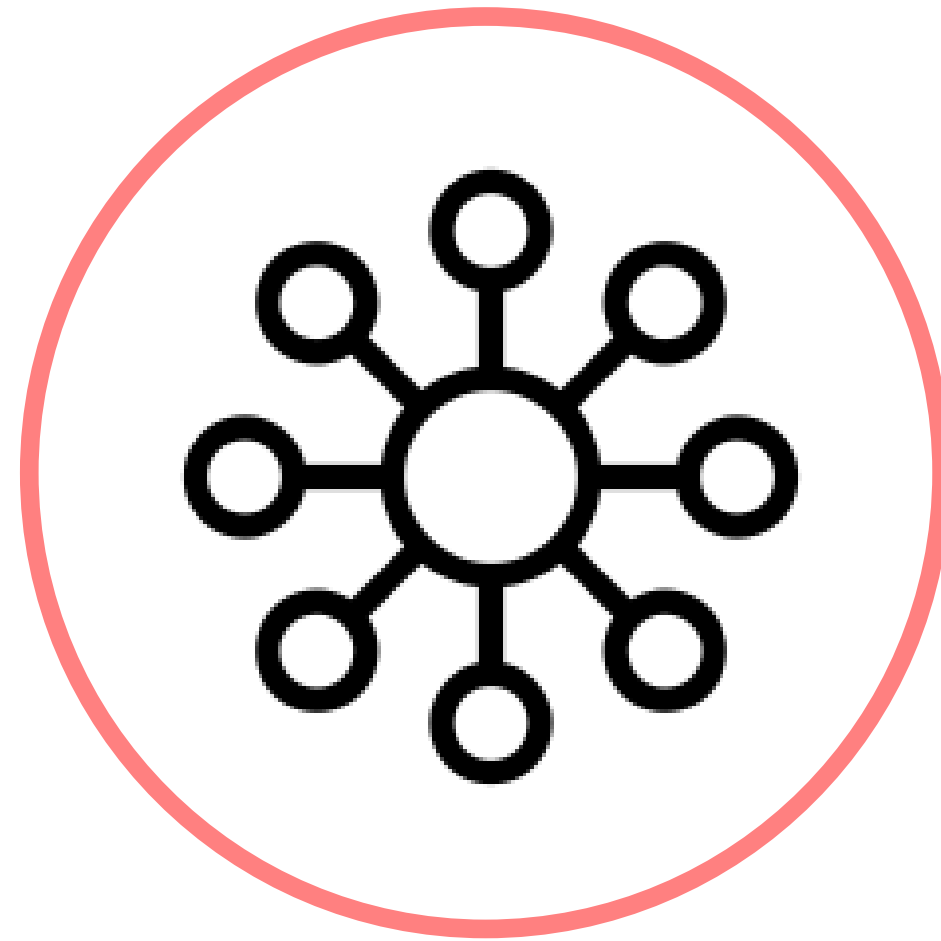
BUT 6200 less affordable rent before regeneration

A different model of council
building...

What makes our set up unique?



Delivery model



Multi-disciplinary
clienting team



Strategic &
Experimental



Empowering
Communities

Where are we now?

