

# Returning to the Home Front



# a BUM steer

Bureaucratic

Why Rules  
Why Not Rules

Unimaginative

Singular Offer almost for 100 years

Moribund

If not dying not living

# Needing a Strategy?

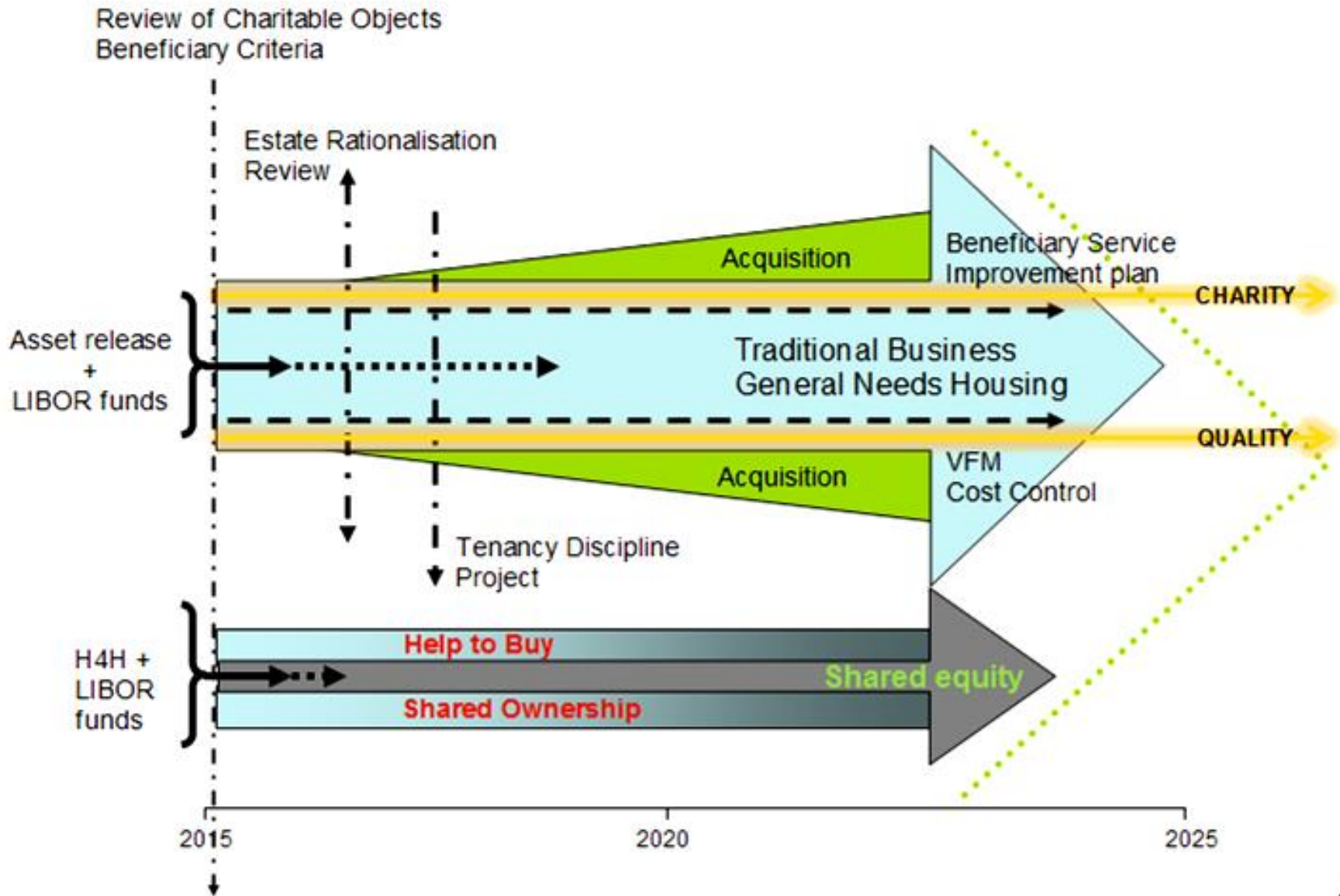
**Big and Bold  
Long Term  
A Grand Design  
Game Changing  
A Shared Vision  
Multi Vektored  
Complex?**

