



### Training & information

Many people will not hold the necessary qualifications to apply successfully for the apprenticeships at this time.

The council is keen to help and will offer free training in local venues on:

- basic Maths and English
- Dyslexia assessments and support (where applicable)
- CV writing
- interview techniques.

These opportunities will be advertised on our website but if you would like to register your interest please contact Sue Jones.

### Schools news

Staff from the CITB Construction Skills and the site developers will be visiting local primary and secondary schools to encourage pupils to think about qualifications and jobs.

Economic Development and Regeneration colleagues have held initial events in local schools in the Thornhill and Weston areas of the city to develop further training and employment opportunities. Anyone with an interest in attending one of these events or taking up some of the opportunities should contact Sue Jones or John Connelly.

### Changes to Millbrook Library

From October, Millbrook library will be closed due to the redevelopment of Cumbrian Way shopping precinct. A new location for the library is being sought. In the meantime, residents will be able to borrow and return books and use the computers at nearby libraries at Shirley and Lordshill. The Mobile Library and BooksPlus will be operating in Millbrook providing a library service for everyone and BooksPlus for children.

From 1 November 2010 the Mobile Library will be calling at:

Monday		
1	Redbridge Hill / Irving Road	9.30 – 10am
2	King George's Avenue / Stanton Road	10.10 – 10.40am
3.	Millbrook Christian Centre / Wimpson Lane	2 – 3.10pm
Tuesday		
4	Brendon Green	11.10 – 11.50am
5	Kendal Avenue / Cuckmere Lane	2 – 2.30pm
6	Mansel Park Pavilion / Evenlode Road	2.35 – 3.30pm
Wednesday		
7.	Tesco Supermarket / Trebourba Way	2 – 2.55pm
8.	Chiltern Green	3 – 3.30pm
Thursday		
9.	Redbridge Primary School (BooksPlus)	1.45 – 3pm
Saturday Week 1 – from 6 November		
10.	Pat Brear Close (BooksPlus)	10.15 – 11.15am
11.	William McCleod (BooksPlus)	11.30 – 12pm
12.	Winston Close (BooksPlus)	12.30 – 1.30pm
Saturday Week 2 – from 13 November		
13.	Cumbrian Way	9.30 – 9.50am
14.	Kendal Avenue / Cuckmere Lane	10 – 10.20am

A: Shirley Library

B: Lordshill Library



When the library re-opens it will be run by local people with support from the library service. If you would like to be involved in the new library, please contact [elizabeth.whale@southampton.gov.uk](mailto:elizabeth.whale@southampton.gov.uk)

### Lordshill Library

Lordshill District Centre,  
Southampton, SO16 8HY

Monday	Closed
Tuesday	9.30am – 7pm
Wednesday	10am – 7pm
Thursday	9.30am – 7pm
Friday	9.30am – 7pm
Saturday	9.30am – 4pm

### Shirley Library:

Shirley Precinct, Shirley High Street,  
Southampton, SO15 5LL

Monday	9.30am – 7pm
Tuesday	9.30am – 7pm
Wednesday	10am – 7pm
Thursday	9.30am – 5pm
Friday	9.30am – 7pm
Saturday	9.30am – 4pm

## Contact us

We would love to hear from you if you wish to discuss anything about Estate Regeneration or our schemes. Please call:

Hinkler Parade: Danielle Friedman on 023 8091 7646.

Exford Shopping Parade, Cumbrian Way Shopping Parade, Meggeson Avenue or Laxton Close: Jane Fall on 023 8091 7899.

Council New Homes: Keith Gunner on 023 8091 2346

Training and Employment: Sue Jones/John Connelly on 023 8083 3929/023 8083 4402

Mobile Library: Phone 07768 541797

or email [estate.regeneration@southampton.gov.uk](mailto:estate.regeneration@southampton.gov.uk)

email: [estate.regeneration@southampton.gov.uk](mailto:estate.regeneration@southampton.gov.uk)

[www.southampton.gov.uk/living/regen/estateregeneration](http://www.southampton.gov.uk/living/regen/estateregeneration)



### Watch out for future editions of this newsletter.

This written information is available on request in other formats or languages. Please contact 023 8091 7643 for help.