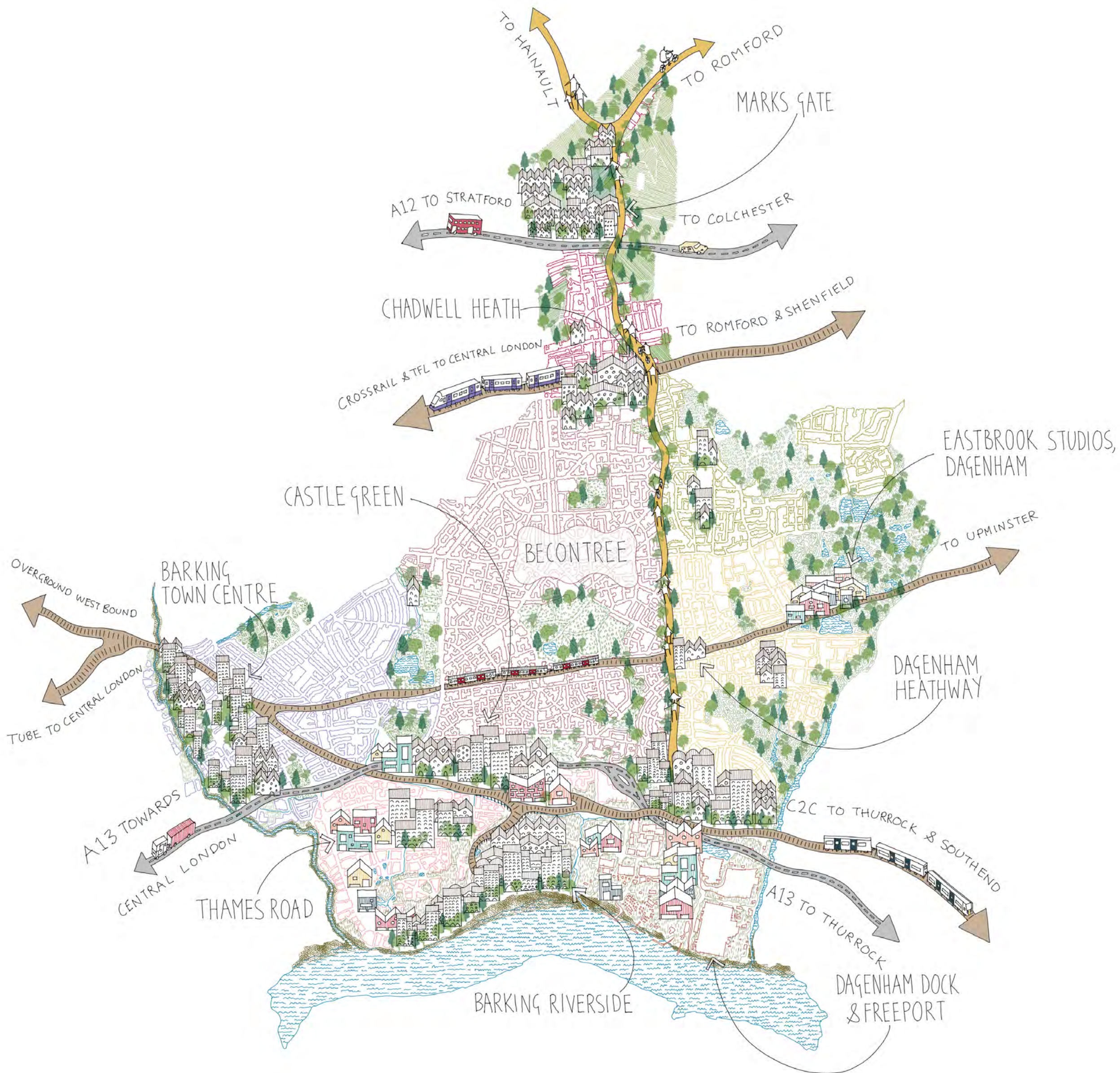
402 Homes completed in 2021

1890 Homes currently on site

75% Homes affordable, 30% social rent

1/5 Homes in London built by LAs is built by Be First in B&D