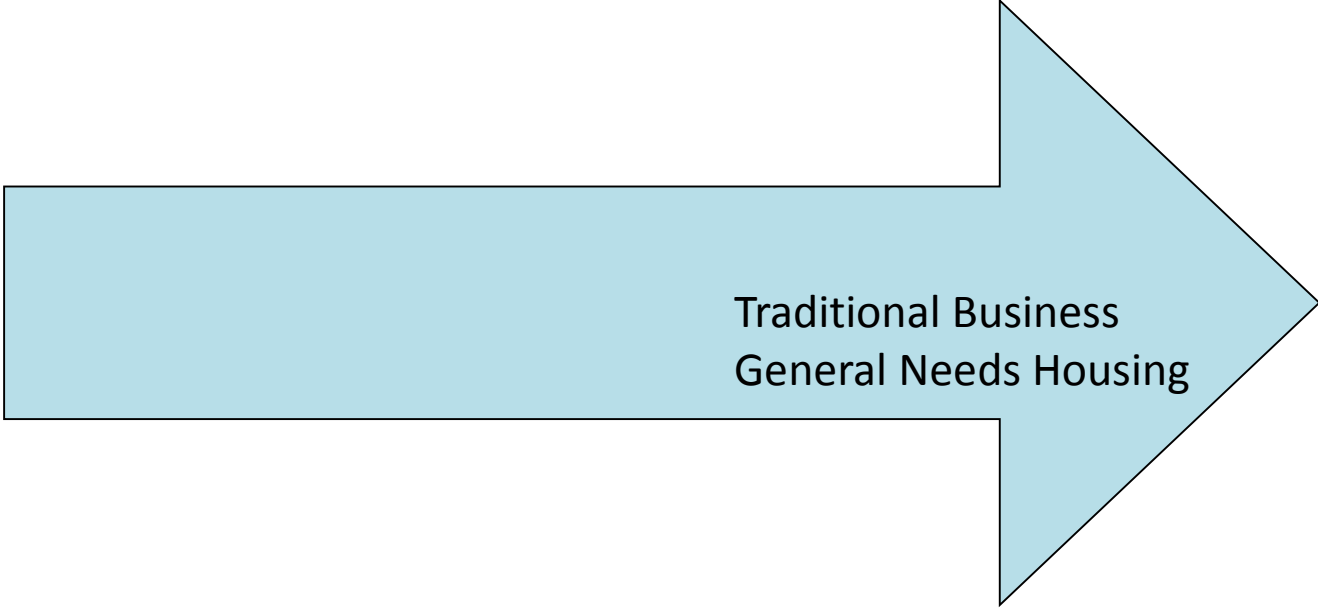


**Trivial  
Short Term  
Tactical  
Inconsequential  
Wooley or Fuzzy  
Single Issue  
Simple?**

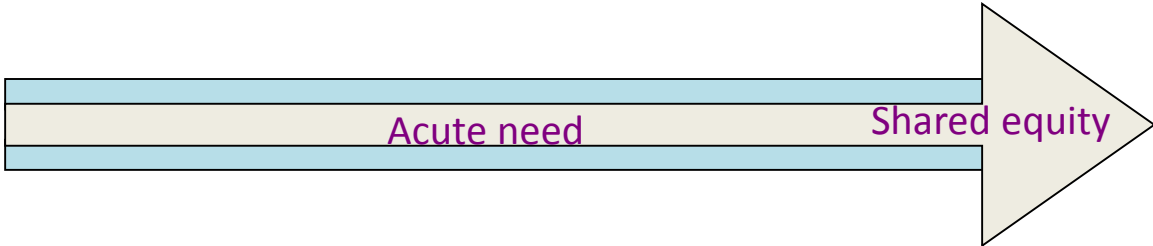
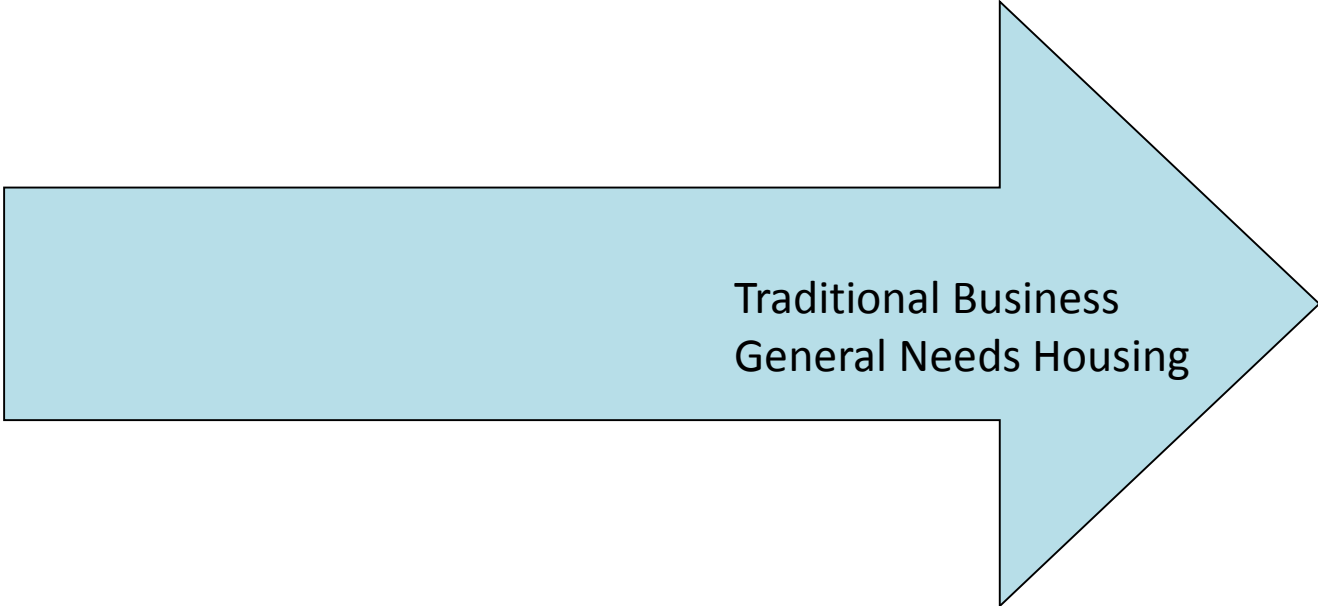


