

New exciting Estate Regeneration projects at Weston and Townhill Park

Local community tell us about Weston Shopping Parade...

Since March 2011 we have been asking local residents and customers at the shopping parade at Weston Lane if they would like redevelopment of their area, and two nearby blocks at Somborne House and Ashton House.

Consultation events have also been held, where staff and architects were on hand to talk through residents' ideas and suggestions for how they think their area could look.

The events were well attended with over 150 surveys completed and residents told us how much they valued the shopping parade. There was much support for redevelopment of the area, but also some concerns about how the services the shops provide would continue during any construction work.

Following the support for redevelopment, a decision was taken by the Council's Cabinet on 4 July 2011 to redevelop the area.

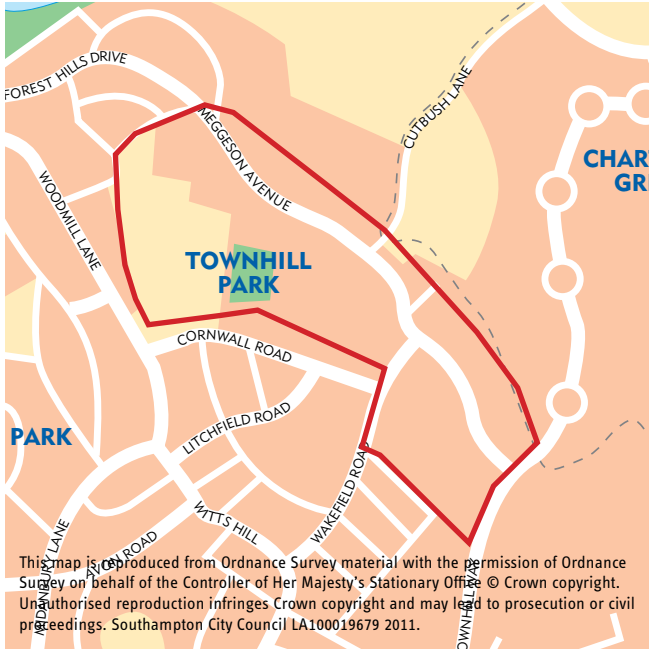
The decision to proceed with further work to redevelop the site will then begin a process of decanting tenants and securing vacant possession of the site in anticipation of appointing a developer for the site. The ideas and suggestions, together with concerns from local people will be included in developing future proposals for the site.

For further information and updates on the project contact:

Danielle Friedman on 023 8091 7646, email Danielle.friedman@southampton.gov.uk or visit www.southampton.gov.uk/living/regen/estateregeneration/weston



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Townhill Park - Estate Regeneration goes estate wide!

The aim of Estate Regeneration is to improve the physical, economic and social environment for our residents.

We have previously focused on individual sites, however in order to deliver more than new bricks and mortar we are going estate wide with a Regeneration Framework for Townhill Park.

This will show how we can transform Townhill Park into a 21st century estate for our residents and deliver economic change as well as physical change.

We cannot do this without talking to the residents of Townhill Park to understand what they would like to see happen in their area.

Come and have your say!

We will be contacting Townhill Park residents shortly to invite them to come and tell us what they think about their area and share their ideas for the future.

For further information and updates on this project contact Emma Aldred on 023 8091 7646, email Emma.Aldred@southampton.gov.uk or visit www.southampton.gov.uk/living/regen/estateregeneration

Future Southampton

The council has a city wide vision to improve the built environment and build a brighter future for Southampton. The work that we are doing to regenerate our estates is an extremely important part of that vision.

We will soon be launching ambitious and far reaching plans which will look to significantly transform the city centre and leave behind a legacy that will better provide for residents, businesses and visitors over the next 20 years.

You will have noticed that some key developments are already in progress such as the new visitor attraction being built next to the library which will open in April 2012 and will be called 'Sea City'.

Our Estate Regeneration Programmes are as significant to this overarching city vision as any of the other projects. Residents' needs and wellbeing are at the heart of the developments we are planning.

We want to make all of our estates into areas where any resident, business employee, business customer or visitor would want to live. We will continue to deliver projects which help us to move closer to this aim and improve the opportunities for residents in our estates to access new jobs created in the city centre. We'll keep you updated as these exciting plans progress.

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

Summer 2011

Welcome to the Summer issue of the Estate Regeneration Newsletter



The Estate Regeneration Programme is about looking at the big picture. Whilst a part of this is to provide more good quality homes and new local facilities, it is also about the council helping to create more local jobs, improving education and improving your health and wellbeing.

Since our Winter newsletter, we have worked hard to deliver existing projects. Families have moved into new homes across the city, and new shops have opened at Thornhill. We are now committed to deliver exciting new projects at Weston and Townhill Park.

In this edition you will find updates on our existing projects, and further information on our new schemes. You will also find details of how you can be actively involved with us to transform our neighbourhoods and be part of building a brighter future for Southampton. Together we can make a difference.

Estate Regeneration Phase 2 takes a step forward

The next step in delivery of Exford Avenue Shopping Parade, Meggeson Avenue and Laxton Close sites has been taken, with planning applications for each being submitted by the developers Lovell Partnership Limited and First Wessex.

