

BRIEFING PAPER

SUBJECT: ESTATE REGENERATION – WESTON LANE SHOPPING PARADE REDEVELOPMENT

DATE: 11TH FEBRUARY 2013

RECIPIENT: COUNCILLOR RICHARD WILLIAMS - LEADER OF THE COUNCIL

THIS IS NOT A DECISION PAPER

SUMMARY:

- 1 At the January 2013 Cabinet Member's Briefing for the Leader's Portfolio a summary of information was requested as regards to the communications and consultations with the local public as part of the Weston Lane Shopping Parade project.
- 2 The summary set out below details these communications.

BACKGROUND and BRIEFING DETAILS:

- 3 In March 2011 the consultation process when the Council commenced a 12-week period of statutory consultation with its tenants (as Section 105 of the Housing Act 1985) with letters being sent to the tenants and residents at the site and over 3000 leaflets and posters publicising the consultation drop-in events that followed.
- 4 Over 138 residents filled-in questionnaires and told the Council their ideas for the parade's future. There was significant support for comprehensive redevelopment. An independent facilitator, Solent Centre of Architecture and Design, ran a design festival in May-June 2011 and a feedback session in July 2011 which informed the site Information & Development Brief for the scheme which was used in the procurement process.
- 5 In July 2011 the Council's Cabinet approved the principle of redevelopment at the site following the public consultations. Letters were sent to the local public who attended the consultations and the residents living at the site in July 2011 confirming the decision to proceed with redevelopment.
- 6 In August 2011 Council tenants, garage tenants, commercial tenants and the local public were sent a more detailed letter setting out what would happen next. For the Council tenants this included details of finding a new home and how the choice-based lettings process (Homebid) works.

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- 7 In September 2011 the Initial Demolition Notice was served on the remaining secure Council tenants at the site, this was advertised in the local press, published on the Website and sent as a letter and email. At the same time The Estate Regeneration Team updated the website and published a “mythbusters” leaflet which was appended to letters sent out. In that leaflet we detailed a range of issues that arose in the consultations earlier in the year and also set out considerations for tenants as regards to the proposed changes to Welfare Reform and to Affordable Rents. This information was previously included in the Tenant Liaison Officer scripts for their initial visits to Council tenants, which began in March 2011.
- 8 The community has been kept up to date with the project by newsletters, updates on the Council’s website, and press releases since the initial public consultations began in March 2011;
- 9 In March 2012 a leaflet was sent to the local public (approximately 3000 copies) and a letter was sent in December 2012 advising of imminent consultations being planned for January 2013 instead of the originally intended November 2012.
- 10 In October 2012 one bid was received in the procurement process that the Council began in February 2012.
- 11 During the week of 15 January 2013, the consultation process started when the Council sent approximately 150 letters to current and former tenants and residents at the site, with an accompanying leaflet promoting the consultation events for 24 – 26 January 2013, and 2800 leaflets were delivered to the local public living in Weston to publicise the consultation drop-in consultation events. The leaflets were collected on 15th January and we understand were being delivered until 25th January as the snow during this time may have added a delay to these deliveries.
- 12 A website update was also done where the leaflet was uploaded to the web page. The Weston Library had a poster at their counter and a residents did another poster to promote the event and people took away from the events a print-out copy of the proposals and comments sheets to look at in their own time.
- 13 An email was sent out on 11th January 2013 to SCC Teams inviting them to the events and a further email was sent to residents, who supplied us with an email address, on 21st January as a round-up in case people had not received a letter or leaflet.
- 14 There was no feedback at the consultations indicating residents felt there had been a lack of notice for the consultation events.

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- 15 Approximately 60 residents filled-in questionnaires from the three January 2013 events and told the Council their views on the proposals shown to them. Overall there was support for proposals shown for the site and some reservations and concerns which are being addressed with the developer as part of the planning application process.
- 16 The Council are working with the developers to arrange follow up consultations in March 2013.

LEGAL IMPLICATIONS:

- 17 The consultation undertaken have in part been done as part of legal requirements the Council has as landlord of the properties on the site and as part of a process which is likely to culminate in a Compulsory Purchase Order, to demonstrate reasonable efforts at communicating with those who have a legal interest in any land and/or properties on the site.

FINANCIAL IMPLICATIONS

- 18 The costs of consultation have been included as part of the project budgets.

TIMESCALES:

- 19 Further public consultation is expected in March, prior to a planning application being submitted by May 2013.

Appendices/Supporting Information:

Summary of Information given:

March 2011:

- 1 a.Home Loss Leaflet
b.What's Going On At Weston Shopping Parade?
c.What Happens Next?
d.Consultation Promotion Leaflet & Questionnaire

September 2011:

- 2 a.What Happens Next? September 2011 Update
b.Mythbusters Leaflet

March 2012:

- 3 What Happens Next? March 2012 Update

January 2013:

- 4 a.Consultation Promotion Leaflet & Questionnaire
b.SCC Consultation Poster

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Further Information Available From:

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Home loss and disturbance payments

Further information

You can keep in touch via the local housing office:

Peartree Local Housing Office 023 8044 2604

OR our Estate Regeneration Team

Danielle Friedman 023 8091 7646

Emma Aldred 023 8083 4805

And the website:

www.southampton.gov.uk/estatereneration

Your entitlement to support when moving home

Southampton City Council is committed to working with residents fairly and sensitively when purchasing homes and offering rehousing opportunities. This leaflet outlines the payments you may be entitled to if you are requested to move as a result of the redevelopment of your home.