Working in partnership with:



# Building for a brighter future

## Estate Regeneration newsletter

Winter 2010/11

### Welcome to the Winter issue of the Estate Regeneration Newsletter



The Estates Regeneration Programme is part of the council's commitment to transforming and regenerating Southampton's communities and providing much needed new homes where people will want to live for years to come. We currently have 13 projects underway across the City, which are set to deliver around 400 new homes, modern local community facilities and retail units. We have moved at a quick pace to develop these sites since our last newsletter. In this edition, you will find updates on all of our sites and details of how you can become actively involved with us to transform our neighbourhoods and be part of building a brighter future for Southampton's residents.

*Cllr Peter Baillie  
Cabinet Member for Housing*

### First Sales at Hinkler Place

Sales have started at Hinkler Parade and Barratt is offering a range of options to help you get on the property ladder including a deposit match scheme to help you own your new home. This innovative scheme from Barratt means eligible purchasers can get moving now and also applies if you are moving up the property ladder. This could save you that extra money you need to help make your new Barratt home special.

There is also a Barratt's popular Dream Start shared equity initiative that allows buyers to secure one of the attractive new homes at Hinkler Place for just 75 per cent of the asking price. The remaining 25 per cent will be funded through a deferred loan from Barratt and buyers don't have to pay this until the home is sold again or in ten years – whichever is sooner.

For example, a one bedroom apartment at Hinkler Place with an asking price of £94,995 requires a deposit of £3,562 and you only need to secure a mortgage for £67,685.

For more information, call or visit the Barratt website [www.barratthomes.co.uk/Find-a-Home/New-Developments/H4740-Prospect-Place/?mode=1](http://www.barratthomes.co.uk/Find-a-Home/New-Developments/H4740-Prospect-Place/?mode=1) or call 0844 55 66166 or pop into the sales office open Thursday to Monday.





## Hinkler Place

### Update on build progress

The council and Barratt Homes have been making speedy progress on site at the old Hinkler Parade in Thornhill. The new apartments at Marston Road are due to be ready in December 2010 and are being marketed at the sales office on site.

#### When complete, Hinkler Place will deliver:

**106 new homes** - Handover from December 2011 for private homes, May 2011 for affordable homes

**5 retail units** - Opening February - March 2011

**Community Hub** - Opening March 2012

### Shops

The new shops at Hinkler Road will be handed over to the new tenants in early January and then they will be fitted out, so they will not be open for business until February.

The new shops will include a food retail unit, a chemist, a hairdresser and fast food takeaway shop. Another long term tenant for the other retail unit still needs to be found.

If you have any questions on these new units please contact Thornhill Plus You Property Services on 0800 169 5561. We are working closely with the Economic Development and Regeneration team in the council to continue the drive to secure training and employment on our estates. Look out for further events happening soon. To find out more contact Sue Jones or John Connelly.

The council is working with the current food retail store Londis and the Co-op pharmacy to ensure that their important services, which includes the Post Office, are provided as much as possible during this time.

### Local jobs for local people

Barratt Homes has worked hard to ensure that it's sub-contractors on the site provide apprenticeship opportunities and employ locally. There are 13 local people (25% of the workforce) currently working on the site and three apprentices. Barratt Homes has also held a work taster training day for local residents. It has also made safety visits to the local primary schools to talk about construction site safety.

*Community Hub includes a library, local Housing Office, health and well being project and Natterbox*



## Our latest estate regeneration sites



### A big thank you

Over the summer residents had the chance to comment on the high quality designs from different developers for the Phase 2 Estate Regeneration sites. Nearly 100 residents gave their views on each of the designs. Each developer was interviewed by a panel which included two members of the Federation of Tenants and Residents Association. The Estate Regeneration Team would like to thank all who attended. Your input has helped greatly.