The revised plans follow extensive consultation with the community. You now have the opportunity to see the revised proposals and give us further views, so please pencil the dates in your diary. We would love to see you at the events and welcome further comments on these exciting schemes.

www.southampton.gov.uk/estateregeneration



Exford Avenue Shopping Parade to be transformed

This exciting development will include 125 new energy efficient homes and four new shops at the parade to meet the local community's needs.

A combination of one to four bedroom homes will be available for rent, low cost home ownership and market sale.

The new modern shops will be for local people's every day needs. Come along and see the new plans.

Public exhibition: Saturday, 13 August 2011, 10am to 2pm, at Woodland Community College, Minstead Avenue, Harefield.



Modern homes for 5-92 Laxton Close, Sholing

The new mix of 63 contemporary and traditional homes will make a huge difference to the look and feel of Laxton Close.

The introduction of an 'arrival square' has given the development a more open feel and now leads to the play area which has been relocated. For your convenience it does still maintain the right of way from Bramley Crescent to Upper Weston Lane.

Public exhibition: Saturday, 6 August 2011, 10 am to 2pm, at Weston Junior School, Weston Lane, Sholing.



Exciting transformation of 222-252 Meggeson Avenue, Townhill Park

The redevelopment of this block of 16 flats will make way for the exciting scheme of 33 new homes.

Once complete, there will be a mix of apartments and houses available for rent, shared ownership and private sale

This forward thinking scheme includes a range of energy efficiency measures and the roofs have been designed to allow for solar heating to be added in the future.

Public exhibition: Wednesday, 10 August 2011, 4pm to 7pm, at Townhill Community Centre, Meggeson Avenue, Townhill Park.

For further information and updates on these projects contact Jane Fall on 023 8091 7899, email jane.fall@southampton.gov.uk or visit www.southampton.gov.uk/living/regen/estateregeneration

Live fire training for the Fire and Rescue Service

Exercises Fire crews from across Southampton have been taking part in 'live fire' exercises at Laxton Close and Meggeson Avenue.

The council has been fully supportive of this unique opportunity for fire crew training at the regeneration sites before the flats are demolished. The crews have been participating in a range of activities to ensure they maintain the core skills to successfully resolve a fire related incident at these types of properties.

Redbridge Fire Station Manager Micky Smither said: "The scenarios set up in the flats illustrate how quickly a fire can develop and the importance of early detection and evacuation in the event of this happening for real within somebody's home."



Councillor Royston Smith, Leader of Southampton City Council, and Chairman of the Hampshire Fire and Rescue Authority, said: "I am keen that Hampshire Fire and Rescue Service and Southampton City Council have a close working relationship for the benefit of all our residents in the city, and such opportunities like this fire exercise can be something that we build on in the future and where we can also provide advice, education and community engagement as people's wellbeing will always be my first concern."

Councillor Peter Baillie, Cabinet Member for Housing, said: "As part of the Estate Regeneration programme, we are emptying blocks of flats where the community have been consulted and supported proposals to transform the area. It is one of these blocks that Hampshire Fire and Rescue Service is using for this major fire exercise, which I hope will reassure our council tenants living in tower blocks that their safety is our first priority, and we will continue to work closely with Hampshire Fire and Rescue Service to ensure this."

More new council homes completed and occupied

The tally of council homes recently built across the city went up to 37 in May 2011.

The new homes have been developed on separate sites across the city which were previously derelict or under used garages. The project was supported with funding from the Homes and Communities Agency (HCA).

Residents at Keynsham Road were handed the keys to their new homes by Councillor Peter Baillie, Cabinet Member for Housing and Local Services, in June 2011 as part of completion celebrations for all of the sites.

The new properties have mostly been allocated to tenants who wished to downsize and free up much needed council family homes for other people to move into.



Why rent when you can buy? Hinkler Place homes achieve the best results in division

The Hinkler Place site in Thornhill continues to deliver successfully and is the best performing site in terms of sales in Barratts Southampton division, which covers Hampshire and parts of Dorset.

Home buyers have been moving quickly to buy the high quality homes on offer, and this has resulted in the sale of 20 homes and a further five reservations.

This is excellent news and shows that people want to become part of the Thornhill community, as they see the council working successfully with the local community to improve their neighbourhood to provide high quality homes and community facilities.

Part of this success is also down to Barratt's 'Why rent' offer of an 80/20 shared equity scheme, which has encouraged more first time buyers to buy a home in Thornhill.

Barratt's have also been successful at obtaining grant from the Homes and Communities Agency for the First Buy scheme. Hinkler Place will be eligible for these funds to help first time buyers purchase their own property.

If you are interested in purchasing a property and would like further information please call Barratts on 08445 566166 or visit the sales office on site at Hinkler Place.

New rented homes and shops being delivered at Hinkler Place

Three of the five retail units are now open and trading. The others are being fitted out and due to be trading by the end of the summer.

During June the first phase of rented homes were handed over to First Wessex and the process of allocating tenants to these homes began. This included some tenants previously living in the old properties on site.

For further information on these new rented homes look out for homebid in council housing offices and libraries or please see our website www.southampton.gov.uk/living/housing/moneysolutions/allocations/homebid/default.aspx or call 023 8083 2777.

