

Welcome, thank you for coming to have your say on our plans for Laindon.

This event is being held so we can introduce the Sanctuary team, give you our commitments on Laindon and get your feedback on our options for completing the project.

WHAT'S HAPPENED AT LAINDON?

- › Swan failed to deliver a new town centre as promised.
- › You were left without the heart of your town and the facilities you need.
- › You are worried that Laindon either won't be finished or a new scheme which doesn't meet community needs will be built.

WHAT IS SANCTUARY GOING TO DO ABOUT THIS?

- › We have taken over Swan and we'll make the Laindon regeneration happen. We will put this right, build your new high street and deliver homes and services you need.

WHY IS SANCTUARY DIFFERENT TO SWAN?

- › We are one of the largest housing associations in the UK.
- › We provide housing and care to more than 250,000 customers.
- › We manage around 120,000 homes, including almost 9,000 in Essex. These include:



- › We are financially strong.
- › We are not for profit; we invest our income into our homes and communities.
- › We are already a leading housing association working in Essex and the South East.
- › We have pledged to halve our carbon emissions by 2030 and are leading the way on sustainability in our sector.

How will Sanctuary fix Laindon when everyone else has failed?

Sanctuary has lots of experience delivering complex regeneration schemes, making communities better places to live, upgrading existing homes and building new ones. We are already working on regenerations across the country and we have homes in Essex, so we understand the area and know key stakeholders.

WE'VE DONE THIS BEFORE: BLACON, CHESTER



- › We've taken over a project just like Laindon in Blacon, Chester.
- › In 2014, Sanctuary rescued Cosmopolitan Housing. Like Swan, Cosmopolitan had financial problems.
- › We invested £19.5m to finish its regeneration scheme in Blacon.
- › We built new housing.
- › We updated the existing shops.
- › We created a new community hub called 'The Parade Enterprise Centre', which continues to play a key role at the heart of the local community. It has a community hall and meeting facilities, office and retail space, the local library and business units for local start-ups.
- › We have continued to invest in the area, working with the council and local NHS providers to build new apartments and a community health facility beside the Parade Enterprise Centre. This project is shortlisted for a prestigious award, with the finals in September 2023.
- › We've also delivered a new permanent youth club facility and a cycle 'pump track' that is well-used by local children.

Our promises

1



We will complete the Laindon regeneration.

2



The scheme we build will include:

- › local shops including a new Lidl and new shop units for local retailers.
- › an improved medical centre for your local GPs.
- › a fitting setting for your war memorial and historic Laindon fountain.
- › managed parking.

3



The scheme we build won't increase the heights of the scheme beyond existing planning permission and will not include lots more homes than currently approved. It may include less or a small number more.

4



We will listen to your feedback.

5

We will get any updated planning permissions needed so we can start work as soon as possible.



Why are we reviewing the existing scheme?



- ▶ We are exploring uses for the office building, including potentially the new medical centre
- ▶ To ensure the proposals meet local housing and community need: we are considering a range of housing options, but we won't increase the height of the development beyond current planning permission.
- ▶ To make the project simpler to build and remove unnecessary build costs, while ensuring it is financially viable, and therefore deliverable and resulting in a quality scheme.
- ▶ We need a new build strategy following closure of Swan's modular factories.

Our proposals

Working with our architect, Saunders Boston, we have produced three site options. We are interested to hear your opinions, what you like and what you don't like. Your comments will be considered when we work up a final proposal for discussion with Basildon planners.



› Goldsmith Street, Norwich



› Marmalade Lane, Cambridge

All three options:

