

# Estate Stock Transfer

## Project Objectives:

Peak Valley Housing Association was established within the Contour Housing Group to act as the Registered Social Landlord (RSL) to manage the transfer of 1,600 properties. The Estate was originally built in the early 1960s to house residents from areas in Manchester that were undergoing large scale clearance programmes.

Over the years the estate has suffered the all too familiar fate of large council estates – poverty, unemployment and a lack of opportunity for its residents resulting in a social stigma that was undeserved.

Now Hattersley's fortunes look set to change. Following an initial unsuccessful investigation into transferring the estate to an RSL, in 2003 Manchester City Council approached the Contour Housing Group with regards to undertaking a thorough review of the stock transfer and to forge links and begin the process of re-building the confidence of the local community. Working closely with its Consultants, Arcus Consulting LLP, Contour Housing Group put together an initial business plan and investment programme that would not only meet the investment needed to the properties but would also ensure the development of a sustainable and vibrant community.

The first sign of the transformation began when the properties were transferred from Manchester City Council ownership to Peak Valley Housing Association in November 2006, who immediately started on the refurbishment programme of the 1,200 properties on the Hattersley Estate.

**“We continue to partner with Arcus in the delivery of our Stock Transfers due to their ability to provide a one stop flexible service from the initial bid stage through completion of works on site. They provide a high level of consultation, checking and understanding the needs of residents and working with them in the management, structure and delivery of these schemes.”**

Phil Corris, Regeneration Director at Peak Valley Housing (Contour Housing Group)



## Arcus Solutions:

By working with the client's development team an innovative and radical way of sourcing the funding was achieved by the demolition of unpopular and unviable stock to create development sites.

Without the input of over £18million of funding this transfer would not have been able to go ahead.

Arcus carried out a full assessment of the existing stock to ascertain its long term viability in terms of condition and popularity. Arcus also undertook a full appraisal of all open spaces and any possible clearance areas across the estate, not only assessing their suitability for new housing or commercial development, but also through collaboration with developers and other consultants Arcus were able to identify the anticipated value of these sites.

The client was then able to demonstrate to English Partnerships and the Office of the Deputy Prime Minister (ODPM) now the Communities and Local Government, that the funding gaps could be closed through the income from the sale of these development sites. The proposals were ratified following a master planning exercise and the client entered into an agreement with English Partnerships.

The first phase of the regeneration programme was undertaken prior to the main transfer and included:

- The refurbishment of 106 long term void properties
- The development of 87 Property Mixed Tenure New Build Schemes
- The conversion of 28 flats into forty 4 and 5 bed houses

Following the transfer, works have included;

- The refurbishment of 1,200 properties up to Decent Homes Standard
- Over 800 new homes are being built
- The Estate is being transformed with improved retail, leisure and community facilities, better transport links and the establishment of first rate community and housing management services

## Delivering Value:

Arcus have also provided services in relation to;

- Professional support for funding bids
- Design briefs and specifications
- Consultant and contractor procurement
- Resident consultation events
- Feasibility studies and financial appraisals
- Household surveys
- Public Realm works
- Decent Homes and Condition Surveys
- Energy Assessments.

Arcus are currently involved with pre-inspection health checks. We have also provided web design services to produce a project based document management system which also facilitates the sharing of ideas and innovation.

We have undertaken building surveys, been involved with land assembly and are currently assisting with the development of a public realm strategy.

For further details on this project contact Head of Stock Transfers, **Andrew Greenwood**, Partner on **0161 905 3222**

Hattersley Estate Regeneration Scheme  
(Joint Submission: Peak Valley Housing Association and Arcus Consulting LLP)

Ruth Kelly, former Secretary of State for Communities and Local Government has hailed the Hattersley scheme as “a model of sustainable regeneration”. Peak Valley Housing Association, a subsidiary of Contour Housing Group, was established in Hattersley to respond to the specific needs of local people by working together with their partners to create great places to live.

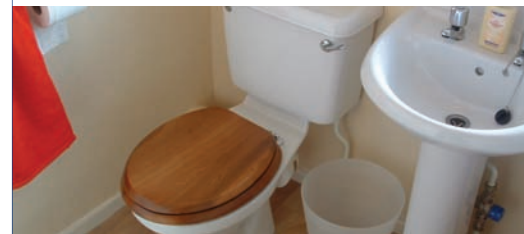


## Overview:

**Client:** Peak Valley Housing - Hattersley Estate, Oldham

**Disciplines:** Technical Advisor, Project Management, Building Surveyor, Quantity Surveyor, Employers Agent, CDM Coordinator, Energy Assessor

**Value:** Approx. £45m



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