

Small Sites



Camden



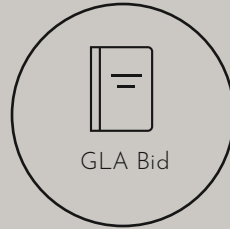
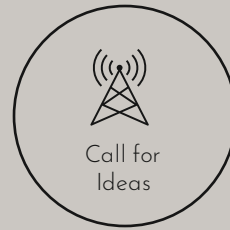
Small Sites x Small Builders
Replicability

August 2024





- LB Camden's SSxSB GLA bid revolved around the next steps to the small sites they identified through their Call for Ideas community engagement.
- Inner Circle Consulting partnered with LBC to tailor ICC's small sites toolkit to the Camden context, and create a replicable, consistent and quantifiable process for assessing the risks of the sites identified.



Resident-led site identification

Partnership approach
(Innovation, Replicability,
Delivery)



Establishing discount metrics
Initial risk assessments

Sites identified for various delivery routes
A replicable process

Opportunities and challenges for SME builders, RPs, Self-Builders, CLTS and the Council



September 2021

Cabinet approved approach for starting the Call for Ideas, New Homes for Small Sites programme

Early 2022 - Late 2022

Online platform launched to collect ideas for small sites, the site was promoted through mailing lists, social media, posters and flyers

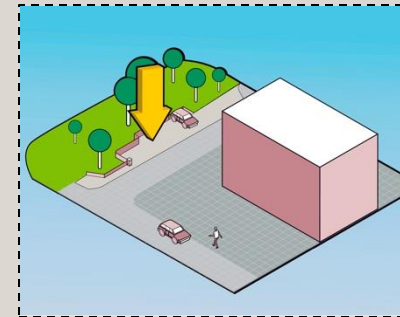
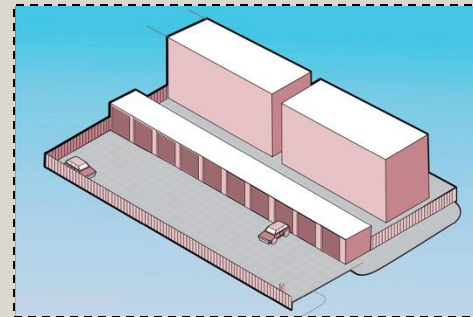
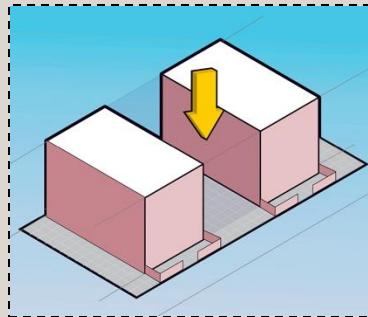
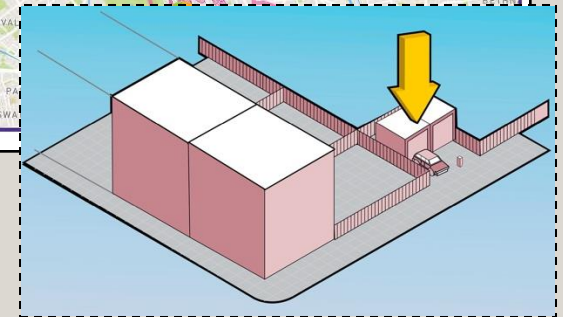
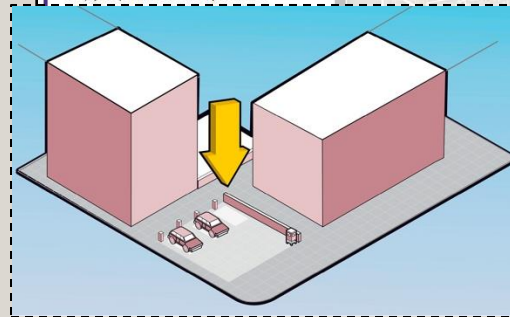
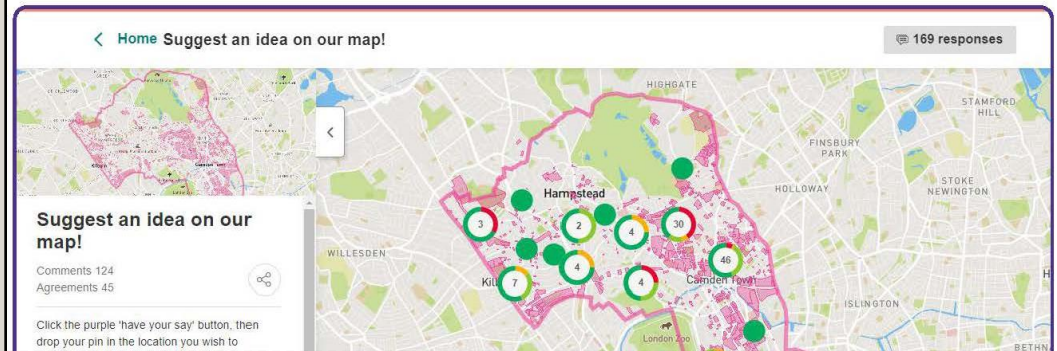
October 2022