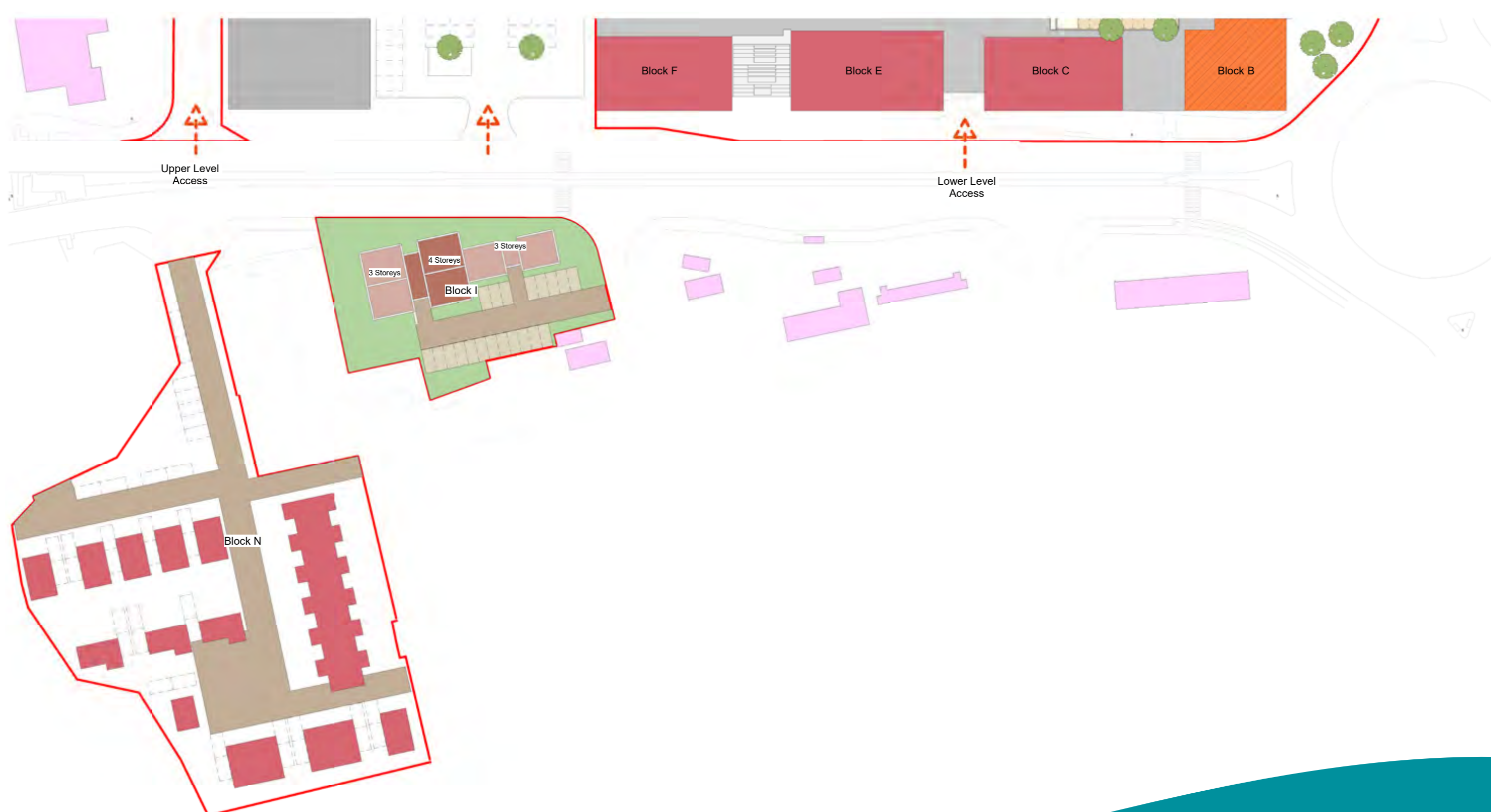
- › Provide 16 retail shops at road level, returning a high street to Laindon.
- › Include the relocation of Lidl.
- › Accommodate a new health centre/ GP surgery.
- › Include managed parking.
- › Work with most of the structure already constructed on site.
- › Significantly reduce build complexity by omitting retaining walls and allowing existing services to stay in place without the need for diversion.
- › Do not significantly increase the number of homes beyond the consented 210 homes or reduce the number of homes below that which Swan had approval for.

Option 1

231 HOMES (MIXTURE OF FLATS AND HOUSES)



- Focuses on redesigning the rear of the site and uses the existing structure on site.
- Keeps the flats and office building at the front of the site.
- Lidl, NHS and 16 retail units retained, returning a high street to Laindon.
- Introduces an urban park at the centre of the podium.