# STRATEGY

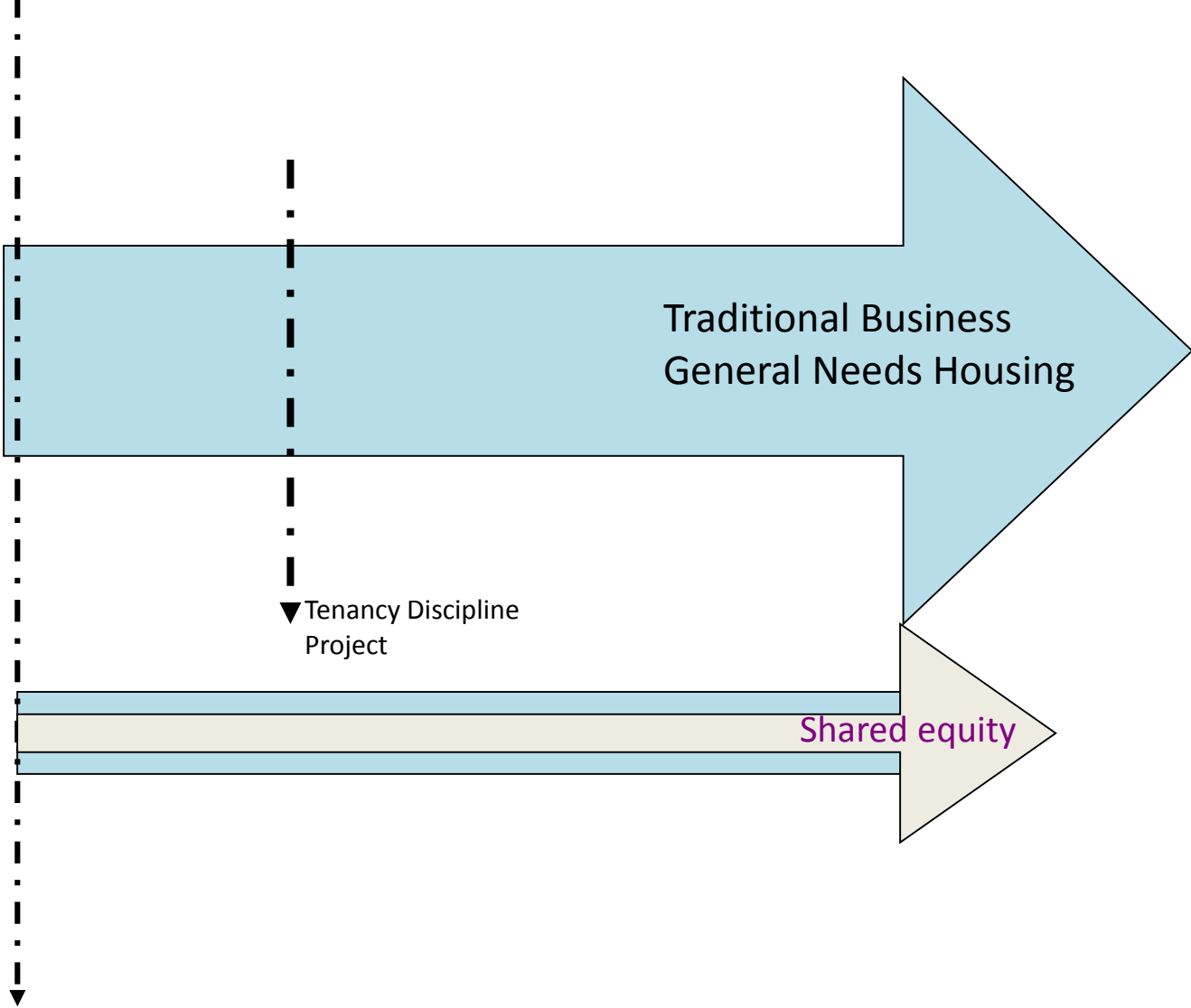




Traditional Business  
General Needs Housing



Review of Charitable Objects  
Beneficiary Criteria

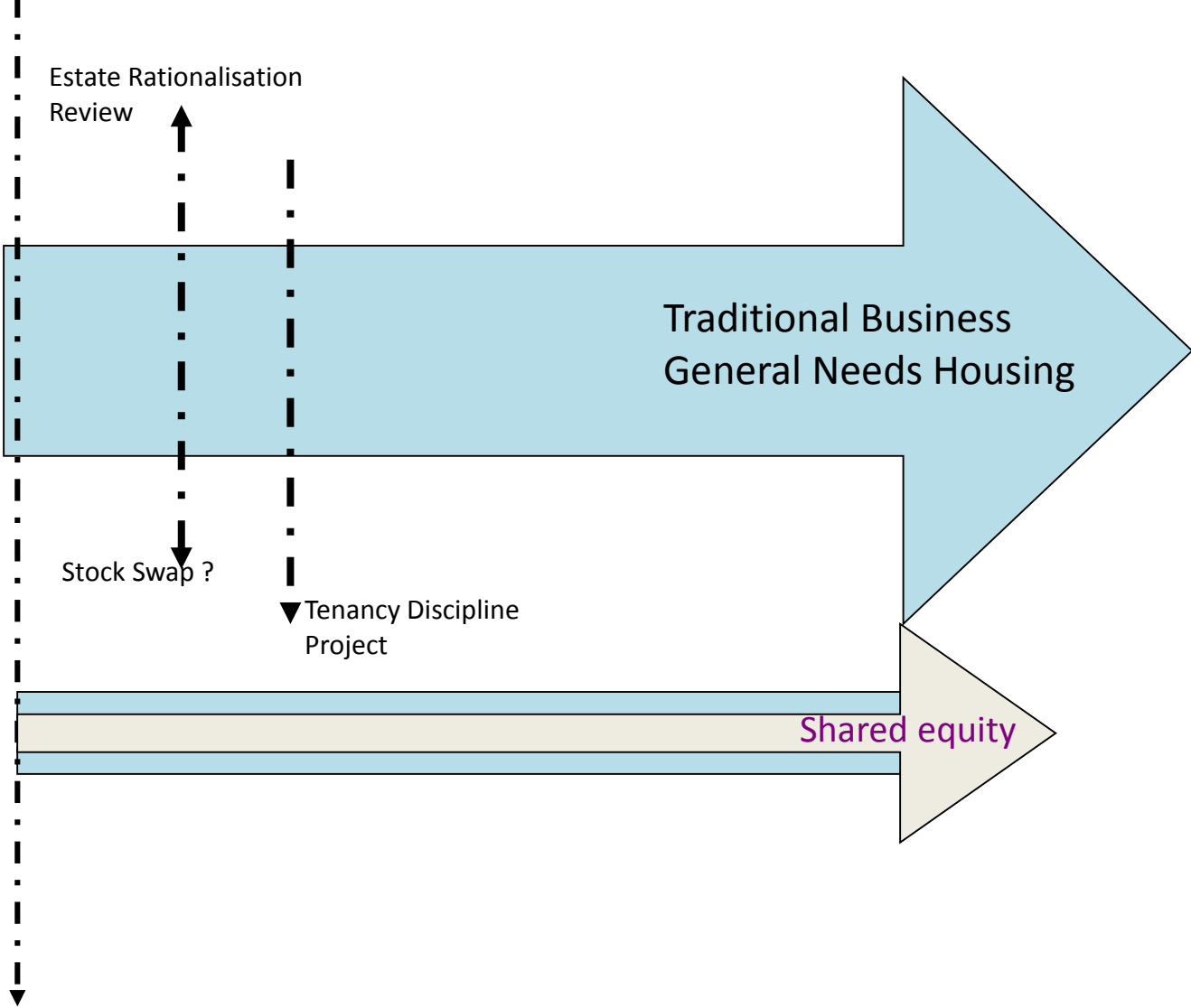


Traditional Business  
General Needs Housing

▼ Tenancy Discipline  
Project

Shared equity

Review of Charitable Objects  
Beneficiary Criteria



Estate Rationalisation  
Review

Traditional Business  
General Needs Housing

Stock Swap ?