6000 Homes a year for the next 10 years (avg)



Who shapes our cities?

Diversity of directors in Architecture - London

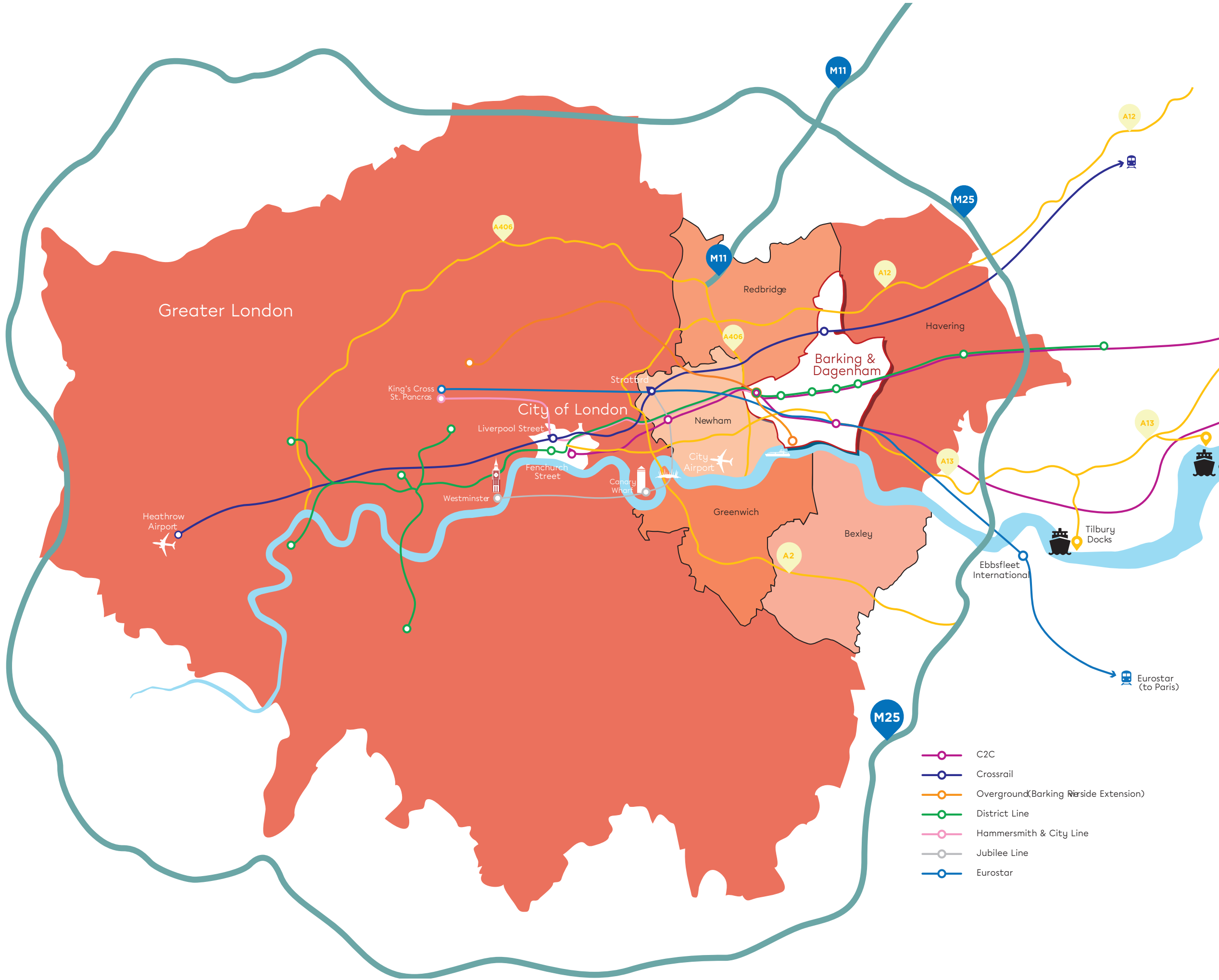
825 London practices designing new building housing

