

Residents' Information Event Amberley & Lulworth, Keynsham

On Thursday 19th June tenants living in PRC homes and the wider community around Amberley Close and Lulworth Road were invited to come along to St Francis Church, Warwick Road to view the plans for the redevelopment of the area, prior to a formal planning application. We are preparing the final information to support this application and will submit it as soon as possible.

The event was attended by residents from 48 households, two councillors, a representative from the office of Dan Norris MP, two representatives from Keynsham Area Panel and a member of the PRC Working Group.

Members of staff from Lovell Partnerships Ltd and Somer Community Housing Trust were available throughout the event to help explain the information available and answer questions if required.

Residents were able to view three dimensional pictures of street scenes and individual sections of the development, as well as layout plans showing the mix of property types and tenures. A three dimensional 'fly through' was also available to residents via a computer model on the day. This allowed residents to view the development from their own property and from all angles around the site.



Some residents from neighbouring streets were concerned about overlooking from the flats, and staff explained to all who attended that when the application is submitted, surrounding residents will be written to by Bath & North East Somerset Council's Planning Department. This will mark the start of the 21-day formal consultation process where any comments need to be forwarded to the Planning Department for consideration.



Focus on Bath

In the last two months we have been focusing on the start on site at Caernarvon Road and pulling together the planning application for Amberley Close and Lulworth Road. However, we are continuing to work towards preparing the information for the planning applications for Southlands and Holcombe Green in Weston and the Day Crescent and Pennyquick View in Twerton. Archaeological surveys have taken place in all three areas and the results of these will form part of the planning application.

We have also been listening to the views of both our residents and those of the wider community through one to one visits, letters we have received and the PRC Working Group.

After a great deal of consideration, we have decided that the planning applications for Southlands and the Twerton area will not include proposals to build on the green areas. We have listened to the wide range of views on this issue since we held the consultation events in November 2007. The decision does mean that we have to look again at the proposals for the areas as we still need to replace the existing PRC homes and generate sufficient funding through the sale of open market homes to pay for the redevelopment.

Our main concern is not to delay the project unnecessarily because we are committed to meeting the transfer promise to our residents who are housed in the PRC properties.

The next planning application to be prepared will be the one for Holcombe Green. Before each planning application is submitted we will be holding an Information Event for residents and the wider community to explain our proposals.

The order of the submission of the planning applications is not necessarily the order of the redevelopment as this will depend on how quickly each project receives planning permission and how long it takes to move our residents either permanently or temporarily to facilitate the building work. As you will appreciate it is not possible to work on preparing such detailed information for all four areas at the same time. We will of course keep residents updated on the progress in all areas through future editions of the newsletter.



Own an affordable home with New Build HomeBuy

We plan to offer 17 properties for sale on a New Build HomeBuy basis at Caernarvon Road, Keynsham. This scheme allows first-time buyers to purchase a minimum 40 per cent share and pay rent on the remainder. Over time, you can buy the remaining shares, when you are able to.

Properties will be available in spring 2009, with a selection of one and two-bedroom flats, and two and three-bedroom houses available. Why not register your details with us now and we will send you more information as it becomes available?

Contact our Sales Team on 01225 366025.

Caernarvon Road update

All the service diversion work for the gas, electricity and water has taken place and we are currently just completing the drainage diversion works. We apologise for any inconvenience during these works and are grateful for the cooperation of local residents.

The site has been cleared and work has started on the foundations. The ground works will be the main focus for the next four months. If you encounter any problems during construction, please contact us, or call the site office on 0117 9864664.



Homes to be refurbished

Keynsham PRC properties

If you live in a PRC property in Keynsham and your home is due for refurbishment, you will have received a letter recently updating you on progress towards starting work and how you will be affected. We are proposing to complete the work this year.

All the PRC properties in Keynsham to be refurbished are 'Unity' properties. We are proposing to carry out the following work:

- Removing the outer concrete panels (which have no load bearing function).
- Removing any existing insulation.
- Checking columns and repairing them as needed.
- Building lightweight insulation block work between the columns and under/over window and door openings.
- Fixing insulating cladding, manufactured by a firm called Structerm, back to the block work.
- Rendering the cladding with two coats of cement render, the outer being to a design which looks similar to brick.
- Installing new plastic, double-glazed windows.
- Installing pre-coloured, glass fibre doors.
- Installing new plastic fascias and gutters.

Outhouses will be repaired, or if this is not cost effective, a new outhouse of equivalent size will be provided.

Bath PRC Properties

All the PRC properties on Southlands, Holcombe Green or Day Crescent / Pennyquick View in Twerton are 'Cornish' homes. We are proposing to carry out the following work:

- Removing the outer concrete panels (which have no load bearing function).
- Removing any existing insulation.
- Checking columns and repairing them as needed.
- Building lightweight insulation block work between the columns and under window openings.
- Installing steel reinforcement around openings (not always required).

- Fixing insulating cladding, manufactured by a firm called Structerm, back to the block work.
- Rendering the cladding with two coats of cement render, the outer being to a design to be selected.
- Installing new plastic, double-glazed windows.
- Installing pre-coloured glass fibre, 'secure by design' front and rear doors.
- Installing new plastic fascias and gutters.

Outhouses will be repaired, or if this is not cost effective, a new outhouse of equivalent size will be provided.

We are currently working with Lovell to put together a programme for the works in Bath. We will contact residents directly when we are clearer on when the work will be carried out.



A refurbished 'Cornish' style home.

How much disruption will there be when the work is carried out?

The work is expected to take approximately eight weeks for each property. There is very little internal disruption, with only the renewal of windows and doors requiring access from the inside to seal and make good any minor damage to plastered surfaces. Any damage will be made good, as will any damage to the decoration. Redecoration of whole rooms will not be undertaken where the internal damage to decoration is insignificant.

Will there be any tenant choices?

We will offer a colour choice of front and rear doors and external finishes where there are no planning constraints.

For more information, please contact Geoff Cardnell on 01225 366073.

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.