▼ Tenancy Discipline  
Project

Shared equity



Review of Charitable Objects  
Beneficiary Criteria

Estate Rationalisation  
Review

Asset release  
+  
LIBOR funds

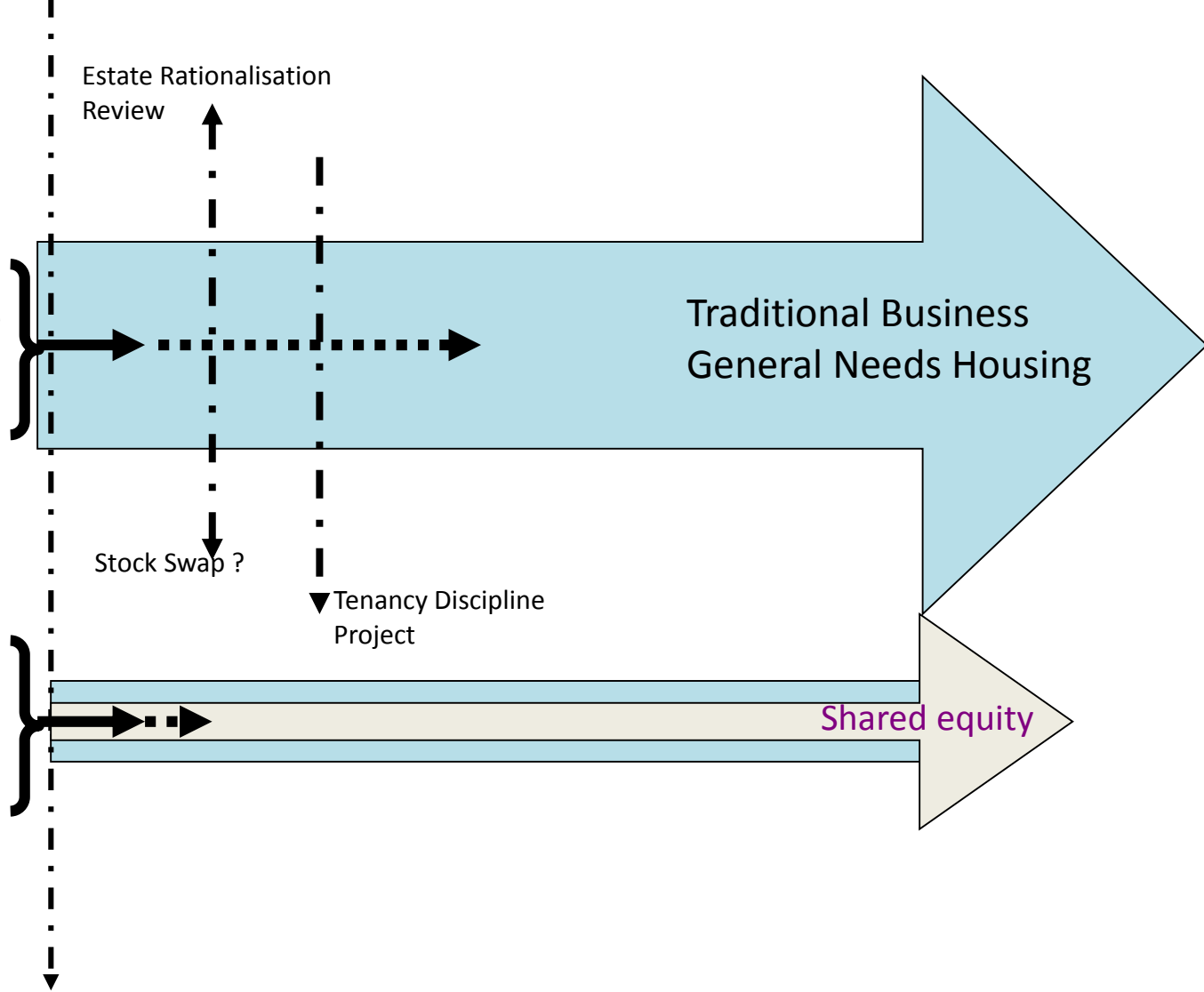
Traditional Business  
General Needs Housing

Stock Swap ?

