



# APSE Wales: Successful Town Centre Regeneration – Housing Regeneration

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Flint Town Hall - Thursday 30th March 2017

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# Context

- **Demolition of Flint Maisonettes**
- **Refurbishment of Flint High Rise Apartment Blocks**
- **Strategic Housing And Regeneration Programme (SHARP)**
- **Flintshire House Standard**
- **Redevelopment of The Walks, Flint**
- **Community Investment**



# Demolition of the Flint Maisonettes

- **240 Council tenants decanted and re-housed to enable re-development of The Walks**
- **Working in partnership with Pennaf and Wales and West to rehouse people in Flint**
- **Refurbishment of long-term empty properties on Chester Road, Flint**

# Flint Hi Rise

- **Extensive refurbishment of Bollingbroke, Castle and Richard Heights**
- **External cladding and new windows fitted**
- **Work completed working in partnership with tenants**



MOLYNEUX  
FOR SALE  
01352 712271



# Strategic Housing And Regeneration Programme (SHARP)

- **Programme established June 2014**
- **Deliver 500 new Council (200) and Affordable (300) homes across Flintshire over next five years**
- **Appointment of Wates as Development Partner June 2015 following 12 competitive dialogue procurement exercise**
- **The Walks, Flint seen as “Flagship” scheme**

# Flintshire House Standard

- **Working group of Council tenants, Elected Members and officers established**
- **Develop sustainable and flexible design and layout of new homes**
- **High quality specification**
- **Tenure neutral**

# The Walks, Flint

- **Mixed tenure scheme - 30 Council and 62 affordable rental properties**
- **Community consultation events held at St Mary's Church to inform scheme**
- **Total scheme cost £10.9M**
- **Start on Site 3rd May 2016 - Projected completion 20th April 2018**
- **62 affordable rent properties will be managed by NEW Homes Housing Company**
- **Development funded through a Prudential Loan From Flintshire County Council to NEW Homes**





KEY  
 HRA (30 No.) [Pink Box]  
 NEW HOMES (82No.) [Green Box]

THE WALKS  
 DUKE STREET  
 FLINT CHB SF  
 WR Sk770324.10B  
 SITE PLAN  
 1:200 @ A1





THE WALKS | FLINT  
Flintshire

**VISUAL 02** GATEWAY ENTRANCE

Wates

COUNCIL  
Sir y Fflint  
Flintshire  
COUNTY COUNCIL

HALLIDAY CLARK  
ARCHITECTS  
© Halliday Clark Architects 2015









# Challenges with Developing The Walks

- **Costs associated with demolition of maisonettes**
- **Archaeological interest in the site**
- **State Aid and WG guidelines**
- **Disruption to local residents and businesses**
- **Traffic Management Plan**

# Economic and Community Benefits

- **Local supply chain**
- **Employment and training opportunities – 4 apprentices appointed through Flintshire Future Works**
- **Building Future Programme LIFT / Communities First**
- **Local spend = 58%**
- **Local labour (North Wales) = 24%**
- **Local labour (Flintshire / Communities First) = 33%**