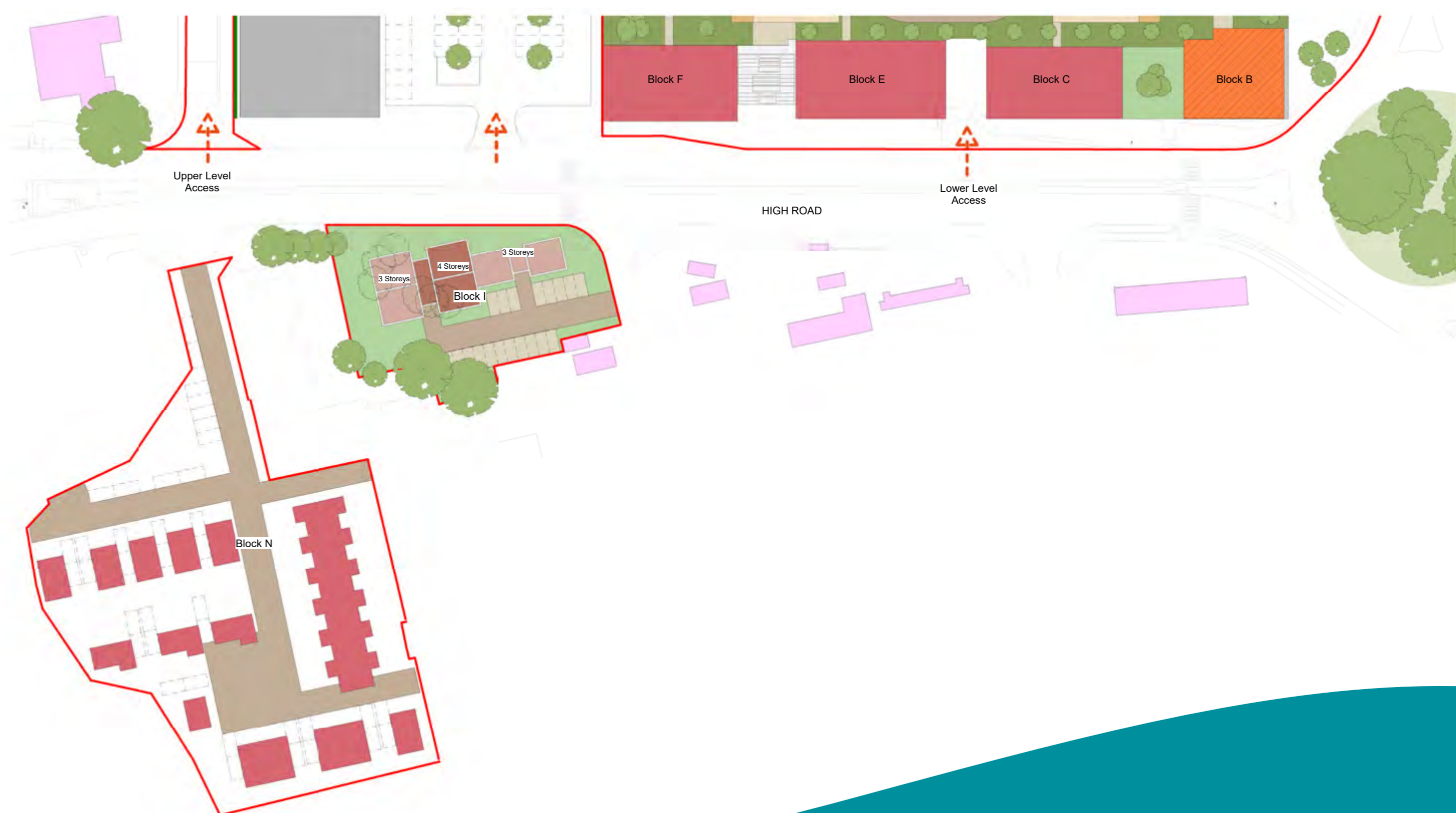


Option 2

192 HOMES (MIXTURE OF FLATS AND HOUSES)

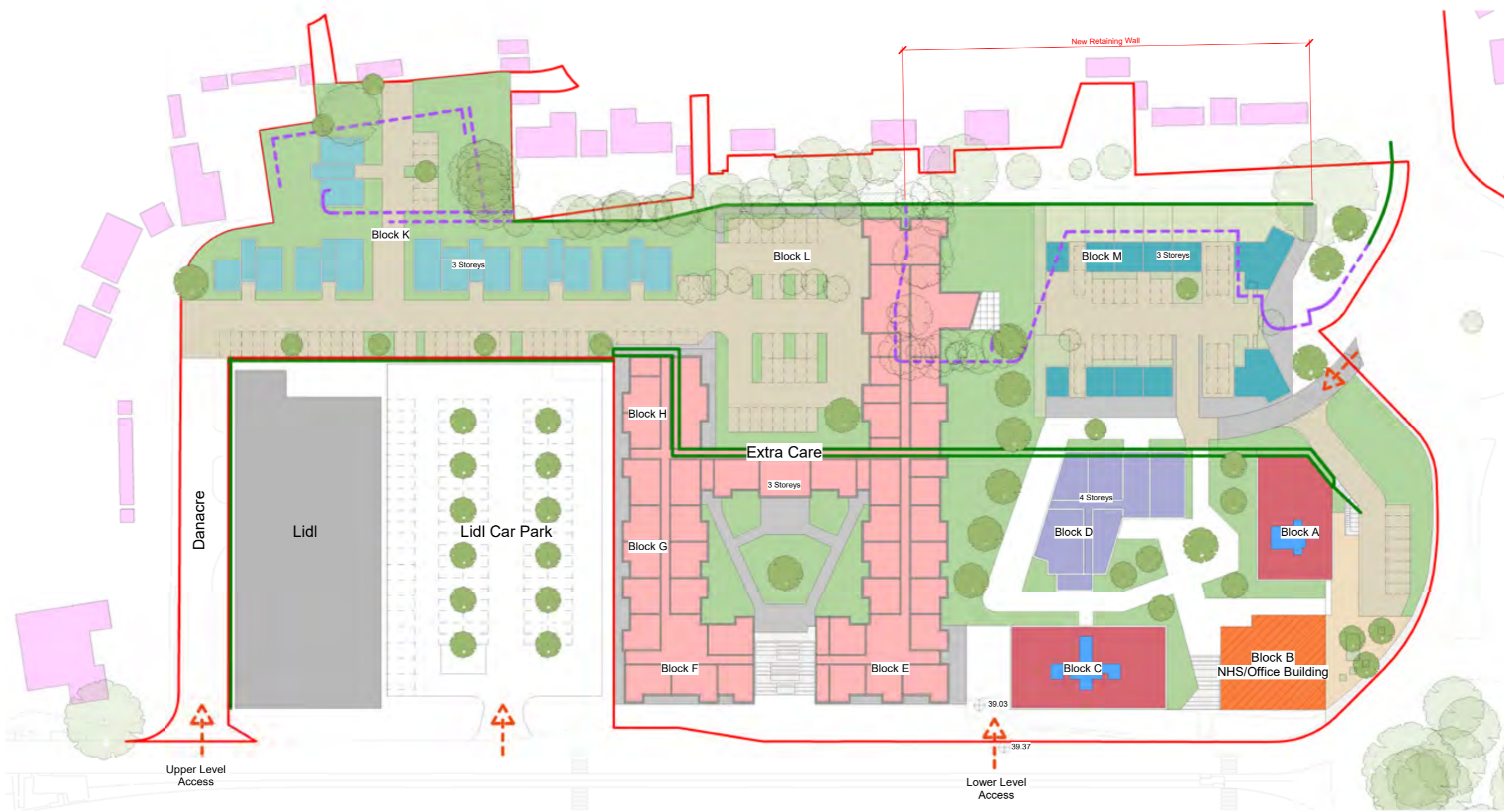


- Focuses on providing higher number of houses but overall reduces the number of homes, particularly flats.
- Requires the demolition of four constructed stair cores, otherwise delivered using the existing structure.
- Retention of flats and office building at the front of the site.
- Lidl, NHS and 16 retail units retained.
- Urban park at the rear of the flats.

