

### Demolition starts at Amberley Close and Lulworth Road in Keynsham

Former Lulworth Road resident Michelle Taylor was invited to see the PRC homes at Amberley Close being knocked down (pictured).

She was able to get behind the controls of one of the demolition machines and took part in photos and interviews with the media. Other guests included local councillors, representatives from the PRC Working Group, and other former residents who experienced the buzz on site as the homes are demolished to make way for an exciting new development.

Ms Taylor says, 'It was a sad day when we moved out of our home, but now with the start of the demolition work, we can look forward to the future and watch the new development unfold. This will improve the area and provide a more efficient home for us and new homes for other families.'

Following extensive consultation and co-operation, the thirty-six residents have been relocated elsewhere or moved to temporary accommodation while they wait for the new homes to be built.

Developer Lovell is carrying out the demolition work, which is expected to be completed before Christmas. They will also build the 54 new, affordable homes and have recently finished refurbishing a further 21 other PRC homes in the area.

The first homes are expected to be completed in Lulworth Road in the summer, with the remainder finished the following winter. In total there will be 43 homes available for rent through Bath & North East Somerset Council's choice-based lettings system, Homesearch, and 11 will be available through the 'Rent to HomeBuy' scheme.



'Rent to HomeBuy' is aimed at people who want to buy an affordable home, but are finding it difficult to get or afford a mortgage. They rent the property at a reduced rate for up to five years and can then buy it on a shared ownership (part-buy, part-rent) basis, through the government's HomeBuy scheme.

For more information about HomeBuy and the properties available, contact the Sales Team on 01225 366307 or email [somerhomes@somer.org.uk](mailto:somerhomes@somer.org.uk).

# Planning updates

## Holcome Green

Planning permission was granted on 10th November for the redevelopment of Holcombe Green. The development will consist of 44 new homes made up of one and two-bedroom flats, and two and three-bedroom houses. An application to Natural England has now been made for the licence to relocate the bats there, before demolition can begin, and Lovell will begin site set-up during the week commencing 30th November. The Trust has given permission for Lovell to put their site compound on the green.

## Twerton

The planning application for the redevelopment of Pennyquick View, Hinton Close and some of Newton Road was presented to Bath & North East Somerset Council's Development Control Committee on 28th October. It voted 10 to 1 in favour of the redevelopment, subject to some final details which the Planning Officer has been given delegated authority to approve. These include working out the details for the removal of bats living at the site, and the final agreement of certain planning obligations. We hope to secure the full planning permission as soon as possible.

## Amberley Close phase 2

The planning application for phase 2 (the redevelopment of 1 and 2 Amberley Close) was submitted on 10th August and we are hoping for a decision shortly. This will provide an additional 7 two-bedroom houses.

## Southlands

The planning application for Southlands was submitted on 10th November. The development will provide 78 affordable homes, of which 18 will be offered through the Rent to Buy scheme. Once the application has been registered by B&NES, the statutory public consultation process will begin. The plans will be available to view at the planning office in Trimbridge House or online at [www.bathnes.gov.uk](http://www.bathnes.gov.uk) (Ref: 09/04259/FUL). Letters of support to B&NES for the scheme will be as welcome as letters of concern, and it is important that you register any comments you may have within the statutory period.

## Arts project brightens up hoardings

The Trust has started work with nesa (North East Somerset Arts) and B&NES Youth Service to engage young people living in the Redland Park area of Twerton in a project to decorate the hoarding which faces Pennyquick Park.

Young people visited the Banksy exhibition that took place in Bristol recently to gain inspiration. Consultations with local residents and young people have begun and we anticipate that their work will be displayed early in the new year.



## Keynsham resident thrilled with 'brand-new' home!

It was built in the 1950s, but Jo King's home in Keynsham looks like new following a dramatic transformation carried out by Lovell. Mrs King's three-bedroom semi-detached house in Caernarvon Road was the first of 21 refurbished homes to be completed in Keynsham.

At each home, the Lovell team replaced concrete wall panels with traditional blockwork, carrying out repair work where needed to concrete columns, installing high-grade wall insulation to make homes warmer and applying render to the exterior walls, as well as installing new external doors and double-glazed windows.



Residents were able to stay in their homes during the construction work, and with their support, Lovell was able to speed up the refurbishment of homes, so that the work took up to seven weeks, instead of the eight to ten weeks scheduled at the start of the programme.

'My house looks totally different,' says Mrs King. 'It's like a brand-new, modern home and people keep telling me how nice it looks. I live next door to a busy through route and I've already noticed that with the new doors and windows I hear a lot less traffic noise. The builders were very good, they cleaned up every night when they left and kept me informed throughout. I can't fault them.'

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## Refurbishment update

Works to Day Crescent and Newton Road started on the 19th October. The first two properties, are now nearing completion having had the final coat of render applied. The next batch of four properties have had the outer concrete panels removed, the concrete columns repaired and the new blockwork installed.

These will shortly be insulated then rendered and the new windows and doors installed. The remaining four properties are in the process of having the outer panels removed and the concrete columns repaired as required. Works in this phase are expected to be complete before Christmas, weather permitting.

Holcombe Green is due to be started in late November. Residents will receive a two-week

notice, then a one-week notice from Lovell before work starts on their home. A site compound is currently being set up by Lovell in Southlands, from where they will base their operation for this phase. The final phase in Southlands will begin in January.



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