

- the regeneration benefits to the local community
- the proportion of affordable housing in the surrounding area and the need to provide mixed and balanced communities (Policy 3.9)
- the amount of affordable housing intended to be provided elsewhere in the borough.

5.1.14 Calculations of whether there is a loss of affordable or overall housing provision can be made on the basis of habitable rooms rather than dwellings, where the redevelopment of an estate is providing a housing mix more appropriate to the needs of both existing and prospective future residents – for example where there is increased provision of dwellings for larger households.

5.1.15 In calculating whether there is any net loss of affordable housing through estate renewal, former social rented properties sold under the right to buy /right to acquire should be categorised as market sector provision. The objective of no net loss of provision should generally be achieved without taking into account areas outside the estate boundary. This can include making more effective use of underused open space or non-residential sites within the overall estate boundary. Replacement of social/affordable rented units by intermediate provision is acceptable where it can be robustly demonstrated that this would achieve a more appropriate range of housing provision in a neighbourhood or borough and contribute to achieving more a mixed and balanced community. Replacement of social rent by affordable rent provision may be necessary in order to maximise affordable housing provision.

5.1.16 To achieve no net loss, development at significantly increased density may be necessary to generate sufficient value from market development to support replacement of affordable housing provision, or to achieve a more mixed and balanced community. In such a case, the net gain in total provision need not achieve the usual proportion of affordable housing provision expected from a new build development.

5.1.17 The redesign of estates should maximise active frontages and minimise inactive frontages where buildings face publically accessible space in order to increase natural surveillance and activity (Standard 10).

5.1.18 Effective engagement with the existing community²³⁰ should be an integral part of the estate renewal process. Though some upheaval may be inevitable in improving and extending the stock, the impact of this can be minimised by taking account of local residents' views and incorporating these in the phasing and management of renewal.

²³⁰ HM Government Housing Strategy op cit paras 6.17 - 20