

Finalising detailed designs: Co-design results

Lot 3: Morland House and Talbot Grove House

Co-designing LancWest to create a 21st century estate




In our ongoing commitment to refurbish Lancaster West Estate into a 21st carbon-neutral estate, we are now at a stage where we are ready to begin offering and collecting definite choices and preferences for the final stage of the refurbishment of your home and block.

The individual block designers had produced some final designs and proposals for the refurbishment of each block. These designs and proposals were shared with residents in:

- A recorded webinar
- A pop-up event
- A booklet sent to each property

Residents were asked to provide their preferences and choices based on these proposals, as well as an opportunity to share any feedback, comments or questions they still have. These responses have been analysed and detailed in this report.

Summary of survey results

Element	Residents' majority choice
Dormer windows for top floor flats	<p>Residents were evenly split between casement and tilt and turn opening</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Casement</p> </div> <div style="text-align: center;">  <p>Tilt & turn</p> </div> </div>
Railings and metal work	 <p>Black for both blocks</p>
Communal staircore	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>House choice White & Green tiles</p> </div> <div style="text-align: center;">  <p>Grove House choice Buff brick interior</p> </div> </div>
Roof upgrade	 <p>Red plain tiles</p>
Most important aspects of waste strategy	 <p>Distance/location of new refuse area Minimising issues such as smells and noise</p>

Calculating the survey results

For the co-design survey, residents were asked a series of questions including first choice, ranking questions and open-ended questions where we invited their questions and comments on various aspects of the design and proposals.

For questions where there were more than two options, residents were asked to rank their preferences from most to least preferred, allowing us to gather additional information.

For ranked questions, the Borda counting approach we used to analyse residents' answers is a consensus-based voting system that seeks to identify the least unpreferred option: as described below:

Determining overall preferences using the average ranking for each answer choice.

The answer choice with the largest average ranking is the most preferred choice.

The average ranking is calculated as follows, where:

w = weight of ranked position

x = response count for answer choice

$x_1w_1 + x_2w_2 + x_3w_3 \dots \text{etc.}$

Total Responses

Weights are applied in reverse. In other words, the respondent's most preferred choice (which they rank as #1) has the largest weight, and their least preferred choice (which they rank in the last position) has a weight of 1.⁴

New external façade





New block façade - yellow brick outside with topaz red brick courtyard and accents.

Topaz red within the courtyard

Yellow brick on outside of block

As residents chose “similar look to existing block” during the Phase 2 co-design engagement, the new block façade will be a yellow brick outside with topaz red brick courtyard and accents.

Residents on the top floor of both Morland House and Talbot Grove House were offered a choice of 2 types of dormer window opening

Block	Casement	Tilt & Turn
		
Morland House	50%	50%
Talbot Grove House	50%	50%
Overall	50%	50%

While residents' choice was evenly split between Casement and Tilt & Turn windows, the final design decision was made by the design team, who felt Casement windows would be more in-keeping with the period of the building

Results were evenly split between window types

Residents were offered a choice of 2 different colours for railings and metal works

Block	Dark Metal	Black
		
Morland House	30%	70%
Talbot Grove House	41%	59%
Overall	37%	63%

Black was the clear preference for both blocks

The overall preferred choice was black

Residents were asked to rank their preferred communal staircore from a choice of 3 designs.

Block	White and green ceramic tiles 	Buff and red brick 	White ceramic tiles with buff brick 
Morland House	2.4	1.4	2.2
Talbot Grove House	1.88	2.24	1.88
Overall	2.07	1.93	2

Results were split with Morland House residents preferring the white and green tiles, while Talbot Grove House residents preferred the brick slip interior

Residents were offered a choice of 2 types of roof tiles

Block	Red plain tiles	Dark grey slate
		
Morland House	45%	55%
Talbot Grove House	64%	36%
Overall	56%	44%

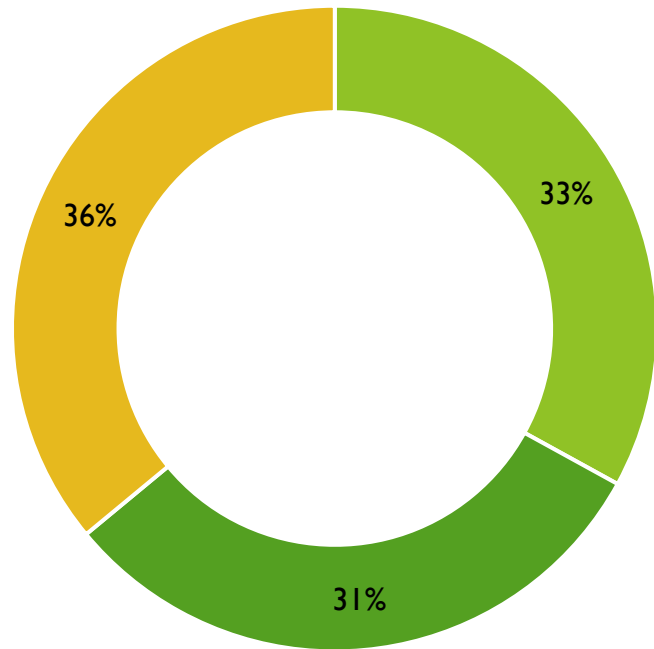
The overall preferred choice was red plain tiles

