



eastTHAMES

Sustainable Neighbourhoods

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Neighbourhoods
East Thames Group**

East Thames Group – Who We Are

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- Working in East London and Essex for over 25 years
- Currently own and manage over 14,000 homes
- 3 subsidiaries:

east^{HOMES}

Managing the housing stock



east^{LIVING}

Management and services to vulnerable individuals

east^{POTENTIAL}

Regeneration Unit together with the operation of 5 Foyers

Who We Are – Contd:

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- Reputation for **successful regeneration** through the development of new housing; improving existing homes and a social responsibility programme that delivers additional services to residents
- We provide homes for affordable and sub-market rent and low cost home ownership (including Keyworkers)
- We are important partners in the major regeneration opportunities that have been created in East London and Essex and are active in the following initiatives:

Thames Gateway

M11 Corridor

2012 Olympics



Definition of sustainability

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A sustainable neighbourhood is a place where people want to live and work, now and in the future

- it meets the diverse needs of existing and future residents
- is sensitive to the environment
- contributes to a high quality of life
- it is safe and inclusive
- well planned, built and run
- offers equality of opportunity and good services for all





Key Objectives of Sustainability

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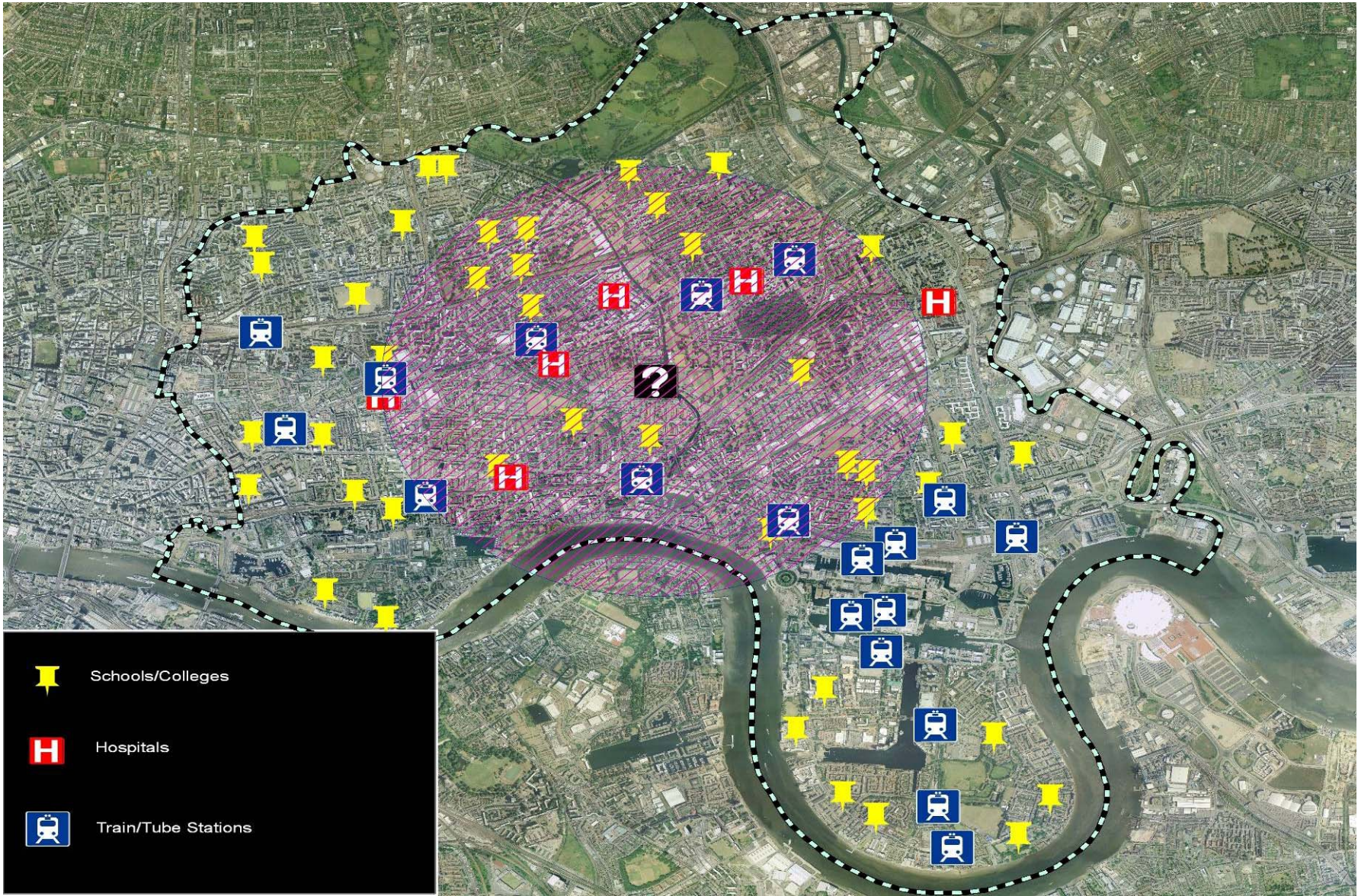
1. Housing and the Built Environment – A quality built and natural environment
2. Social and Cultural – A vibrant, harmonious and inclusive community
3. Transport and Connectivity – Good transport and communication linking people to jobs, school, health and other services as well as to the broader national and international communications network
4. Services – A full range of appropriate, accessible, public, private, community and voluntary services
5. Governance – Effective and inclusive participation, representation and leadership from residents and other partners
6. Environmental – providing public amenities which support the community to live in an environmentally friendly way
7. Economy – A flourishing and diverse economy



Sustainability Checklist

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- An analysis of the estate or area covering not just problems but existing services
- A quantified baseline study to provide basis for target setting and monitoring
- A dialogue with residents from the surrounding community
- Statement on impact of our planned development on the needs and capacity in the neighbourhood
- Application of measurable outcomes from Checklist
- Production of formal Sustainability Statement and Action Plan



And in reality ?

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- There are already lots of indicators that look at sustainability
- Tend to be based on a tick box approach
- Our approach is to get underneath the indicator – what does it really mean
- Examples:
 - No point in getting a good mark for shops being within 50metres if 6 out of the 10 are take-aways – where do you get your milk on a Sunday morning ?
 - No point in getting a good mark for transport being within 500 metres if to access it you have to walk down an overgrown, unlit alley

NEED TO 'MAKE IT REAL'

Make it real !!!

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We need to

- Make it real
- Have solutions
- Think what we would want to be available if it was our home
- Think of the future



Conclusion

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- There are no quick wins
- We must have the ability to revisit projects and developments in the future to measure that the impact made is that which we aspired to
- We must look to involve, at all levels, residents – present and future
- We must be a key players in creating neighbourhoods that work