▼ Tenancy Discipline  
Project

H4H +  
LIBOR  
funds

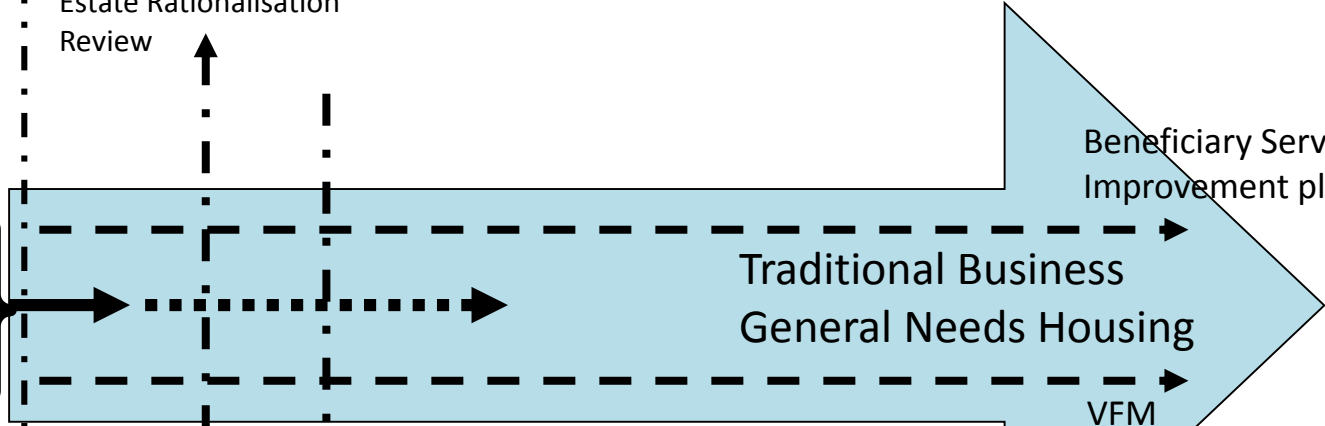
Shared equity



Review of Charitable Objects  
Beneficiary Criteria

Estate Rationalisation  
Review

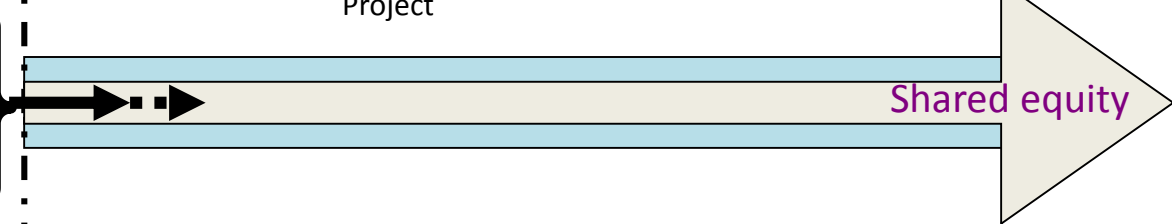
Asset release  
+  
LIBOR funds



Stock Swap ?