In person events for Call for Ideas

Early 2023

Analysis and findings from the Call for Ideas is made publicly available

Areas owned by Camden were indicatively highlighted in pink to ask residents to place their pins within these areas only.



- Camden's Community Investment Programme (CIP) team headed-up the community-led site identification resulted in 140+ sites being flagged as having development potential.
- Piggy-backed on other consultation events to maximise engagement with the Call for Ideas.
- The Commonplace platform was used for community members to be able to easily map potential development sites.

- The initial site filtering metrics (GIS) were agreed with the CIP team based on their experience as to what would discount a site from being suitable for housing delivery.
 - e.g., TPOs, LBC freehold, listed buildings, designated greenspace.
 - c.45 sites passed this exercise.
- Site risk assessed through the Small Sites Toolkit.
- c.15 sites of varying capacities and risk profiles from across the borough.





- The Small Sites Toolkit asks a series of questions grouped by risk area (e.g., Planning, Construction, Political, etc). These carry a relative weighting and are summarised by the radial output.
- Questions were workshoped with the Council, including defining a “High Capacity” site (per the matrix on page 8) as one in which estimated site capacity is 10+ units.
- Process of early assessment is replicable, consistent, and quantifiable.
- Output of the toolkit fits within existing governance/ processes, saves resource, and can be used to justify the next logical course of action, be that delivery, disposal or do nothing.