84% have no directors of colour

62% have no female directors

22 practices dominate most public sector frameworks

1% are female or people of colour only led with a 300k + turnover



Who attends public consultation events?

- + Typically older people
- + Typically lacks people of colour
- + Typically people opposed to development



How do we create better spaces by
broadening has access to design?

Phoenix Park

- + 1000m2 empty site
- + Idea for co-design park emerge
- + Contractor/Landscape already on board
- + Engagement team appointed
- + 100 people callout, matched demographics, 15 local residents in the GRF
- + Brief for a 3-5 year circular economy principles park
- + 5 virtual co-design sessions+ capacity building & site visits
- + 3 x schools co-design

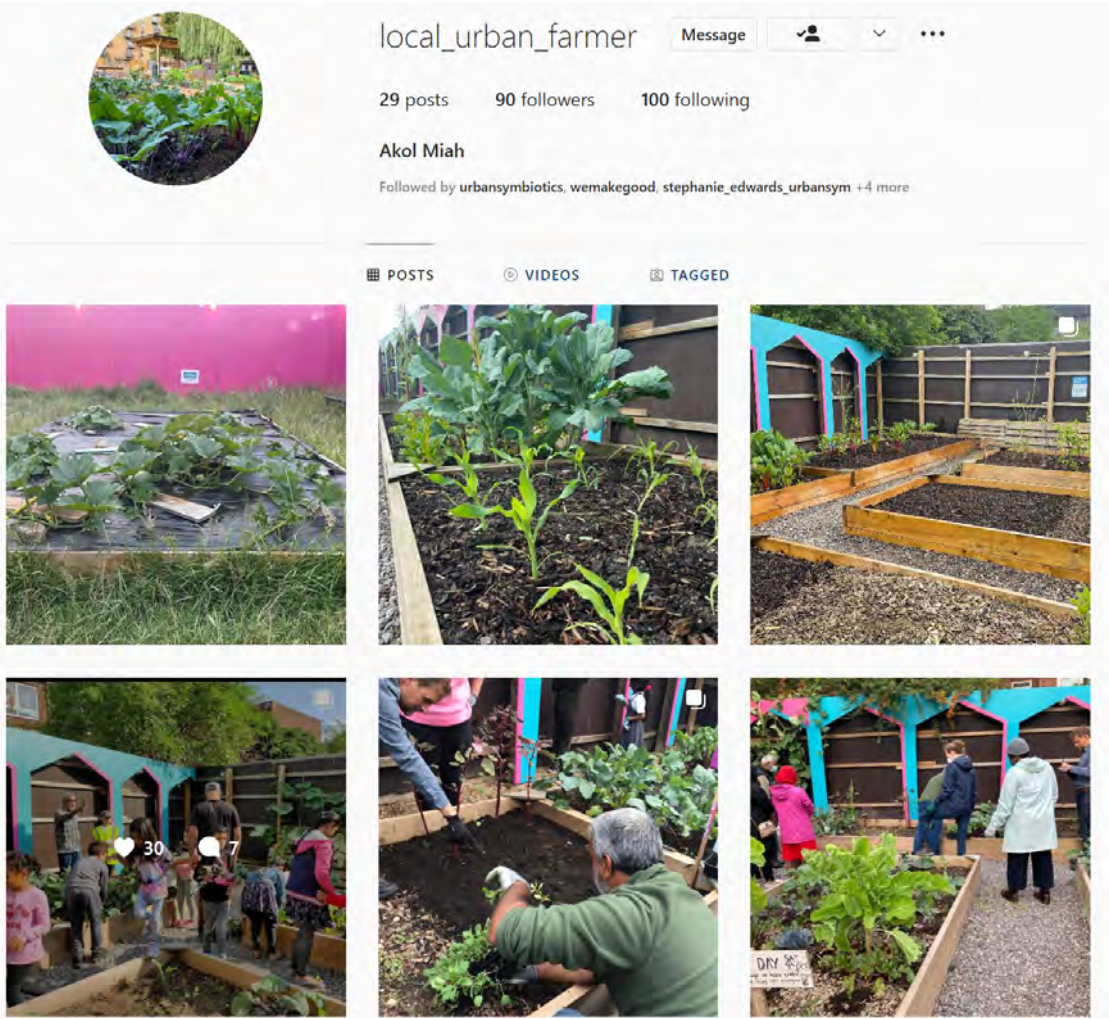


Phoenix Park

- + £80,000 (Co-funded by BF & contractor)
- + 10,000kg CO2 Saved
+ 150 tonnes of waste.
(50k miles)
- + 113 Volunteer hours
(£32k)
- + Shortlisted for NLA,
Building awards
- + Frontloaded co-design
- + Informed our
engagement strategy
for design codes



Phoenix Park 1 year on



Regeneration through a retrofit
design code

The neighbourhood

- + Biggest council estate in the UK
- + Four square miles of land built on garden village principles
- + 85,000 residents and 29,000 homes
- + 13 house types
- + Over 40% of the borough's population
- + Originally 100% LCC-owned, now 30% council-owned



Department for LU: Design code pilot

- + Only LA looking at existing area
- + Only LA looking at a retrofit code
- + Co-authored code
- + Focus areas:
 - a. retrofit: Through a fabric first approach
 - b. Sustainable travel:
 - c. bio-diversity net gains:
- + **Keys issues to address:**
 - d. extensions and modifications of homes
 - e. integration of MMC
 - f. a digital first approach