▼ Tenancy Discipline  
Project

H4H +  
LIBOR  
funds



Beneficiary Service  
Improvement plan

Traditional Business  
General Needs Housing

VFM  
Cost Control

Shared equity

Review of Charitable Objects  
Beneficiary Criteria

Estate Rationalisation  
Review

Acquisition

Beneficiary Service  
Improvement plan

Asset release  
+  
LIBOR funds

Traditional Business  
General Needs Housing

VFM  
Cost Control

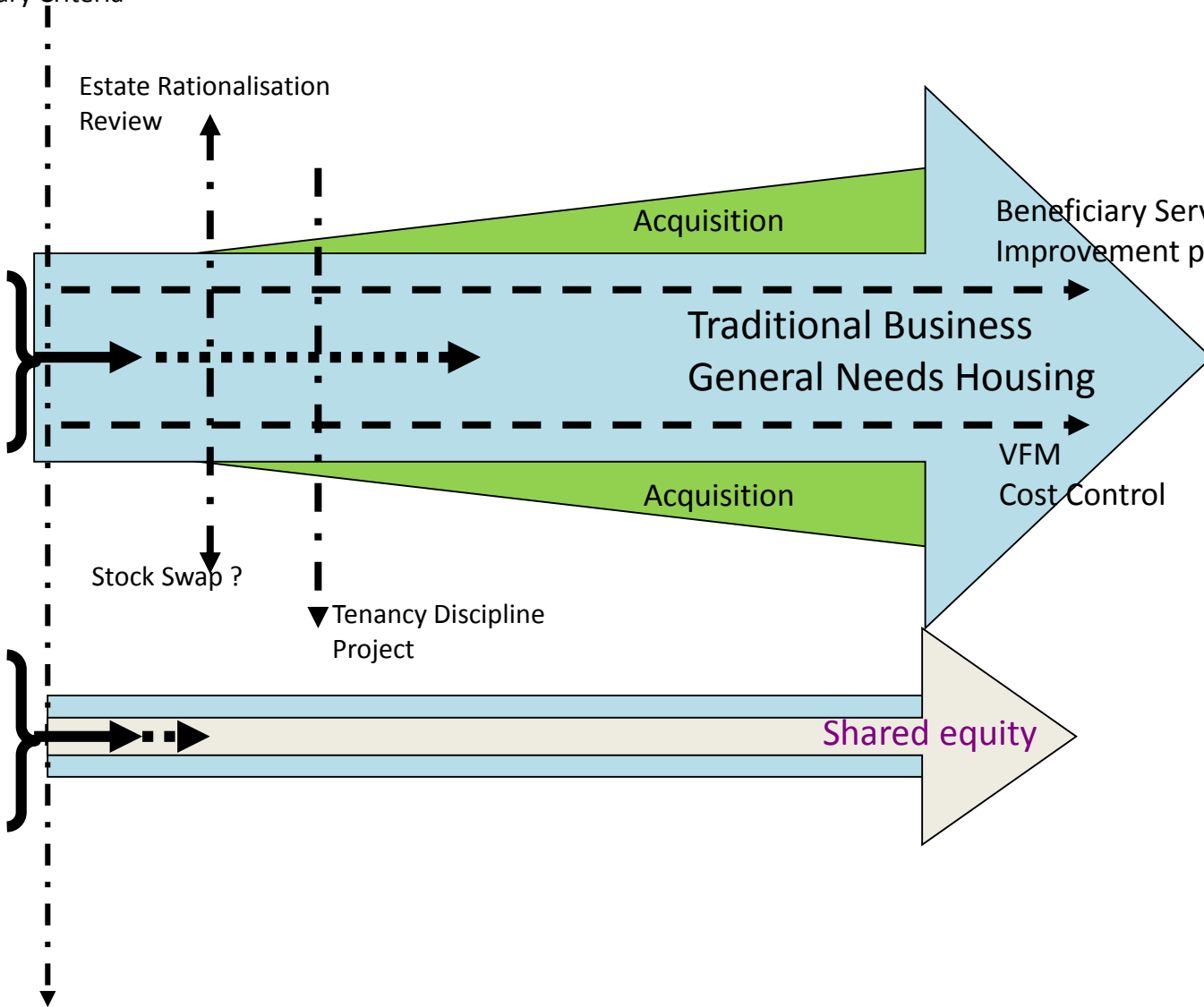
Acquisition

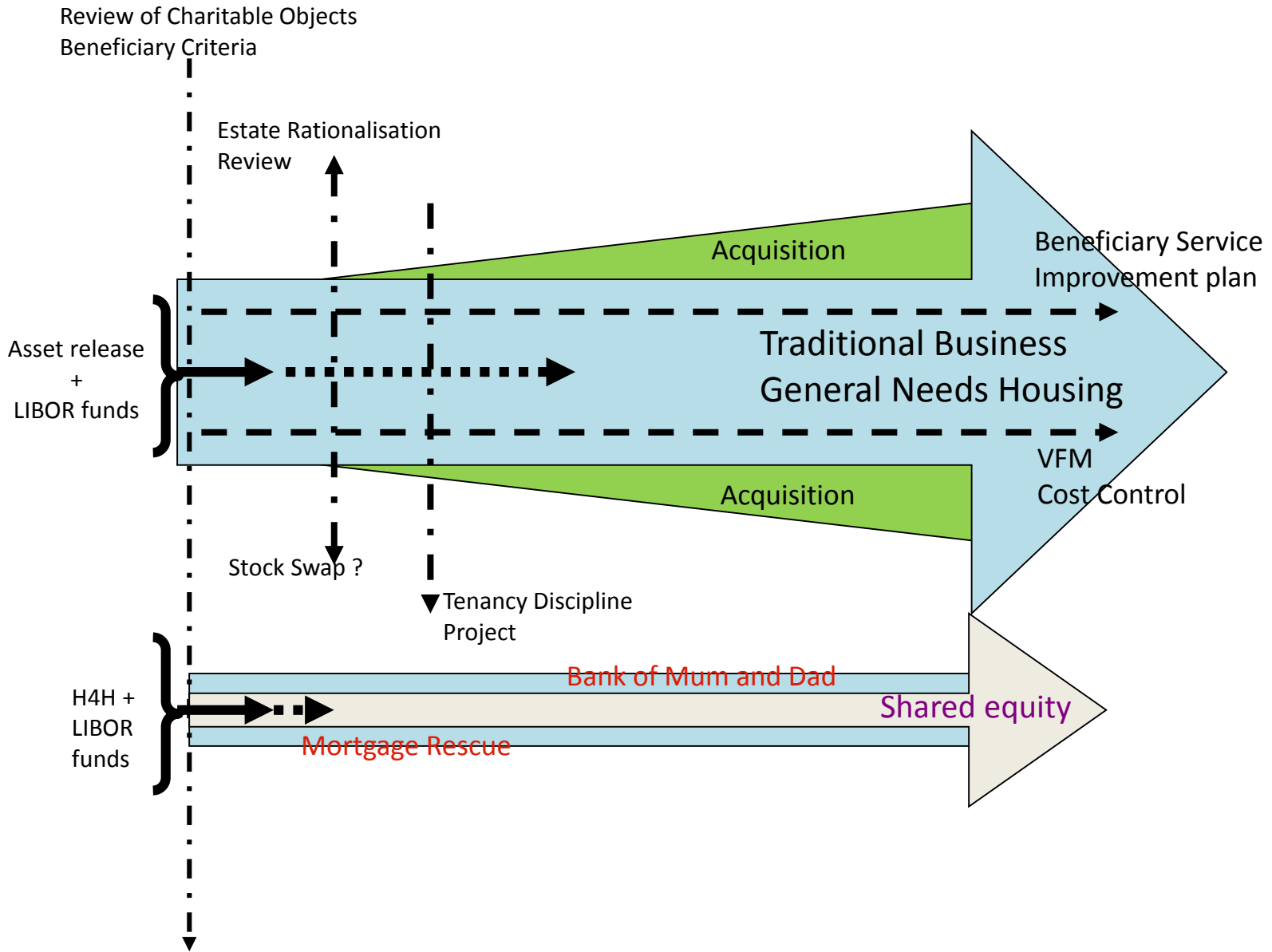
Stock Swap ?