CAMDEN - SMALL SITES DECISION-MAKING CHECKLIST



Basic site information

Site Coordinates: 51.54428832, -0.161268048

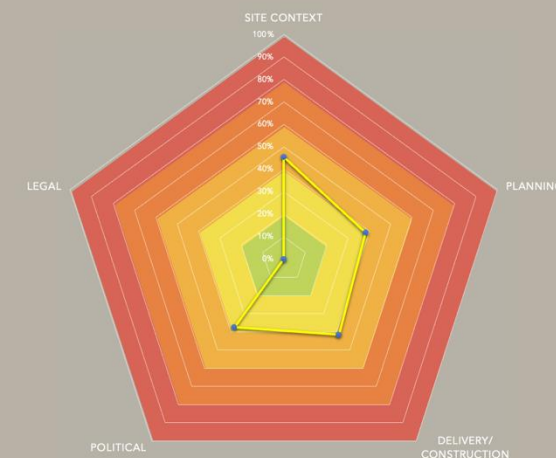
Site fid.: 6

Infill: Not Infill
Estimated number of deliverable units: 12

Area: Belsize Park

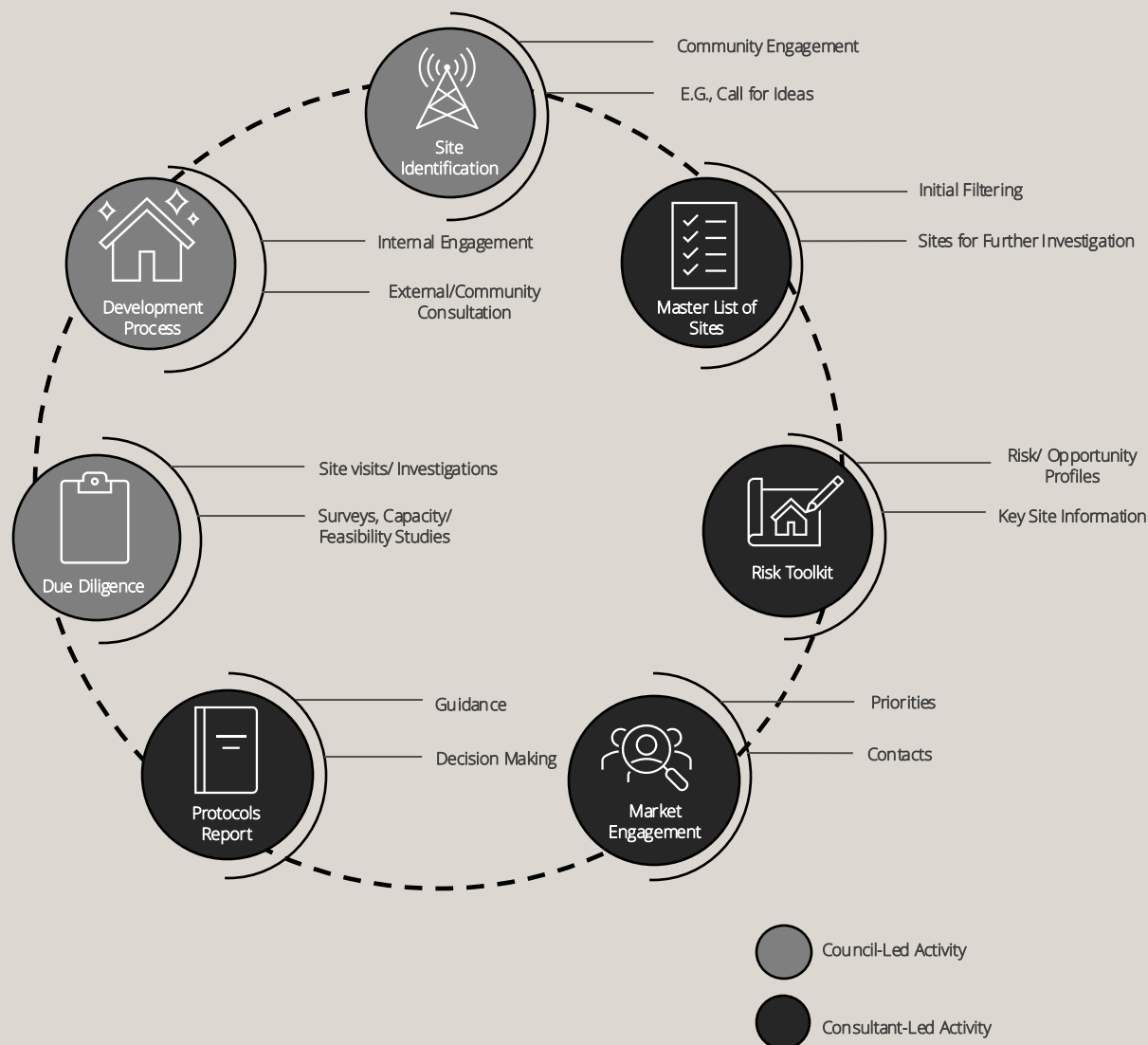
Owner: SW

RISK SCORING CRITERIA		AVERAGE	GUIDANCE	COMMENTS (Provide status and supporting info)
1	SITE CONTEXT	27%		
1.10	Are there any mature trees on the site? (Score amber if regular trees and red if TPO trees)	No	0%	Maturity indicated by size/ height via e.g., indicative redline suggests
1.11	Do the site constraints suggest the need for a party wall agreement?	No	0%	
1.12	Would development remove any amenities? (i.e., play space, mature trees, parking, garages)			
1.13	Does the site entrance have adequate highways access to facilitate construction and allow for waste collection/ emergency vehicle access?			
1.14	Has a title report been conducted for the site?			
1.15	Does the site have likely utility constraints? (i.e., indicated by substations, manhole covers, cutters)			