National Model Design Code

Part 1 The Coding Process

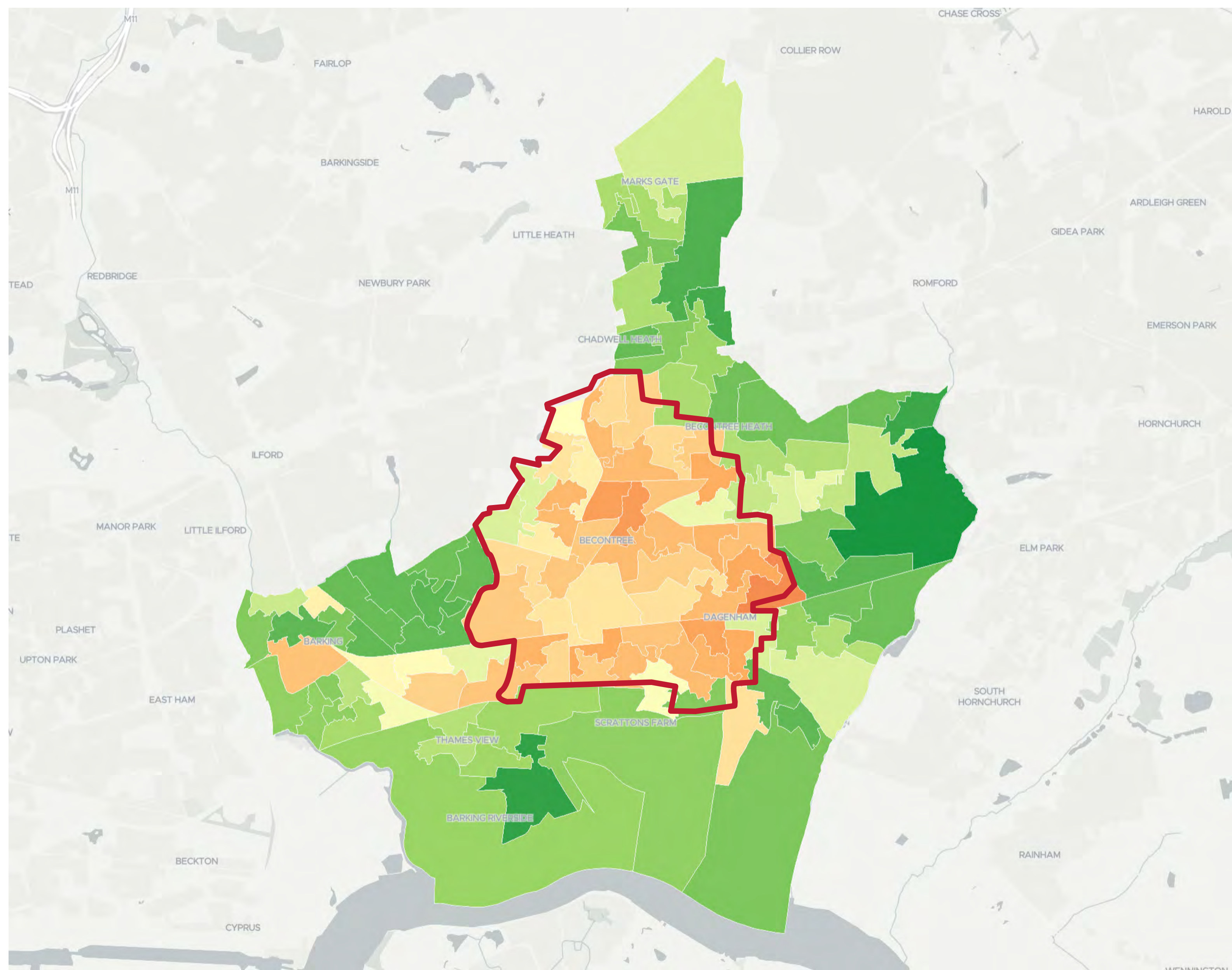


Ministry of Housing,
Communities &