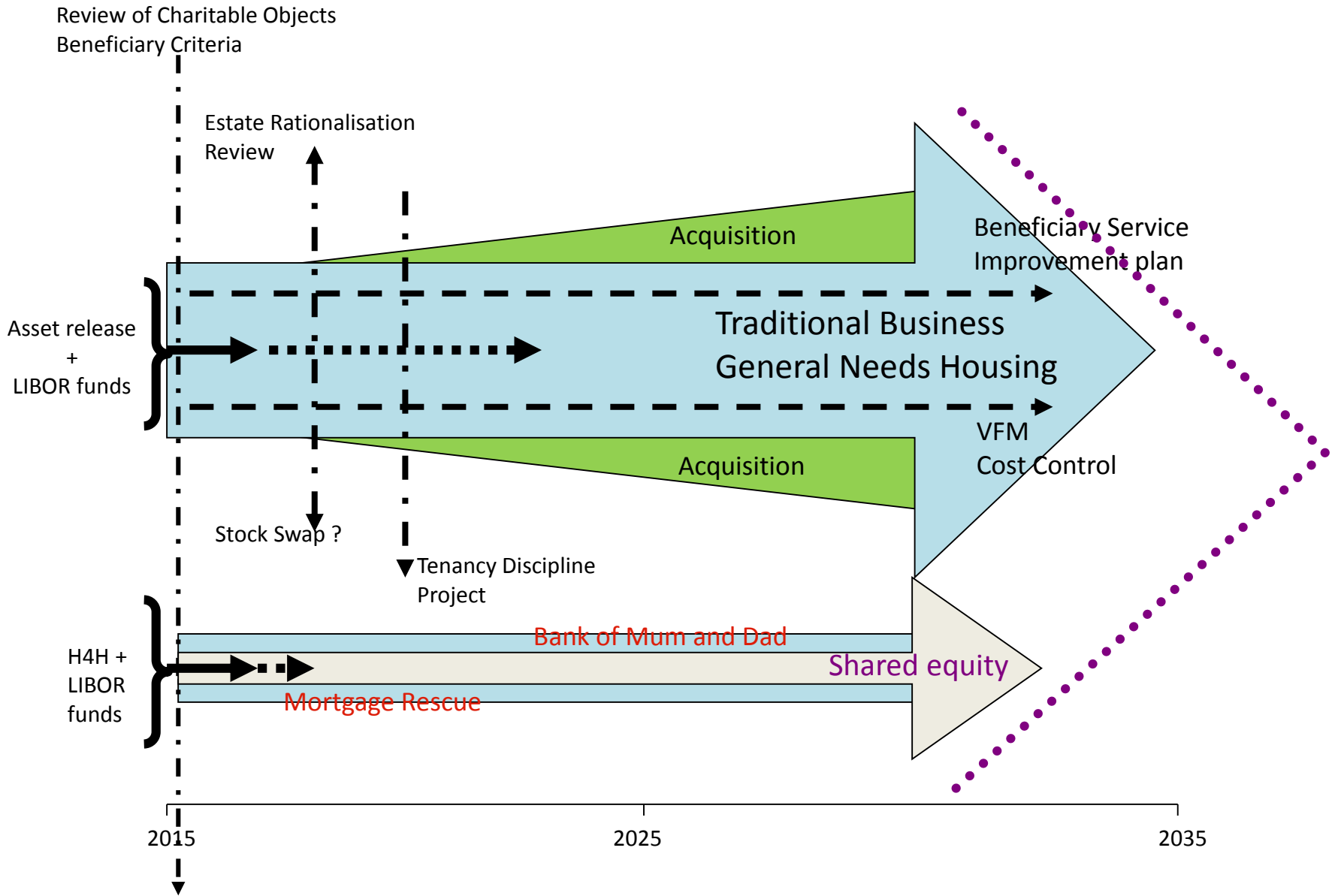
▼ Tenancy Discipline  
Project

H4H +  
LIBOR  
funds

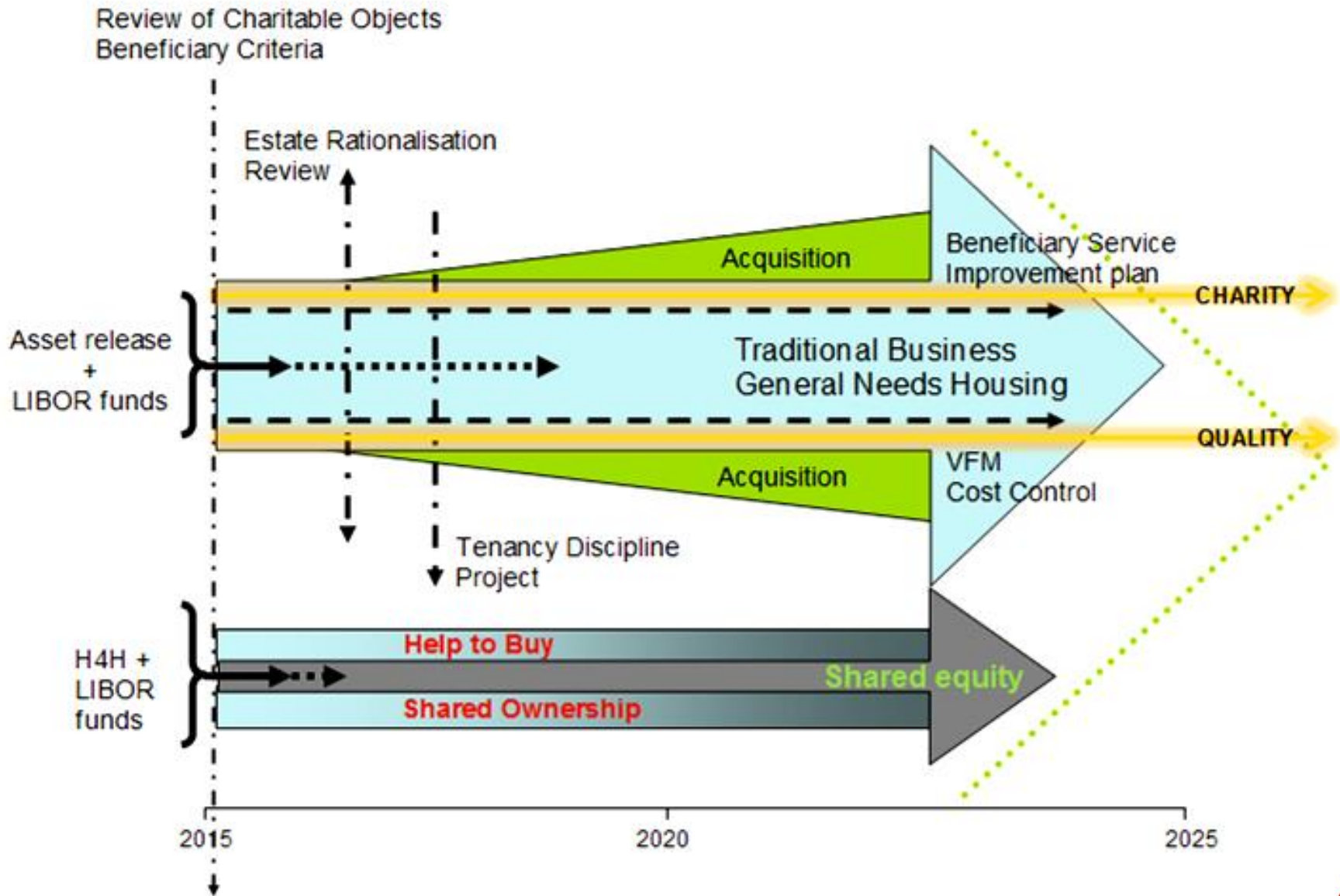
Shared equity







# STRATEGY



# Money - It's a gas





Q

HOMES  
FOR  
VETERANS  
IN NEED

Q

HOMES FOR VETERANS IN NEED  
A COMMITMENT TO  
SUPPORTING THE  
LIVES OF VETERANS

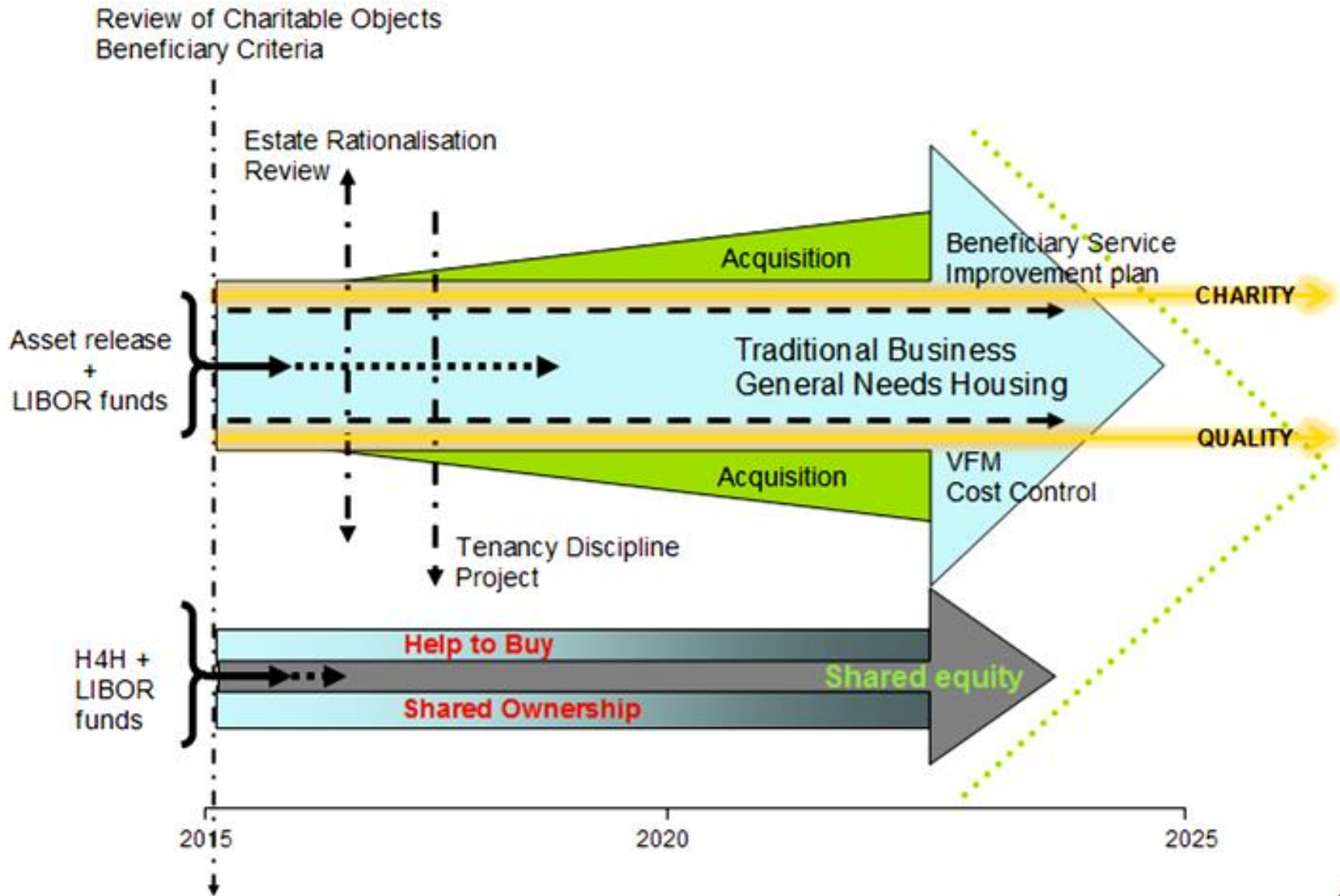
HOMES FOR VETERANS IN NEED







# STRATEGY





**Access Lane to Alban Dobson House**

Informal Road surface.  
 Informal planting in front of new dwellings.  
 Hedge screen planting at boundary with garden of houses on Green Lane.



**New Green at Rear of Trenchard Court**

Recreate character of main green within Southern part of Estate. (Semi-Rural and not Suburban)  
 Larger, dense and informal tree planting with intermittent shrub planting providing enclosure to new dwellings.  
 Informal planting in front of new dwellings



**GENERAL NOTES**  
 Do not scale from this drawing.  
 All dimensions, levels, fixings and weatherings to be checked on site.  
 This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's Instruction.

This drawing is the copyright of Haines Phillips Architects.

**REVISIONS**

NO.	DATE	WORKS



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 ☎ 020 7837 2864  
 ✉ office@hainephillips.co.uk

**JOB TITLE**  
**Haig Housing Morden Estate Masterplan**

**DRAWING TITLE**  
**Landscape Masterplan Trenchard Court Rear & Hill Top**

**DRAWN**    **DATE**  
 MP            May 15  