1.16	Based on knowledge of the site's previous uses, is there likely to be a financial burden imposed by remedial ground works?			
1.17	Does the site have any topographical constraints? (i.e., is on a gradient)			
1.18	Could construction of dwellings impact right to light of neighbouring properties?			
1.19	Would sufficient light be available to provide daylight into new dwellings?			
1.20	Is overlooking a likely issue for this site?			
2	PLANNING			
2.10	Is there a listed building on or bordering the site that development may impact?			
2.11	Does the site carry an H2 designation (small sites and small housing developments policy) The London Plan?			
2.12	Is there a railway line or station on or bordering the site?			
2.13	Is the site in a conservation area, possess significant heritage, conservation or townscape value?			
2.14	Is the site in a flood zones 2 or 3?			
2.15	Is the site on Designated Open Space?			





- This diagram shows how the programme fits into the wider work led by Council officers and what documents are produced as a result of the work involved
- The outputs include:
 - The master list of all of LBC's small sites which can be updated and used to track their assessment status.
 - The Small Sites Toolkit template which can be used to assess future sites.
 - A log of the feedback and contact information for delivery organisations engaged with.
 - A protocols report which clearly outlines the work required to assess sites .





- Circulated surveys with series of questions probing the key incentives and barriers the adjacent organisations (incl. the Council) consider when deciding when to build housing on small sites. Follow up meetings.
- Site capacity being a key driver for achieving viability, this dictated LBC's prioritisation, but other factors could be expanded upon (e.g., specific Planning risks). Current output matrix on following page.

**SMALL
DEVELOPER
/BUILDER
DELIVERY**

To acquire the site
for small private
development

**REGISTERED
PROVIDER
DELIVERY**

To acquire the site
for housing
development

**COUNCIL DIRECT
DELIVERY**

Work with Local
SMEs for Design
and Construction

**SELF/CUSTOM
BUILDER
DELIVERY**

To acquire the site
for small private
development

**COMMUNITY LED
DELIVERY**

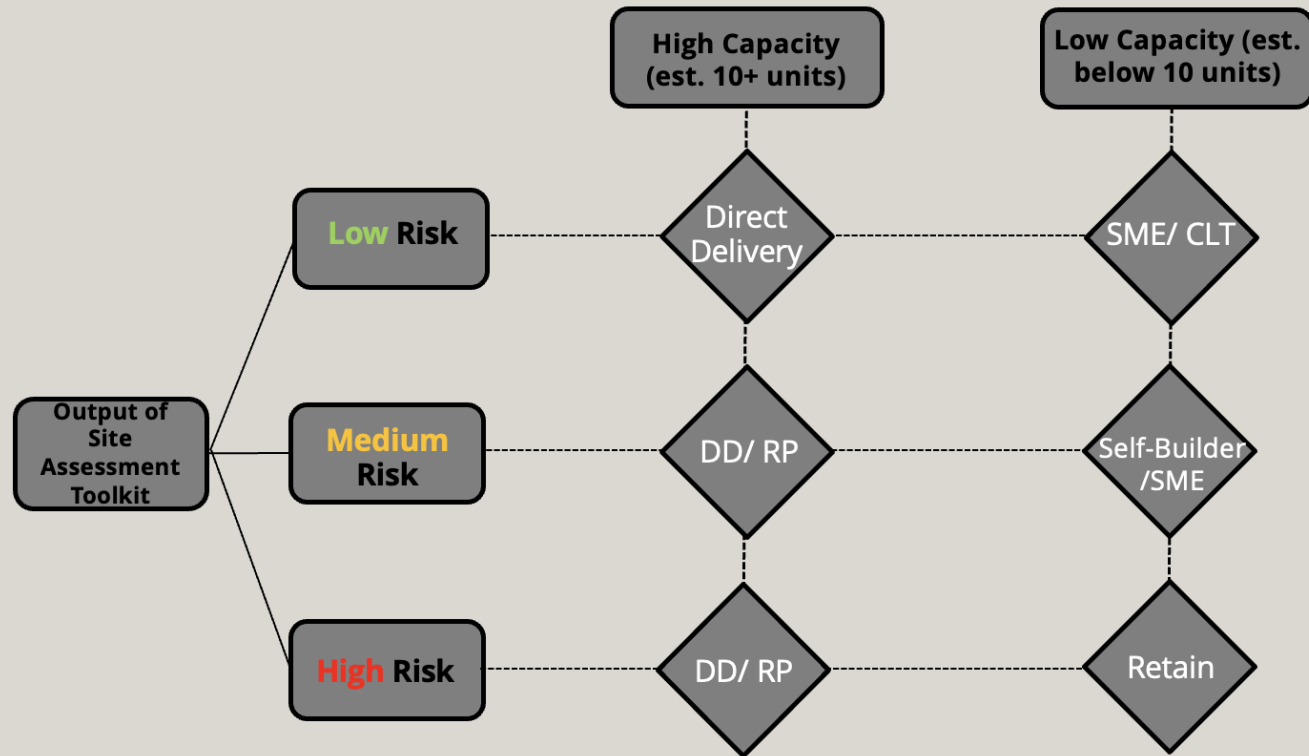
To acquire the site
for community
development