Local Government



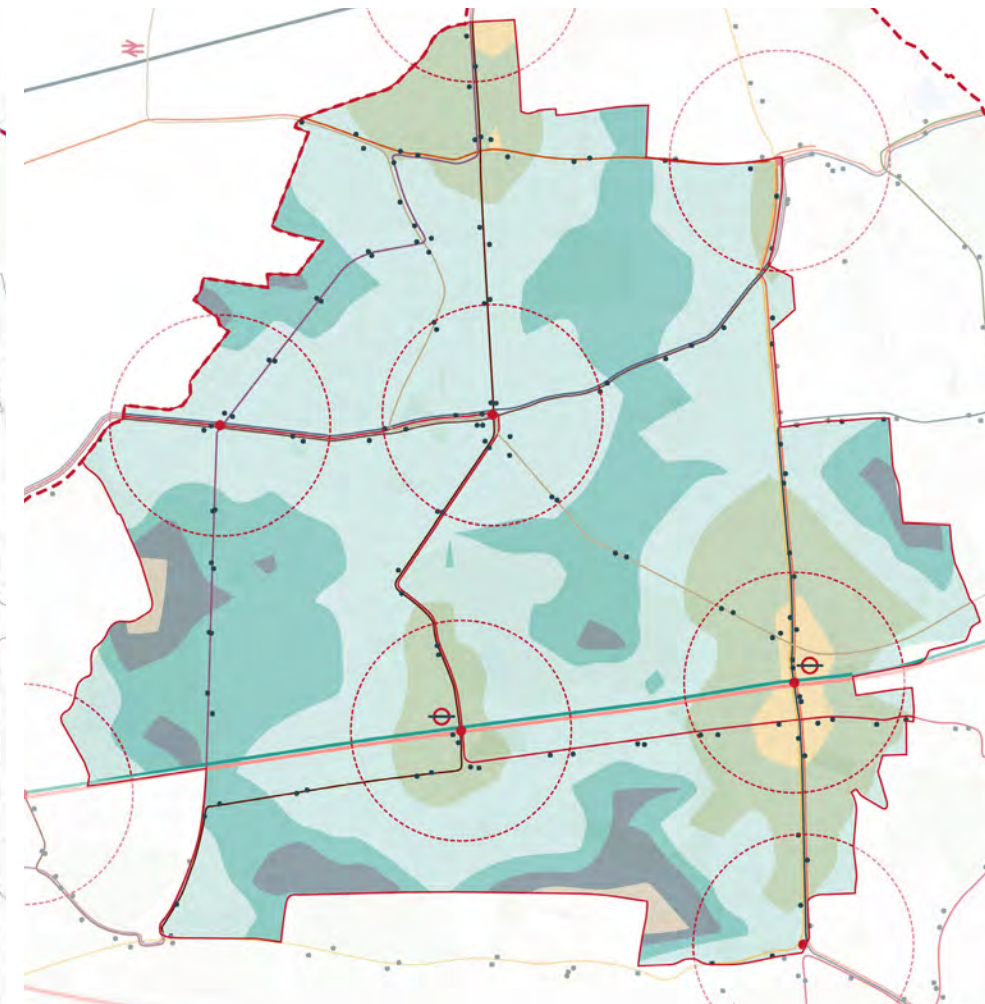
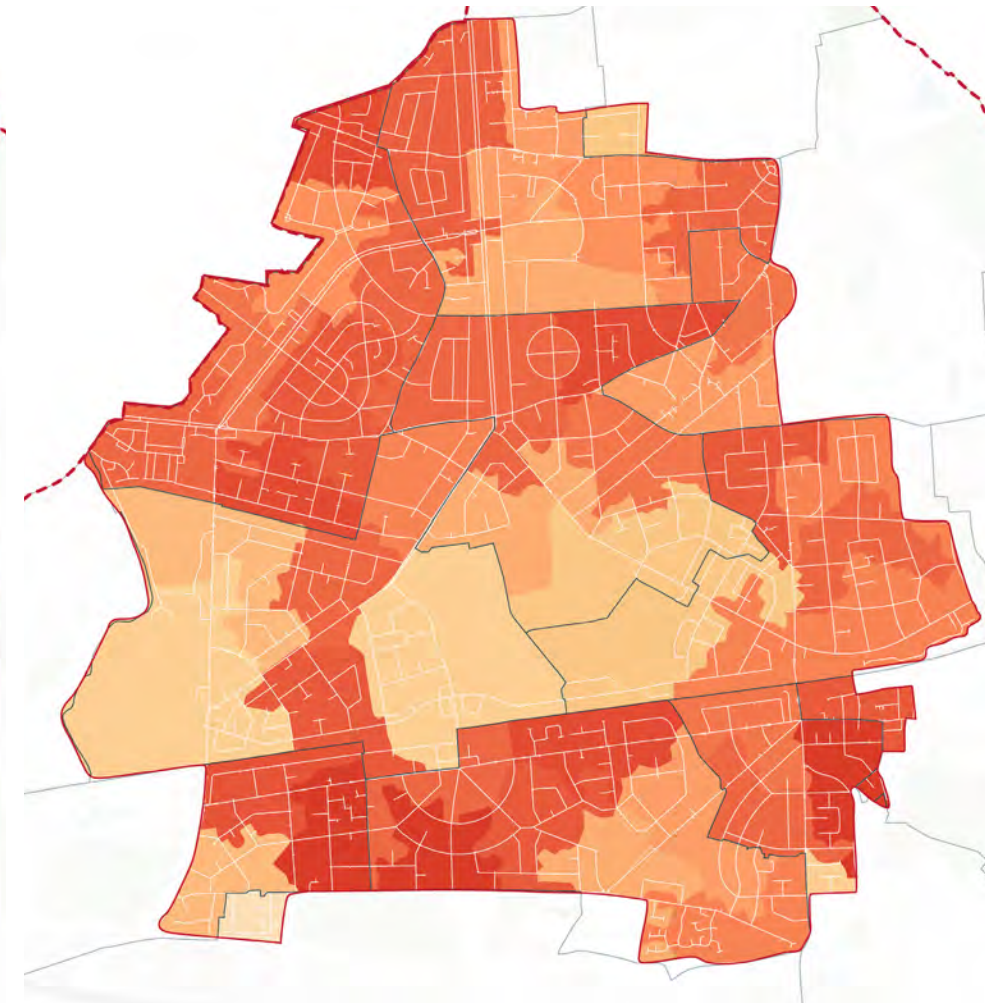
Becontree Estate context: Deprivation