**SCALE**  
 1:600 @ A3  
**JOB NR**    **DRAWING NR**    **REV**  
 3854    SK5004    -







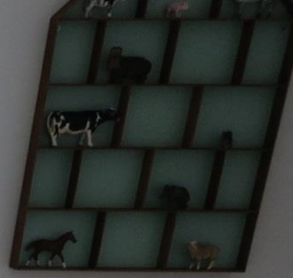




















1 Existing Section across North Access Road



2 Proposed Section across North Access Road



3 Existing Section across South Access Road



4 Proposed Section across South Access Road



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- Do not scale from this drawing. Use figured dimensions only.
- This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's instruction.

DRAWING ISSUE STATUS

ISSUE	STATUS	COMMENT
SK	SKETCH	
P	PRELIMINARY	For comment and review
PL	PLANNING	Planning Listed Building Application
T	TENDER	For pricing purposes only
C	CONSTRUCTION	For procurement & construction
AB	AS-BUILT	Record drawings on completion
L	LEGAL	Complying or other legal purposes

REVISIONS

REV	DATE	NOTES
1	06/15	-
2	22/6/15	South access road section cut modified

**HAINES PHILLIPS ARCHITECTS**

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office@hainesphillips.co.uk

JOB TITLE  
**Haig Homes Morden Estate Masterplan**

DRAWING TITLE  
**Long Site Sections Existing and Proposed**

DRAWN DATE  
SM 06/2015  
SCALE

JOB NR DRAWING NR ISSUE REV  
**3854 M 011 PL 2**











NETHERLAND

THE 600 WEST BOMB COMPANY  
DIVISION 1954-55







# ***HAIG HOUSING***

**Housing the ex-Service Community**