



Charlemont Farm, Tibbington and Durham Estates, Sandwell, UK

Neighbourhood Regeneration:
Enhancing Local Assets to
Strengthen Communities



“We have lost our sense of community – please help us to get it back



Community Planning Weekend participant

The three housing estates, located on the fringes of the Borough of Sandwell between Birmingham and Walsall, include almost 3,000 homes. The estates are geographically isolated with poor vehicular and pedestrian connectivity to surrounding areas.

The relatively popular estates are suffering from a lack of local community facilities and a poor external image. The estates include some derelict and poorly designed affordable housing, and are visually dominated by high-rise blocks. Roads give priority to the car over pedestrians, and parked vehicles intrude on the streetscape due to a lack of parking. Public spaces are underutilised and poorly managed.

Project Delivery

- Detailed resident and stakeholder visioning process in each of the estates, conducted over a number of months.
- Creation of a Neighbourhood Plan for each estate including the following proposals.
- Selective demolition of derelict or poorly designed properties and replacement with sustainable homes arranged to create streets.
- Creation of a new neighbourhood centre for Charlemont Farm including improved shops, community buildings, a village square and community gardens.
- New community buildings and public spaces for Tibbington and Durham.
- New and improved, pedestrian friendly streets and attractive parking set within enriched landscaping.
- Enhancements to open spaces, including new play areas and strategic footpath and cycle routes.

Client

Sandwell Metropolitan Borough Council