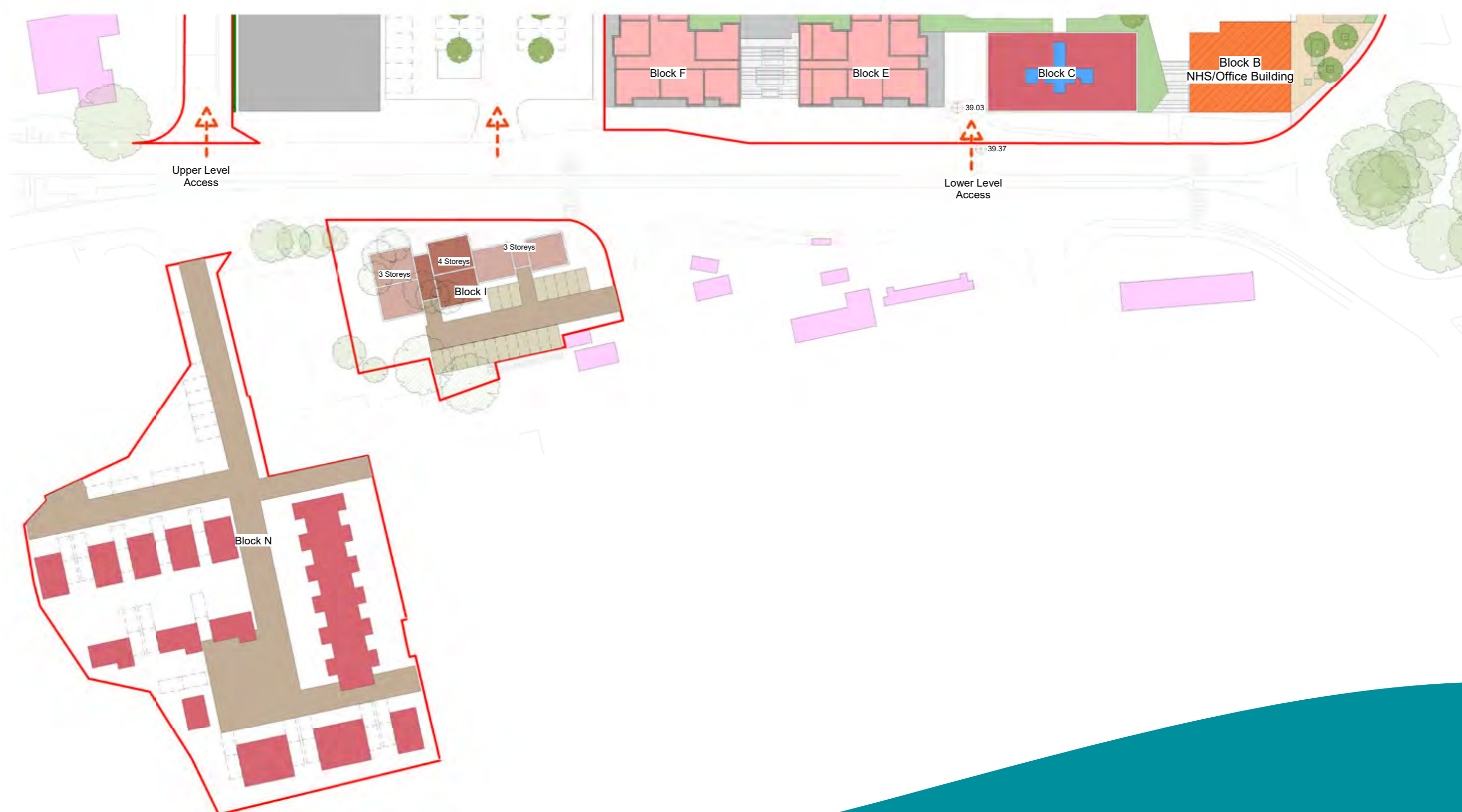


Option 3

222 HOMES (MIXTURE OF EXTRA CARE/RETIREMENT LIVING, GENERAL NEEDS FLATS AND HOUSES)



- New 97 apartment extra care/retirement living complex with private external secured amenity space.
- Requires the demolition of four constructed stair cores and part of the podium.
- Retention of two blocks of flats and office building at the front of the site.
- Lidl, NHS and 16 retail units retained.
- Flats grouped around urban park.





PARKING

- › We recognise that parking is a key issue for you as a local community.
- › Ample parking will be provided serving Lidl, the health centre and retail units. This includes disabled spaces across the site.
- › The parking will be enforced to ensure it is not used by people using the train station.
- › Allocated residential parking providing one space per general needs flat and two spaces per house. Visitors parking will also be included.

RETAIL

- › We recognise you have been left for too long without the local services you need.
- › Alongside the new Lidl store, 16 retail units will be provided. These will house Templemans Opticians and Wells Pharmacy.
- › We are confident that the remaining shop units will attract new retail companies to the area and provide much-needed amenities to the local community.

Thank you for your patience with the current lack of retail. We will return a high street to Laindon.

What next?

- We will listen to your feedback on these ideas, then finalise our proposals. We will then bring those proposals to you for your further feedback before we apply for a new planning permission.
- Where we can, we will start work on projects we can progress in the meanwhile, for example completing highway works so Lidl can begin building its new store.

WHEN WILL THE PROJECT BE COMPLETED?

We appreciate you have been living with this situation for a long time, but this is a large and complex project and at this early stage of our involvement it's too early to estimate a completion date. We will keep you updated on our progress throughout the project.

ESTIMATED TIMELINE