### Over £30 million to be invested in Southampton

Following the evaluation process, the council has appointed Lovell Partnership and First Wessex Housing Association to develop the following Phase 2 sites:

**Exford Avenue Shopping Parade: Providing 121 new homes and 7 new retail units.**

**Laxton Close: Providing 62 new energy efficient homes.**

**Meggeson Avenue: Providing 31 new modern homes.**

**30% of the new homes will be family homes which is great news for residents of Southampton.**

### See the successful schemes

If you live in one of these areas you will get the chance to see the successful schemes and meet the developers in January 2011. Solent Centre for Architecture and Design will also be there to provide you with feedback on the comments received from the consultation events. Dates will be advertised for these events very soon, so keep a look

## Mobile grocer at Harefield

Following the closure of Esagro at Exford Avenue, residents may be interested in using the mobile grocer who provides such things as green groceries, cakes, sweets, soft drinks, eggs and cheese. The mobile grocer visits Meon Court, Harefield every Tuesday morning and may be able to extend his round to include Exford Avenue, subject to demand. If you would like to use this service or want any more details, please contact Mr Snoswell direct on 07980 080409 at any time.

If Mr Snoswell is unavailable, you can leave a message on this answerphone and he will call you back. Alternatively, orders can be placed via the email address of sn02y@msn.com.



out on our website [www.southampton.gov.uk/estateregeneration](http://www.southampton.gov.uk/estateregeneration) or contact Jane Fall.

The next major steps for these exciting projects will be the submission of a planning application in spring 2011 and work should start in summer 2011.

### Cumbrian Way Shopping Parade

Unfortunately, we were unable to appoint a preferred developer for Cumbrian Way Shopping Parade. However we are very keen to see this site developed to benefit the local community and we are planning other ways to ensure this site is regenerated. In the meantime council homes will continue to be built at the site.



*Artist's impression of Exford Avenue*

## New Council Homes – tenants start moving in!

Estate Regeneration scheme to build new Council homes continues apace, with the first tenants about to move in to the four houses at Flamborough Close well ahead of schedule!

*Picture right: Flamborough Close*

**These popular homes will only be let to Southampton residents who have a good tenancy record – a reward for good tenants.**

We are building council homes again – the first to be built in 15 years. Tenants move into the first homes at Flamborough Close in time for Christmas. A wonderful Christmas present.

Work across the city on a further 7 sites continues apace.

The homes will be built to Code Level 4 energy efficient standards which if used correctly, should reduce your energy bills.



**Flamborough Close** – 4 homes, Dec 2011 completion  
**Grateley Close** – 9 homes, March 2011 completion  
**Open Road** – 6 homes, March 2011 completion  
**Chiltern Green/Pennine Road** – 3 homes, March 2011 completion  
**Borrowdale Road** – 5 homes, March 2011 completion  
**Keynsham Road** – 6 homes, March 2011 completion  
**Cumbrian Way** – 16 homes, Feb 2012 completion  
**Leaside Way** – 4 homes, July 2011 completion

*Artist impression of the proposed scheme at Cumbrian Way*



## Regeneration – helping the community

Each Estate Regeneration project will include a focus to help local people gain employment, training and apprenticeships in their local area and the rest of the city. There will be local events in each area to advertise opportunities.

### Local employment on site

The building works for each project will provide opportunities for work on site for local labourers and people who already have construction skills.

Opportunities in the other Estate Regeneration areas will be advertised as the developments start in 2011. We are keen to hear from anybody interested in taking up these opportunities.

During October, learners in Thornhill received training in Construction Health and Safety (gaining a CSCS card), four days site work experience and a PASMA Aluminium Tower Certification. These opportunities were gained through the Employment & Skills Programme in partnership with Barratt Homes at the Hinkler Parade construction site.

Further courses are scheduled to take place throughout the life of the construction phase, resulting in ongoing opportunities for young people (18+) and adults facing difficulties in entering the job market.

### Apprenticeships

National Apprenticeship week is February 7 to February 11 2011

Many different trades are involved in the construction process, including bricklaying, carpentry, surveying, site management, plastering and so on. The Estate Regeneration Projects will create a number of apprenticeships in construction trades over the next couple of years. To be a construction apprentice you should be:

- aged 16 – 24 (although some opportunities may exist for those 25 or over)
- willing to study at college whilst working for 2 or 3 years on courses which may be run outside Southampton
- have GCSEs in Maths and English or be willing to engage in learning to improve in these subjects.

Opportunities will be coming up from 2011 and will be advertised city wide.

### Small business growth

Where new retail units are built as part of the regeneration, we are keen to support new business to occupy these and provide support to them. There will also be opportunities to gain employment in the new retail units.