- + 38% co2 emissions through heating homes
- + 25% of homes are EPC E-G
- + 25%+ homes below poverty line
- + Poor homes = High health & disability deprivation
- + Men and women shortest life expectancy in borough & London.



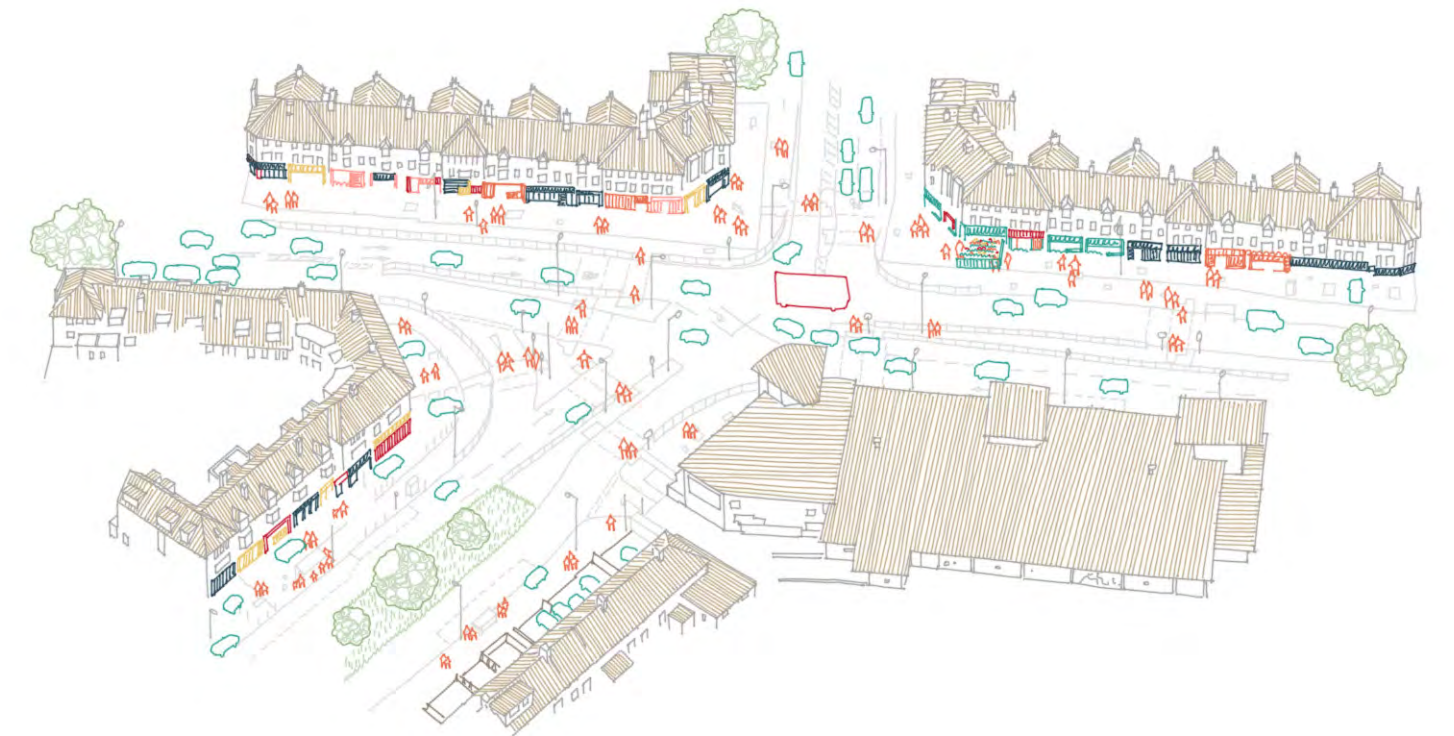
Mapping the estate

- + 1: Analysis - Scoping
+ Baseline
- + Transport, densities,
access to space,
heights, street
hierarchy, ownership,
fuel poverty, energy
ratings
- + Forming a layered
picture of the estate



Categorising the neighbourhood

- + 1B Baseline+ 2A/2B Vision/Coding plan
- + Defining sub-neighbourhood areas
- + Local centres, schools and non-residential uses
- + Boundaries, edges and house types



Understanding the types

+ 1000+ Archive drawings analysed






+ 3 Stage process

- a. historic analysis
- b. observational analysis
- c. modification analysis

+ 60-70% of estate covered by 3 types

+ Focus area for codes

+ key architectural features/Becontree vernacular

Categorisation				Planning Criteria					
Type Image	Type	Subtype	Variant	Historic Equivalent?	Party Walls	Shared Porch	Entrance Orientation	Windows to Primary Façade	Number of Storeys
	A	1	e	S3	1	N	Street	2	2
	A	1	m	S3	2	N	Street	2	2
	A	2	e	S2	1	N	Street	2	2
	A	2	m	S2	2	N	Street	3	2
	A	3	e>	S1	1	N	Side	3	2
	A	3	e^	S1	1	N	Street	3	2
	A	4	e>	S4	1	N	Side	2	2
	B	1	m	S2, S4, S14	2	Y	Street	2	2
	B	2	m	S2, S4, S14	2	Y	Street	2	2
	C	1	e	n/a	1	N	Side	2	1.5
	C	1	m	n/a	2	Y	Street	2	1.5
	D	1	e	S5	0	N	Side	8	2
	E	n/a	n/a	S8	0	M	Street, Side	9+	3
	E	n/a	n/a	S10	3	N	Street	2	3

From Above



From Below



What are people telling us?

Becontree Estate is just around the station?

“Becontree Estate” perceived negatively by residents

Green spaces loved, but undertilised and poorly maintained

High enthusiasm for sustainability tech and retrofitting, bills heavily on peoples minds



Poor transport links lead to heavy car reliance rather than luxury

Home owners want more information from the council on how to improve their homes

Council housing maintenance quality and reliability mentioned

Cycling too difficult in the borough due to lack of routes and car dominance and more training needed



