

### Residents' information event – Southlands, Bath

The information event was held at Centre 69 on Monday 20th April with 83 people attending from 60 households. Trust tenants and the wider community were invited to attend to view the proposals for the redevelopment of 76 new homes. We now intend to submit the planning application in May.

If you were unable to attend the event but would like to see the proposals, please contact the PRC Helpline to arrange an appointment.



*Residents looking at the plans at Centre 69.*



### Resident moves back to 'old' home at Caernarvon Road

One of the residents of the previous PRC flats at Caernarvon Road in Keynsham, has moved back into the same numbered property this week. Molly Willis lived in her old flat for 47 years, before moving out in June 2007 to allow the site to be redeveloped. Now she has received the keys to her new house, with the same address.

Mrs Willis explains, 'My old flat was an upstairs, two-bed maisonette. I moved there from Brislington with my husband and grew to like Keynsham very much. My daughter grew up in the flat and so it had lots of happy memories. At first I was not too happy that it might be knocked down.'



*Community Involvement Officer, Wendy Leggett (left) presents Mrs Willis with a bouquet of flowers.*

'Once the options were explained and the decision was taken, I opted to move out temporarily to my daughter's and take one of the new homes. It's been a long wait, but well worth it. I now have a house with a garden and it's lovely and spacious – they've done a beautiful job.

'We were able to choose some of the items we wanted, such as tiles, paint and carpet colours, kitchen units and the bathroom suite. They really did think of everything. They even stored my furniture for me while I was living with my daughter.'

Although Mrs Willis has fond memories of her old home, there are some things she won't miss. She says, 'I won't miss the cold – the old flat was poorly insulated and had no central heating, just a coal fire originally. The new house is very well insulated with gas central heating. I've been looking forward to getting my furniture back and making it a home.'

---

## Caernarvon Road – more new properties!



*(l to r) Wendy Leggett, Community Involvement Officer; John Bader, Trust Chair; Anthony Mayer, TSA Chair; Angela Gascoigne, Managing Director; and Sarah Moss, Regeneration Project Manager viewing homes at Caernarvon Road.*

All of the 21 properties in Phase 1 were completed by the target date of 19th March as planned. The new residents had the opportunity to attend a 'Meet the Neighbour' event to meet Somer staff and their new neighbours, and to find out more about their new homes.

Phase 2 is due for completion by the end of May, six new two-bedroom homes were completed on 17th April and the new residents have moved in. Councillors and officers from Bath & North East Somerset Council have visited Caernarvon Road and were shown around the new homes. They were pleased with the standard of accommodation that has been provided for residents.

We were also pleased to host a visit to Caernarvon Road by Anthony Mayer, Chair of the Tenant Services Authority. The TSA is the new regulator of housing associations. Mr Mayer was in Bath to visit the Trust as part of its tenth anniversary celebrations.

## Amberley/Lulworth Planning application

As previously reported the Planning Committee met on 18th March but has deferred a decision on the planning application until the planning committee on 10 June 2009.

## Keynsham fire station training session

Avon Fire & Rescue Service contacted the Trust to ask if they could use some of the empty properties at Amberley Close for a training exercise for the fire crews based at Keynsham Fire station. We were pleased to help. You may remember that a training exercise was held on the block of flats at Caernarvon Road before it was demolished in August 2007.



At 7pm on Thursday 2nd April a fire tender and crew were called to attend a simulated fire at Amberley Close. Persons were reported as being unaccounted for and the fire fighters were able to practise search and rescue techniques in a smoke-filled environment. Please note the smoke was simulated and not real!

## Bats at Pennyquick View

The Trust would like to demolish the properties on Pennyquick View, but due to bat roosts in some of the properties, we need to apply for a bat licence from Natural England.

Unfortunately, the application has been declined by Natural England. The reasons for refusal are that planning permission has not been granted for the redevelopment of the site, that the properties are not structurally unsound and that more survey information is required on bat activity in the area.

The bats have been in hibernation since September last year but should begin to emerge during May, which will enable more surveys to be carried out by an ecologist. The planning application for the redevelopment of the new homes was submitted on 18th March 2009.

Unfortunately, we have also experienced more vandalism at Pennyquick View. Properties at the corner of Pennyquick View in particular have been targeted by the vandals. The Trust, in consultation with security firm Safe Estates, has installed alarms in the properties to deter this activity. However, the external area is now being targeted. Roof tiles have been damaged, garden walls have been knocked down and street lights smashed. Cables, formerly attached to the properties, have been pulled away and left hanging. We have arranged for a large amount of debris to be removed from the area.

As a result the Trust and Lovell are bringing forward putting up the hoarding around the site to prevent access. The hoarding will be alarmed and in the event of any breach action will be taken against any offender that is caught.

## Holcombe Green redevelopment update

Residents in the homes that are to be redeveloped are being moved into temporary accommodation or permanent homes, if they prefer. We are aiming to move everyone by the end of May, but this depends on suitable properties becoming available.

The planning application is being considered by B&NES Council and a further revision to the plans was submitted on 27th March. More bat surveys need to be completed along with a mitigation strategy for the protection of the bats during demolition and the reintroduction of habitats for them during the construction of the new homes. An application to Natural England will be submitted when planning permission is granted.

# Refurbishment underway

## Keynsham



*Insulation stage.*



*Rendering applied.*

Since the last update, the PRC refurbishment has commenced in Keynsham and is progressing in earnest. There are currently 11 properties on site with the first completions due in Amberley over the next week. The programme of refurbishment in Keynsham has final completions expected towards the end of the summer.

## Bath

It is still intended to start the first properties in Bath during May/June 2009. Lovell will shortly be starting the initial resident visits to discuss the scope of works and agree any specific arrangements required for individual residents. As previously reported, the programme in Bath is due to finish before Christmas 2009.

## Resident requests

During our visits and inspections, a common enquiry was whether we can install patio doors out to the garden instead of windows. Together with Lovell, we have priced this option and letters will be sent out to residents living in properties to be refurbished, for their consideration.

For advice or enquiries about anything you've read here, please call us on:

 0800 073 0852

This newsletter can be provided in Braille, audio, large print or a translation. Please call the PRC Helpline if you would like a copy in any of these formats.