Residents were asked what they would like us to most consider in the new waste disposal strategy

Issue	Morland House	Talbot Grove House	Overall
Distance	50%	89%	77%
Recycling	50%	50%	50%
Hygiene and well-being	100%	67%	77%
Pests	100%	44%	62%

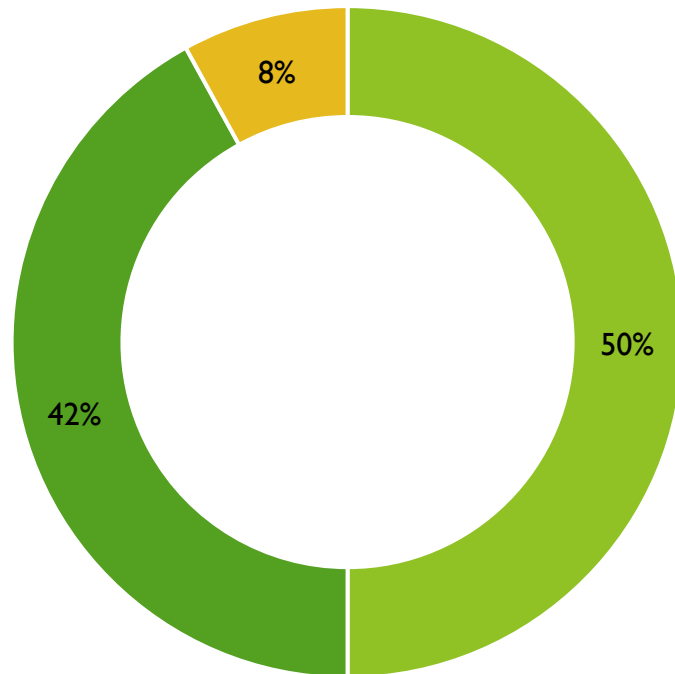
The majority of residents stated that distance (location) of the new refuse area, as well as minimising issues such as smells and noise, were most important to them

Residents were asked if they were aware of our respite Offer available to all residents experiencing the effects of the refurbishment?



■ Yes ■ No ■ Not sure, need more information

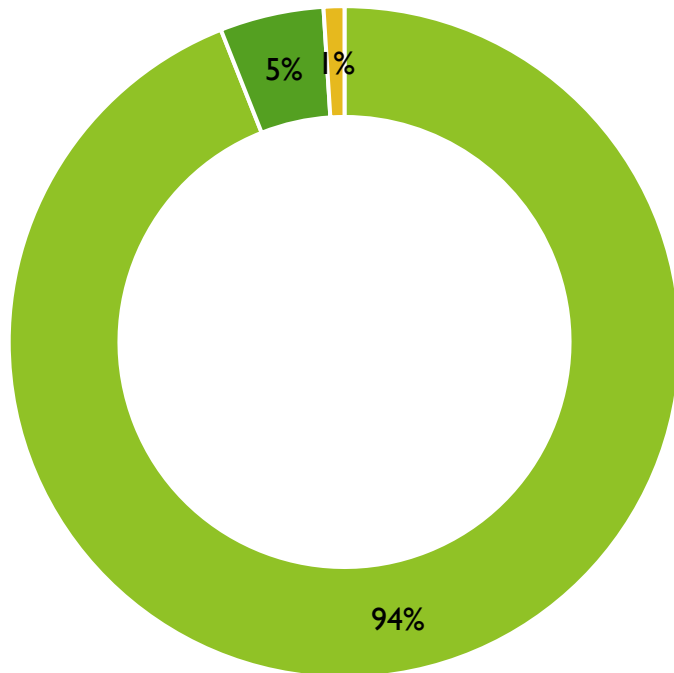
Residents who were familiar with the respite offer were asked to rate how satisfied they were with the offer



The majority of respondents were satisfied or very satisfied with the respite offer

■ Satisfied/Very satisfied ■ Neither satisfied or dissatisfied ■ Dissatisfied/Very dissatisfied

Residents were asked whether they still supported the refurbishment of their home and block*



- I support the refurbishment of my block and home
- I neither support nor don't support the refurbishment of my block and home
- I don't support the refurbishment of my block and my home

- **The majority of respondents still supported the refurbishment of their home and block**

*Responses to this question were qualitative and have been grouped into three categories.