**NOT SUITABLE
FOR HOUSING**

Transfer to other
Council
departments

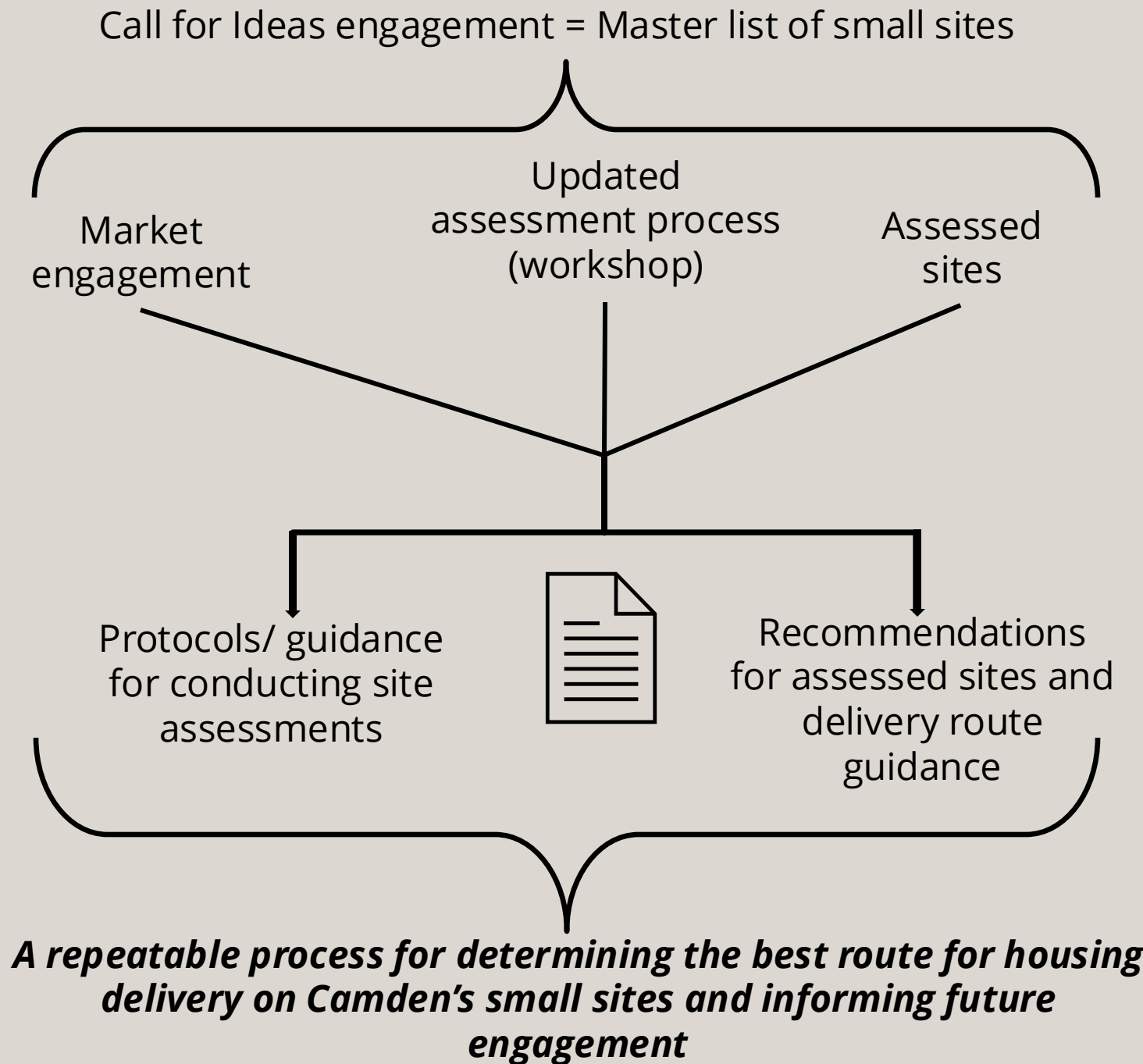


- As an initial output of the market engagement, this diagram reflects the general preferences and appetites of the Council as well as delivery partners for likely site capacities and general risk profiles.
- Within the protocols report, with further detail in the engagement log, are the specific risks that delivery partners are comfortable/ experienced with mitigating, and therefore more nuance is available when investigating which delivery partner if any is most suitable to dispose sites to based on the risks identified through use of the Small Sites Toolkit.

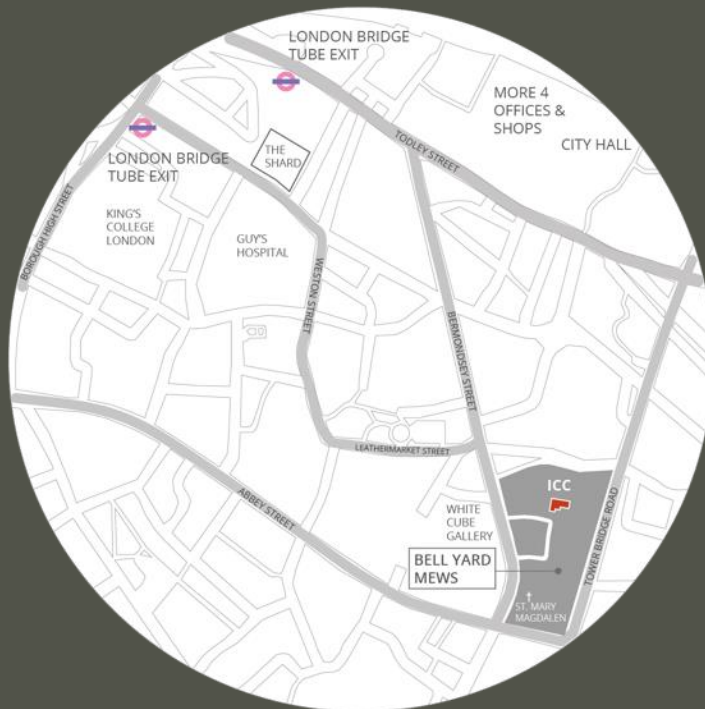




- As an outcome of this work, Camden now has a repeatable process for assessing the remainder of the sites identified through the Call for Ideas as well as any other small sites identified in the future.
- The CIP team has identified other work streams for taking the success of this project forward, including integrating the process into governance, and engagement with internal teams (e.g., legal, procurement) to further ease small sites movement towards housing delivery.



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