Original



Adapted



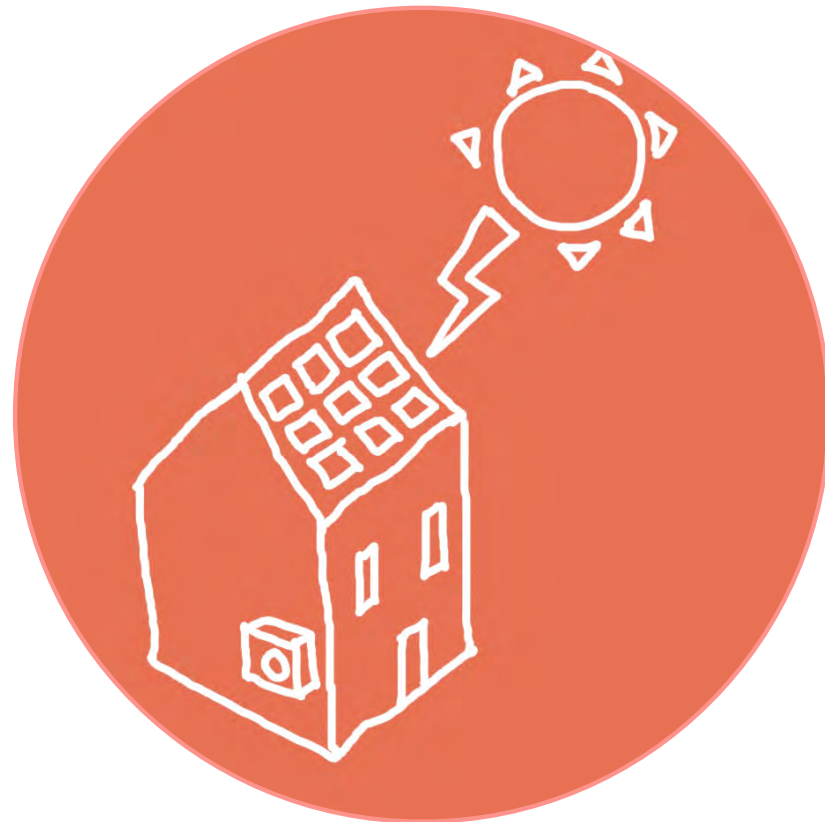
Outcomes

Becontree future legacy



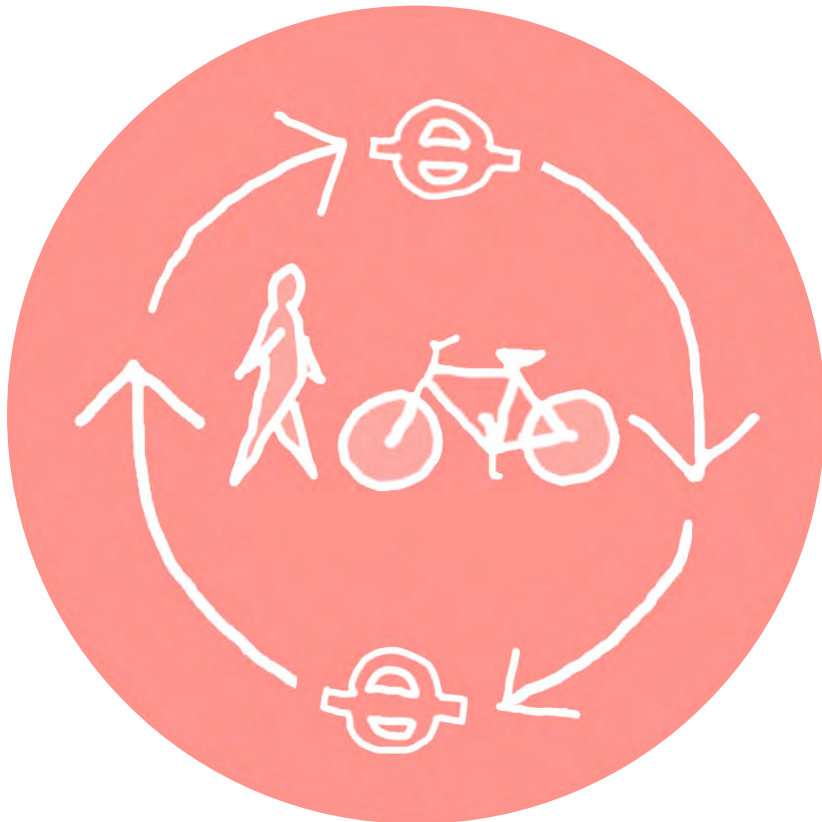
Citizen led co-create approach, Protect & enhance Becontree character, simplify planning, Incentivise retrofit, Balance individualism & collectivism,

Save carbon & eliminate fuel poverty



No residents live in fuel poverty & homes minimise their carbon emissions and support LBBD 2050 commitment. Support green jobs & economy

The 15min neighbourhood



It is easy, safe and attractive for people of all ages and abilities to walk, cycle, scoot and use public transport. Support healthier living

Healing through greening



More nature rich open spaces that improves air quality, contributes to biodiversity, climate resilience and health & wellbeing.

Hearts & Minds

+ “Barking is changing more than ever before and the borough really cares about putting the local community at the centre of the change. Before this residents forum, I had the polar opposite opinion of the council my entire life.”



Thank you



HEARTS & MINDS, BRICKS & MORTAR