Home loss compensation is a sum paid to eligible tenants or owner occupiers to recognise the inconvenience of having to move out of their home. So that we have a consistent and fair approach, Southampton City Council will pay the statutory level of home loss payments set by government within the Land Compensation Act 1973 and the Planning Compensation Act 1991. Home loss payment compensation is only paid once.

Disturbance payments are the monies paid to a tenant or owner occupier for the reasonable financial costs incurred, and any losses sustained in connection with having to move home. The disturbance payment is a lump sum calculated to cover eligible items. This is paid in addition to the home loss compensation and is only paid once.

This leaflet summarises potential entitlement to home loss and disturbance payments, to assist residents affected by these development proposals. We are entering into detailed discussions with each household affected by the proposals.

(This information does not apply to commercial or industrial property that may be affected by the redevelopment)

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

www.southampton.gov.uk/estatereneration

Version 1
Designed, printed & produced by Southampton City Council 02.11.22855a



INVESTOR IN PEOPLE



MARCH 2011

Home loss payments

Eligible Southampton City Council tenants: £4,700 (if you have been a tenant for at least 12 months).

Owner occupier: 10% of the market value of the home, subject to a minimum of £4,700.

Eligible Tenants of a Private Landlord: £4,700 (if you have been a tenant for at least 12 months).

Disturbance payments

Disturbance costs are to cover the expenses of moving home including removal costs, disconnection and reconnection fees, new carpets and curtains etc.

Unless there are exceptional circumstances, the council proposes a fixed sum for moving out:

Studio/one bed properties	£1,200
Two bed properties	£1,500
Three bed or more properties	£1,800

Only one home loss and disturbance payment will be made per property.

This table is a general guide and is subject to your personal eligibility criteria.

Ownership/occupation status	Home loss & disturbance payments
Southampton City Council tenant	<ul style="list-style-type: none">• Home loss compensation• Disturbance costs depending on number of bedrooms
Owner occupier giving vacant possession (property in question being their only or principal home)	<ul style="list-style-type: none">• Market value for the property• Home loss compensation• Disturbance costs depending on the number of bedrooms
Private landlord	<ul style="list-style-type: none">• Market value of the property• Reasonable legal costs
Tenant of private landlord	<ul style="list-style-type: none">• Home loss compensation depending on length of tenancy• Disturbance costs depending on the number of bedrooms

What's going on at Weston Parade?

Will you keep me up to date with decisions?

We are keen that everyone who is interested in the proposed development knows what is happening and when. So we will write to you about the councillors' decision once they have met in July 2011 and if they decide to go ahead we will make sure that people can continue to be involved and will publicise the timescales for any redevelopment.

Weston Parade does not offer local residents and users the best facilities in terms of shops, community facilities and housing. The buildings are now looking tired and costs are increasing to keep them maintained. Rather than just repair and maintain them, Southampton City Council would like your views on whether to transform the area completely and create new, better homes and an improved local centre which will give the community what it needs for the future.

In November 2008, councillors gave the go ahead to commence a programme of consultation with tenants and the wider community, and to gain your views on the proposals to transform the area.

After the consultation has been completed a report will go to councillors in July 2011 for a decision on whether to go ahead. This report will take into account all the views expressed by tenants and residents. We need your feedback over the next two months, by 7 June 2011.

If the decision is to go ahead with redevelopment, the aim would be to provide more and better affordable housing with a choice of properties to rent, for shared ownership and for sale, and modern facilities for shopping.

What does this mean for the current shops and flats?

The council will make a decision in Summer 2011 about whether to go ahead, and if that decision is yes, then it will mean demolishing the shop and maisonettes above Kingsclere Close and the flat and maisonettes at Ashton House and Somborne House.



We will talk to residents and other interested parties about how we could improve the area. We will engage an independent local architect to facilitate the involvement of residents and other interested parties to make sure that they have a say in the consultation and potential design process. All the ideas we get will go back to councillors to help them make a decision.

This is a fantastic opportunity to transform the site into something really special that will be at the heart of the Weston community.

If the redevelopment is agreed, will it be mainly flats on the site?

There is a real need for more affordable homes in the area and particularly houses. We will get the best use out of the site if the design is based around flats. But it is envisaged that there would be a mixture of houses and flats with properties for sale, for shared ownership and for rent. So there would be increased choice available for people who want to live in Weston.

What would the potential new homes be like?

Any new homes would meet current space, design, and energy efficiency standards, so they would be modern, comfortable, and cheaper to heat – homes that people would be proud to live in.

What about the people who live there now? Would they potentially lose their homes?

We will be visiting and talking to people who would be directly affected if the proposals go ahead. We have carefully worked out how we can help and support people through the process of finding a new home, and moving if the redevelopment goes ahead.

If the scheme gets approval from councillors in July 2011 there could be an option to phase the redevelopment, which would enable residents to move directly into new properties on the site rather than leaving the area. Whilst we cannot guarantee this at this stage, if this can be done we will of course keep you informed about this option.

Do we have a say in what would go on the site, if it goes ahead?

Yes. We want to know from you what facilities currently on the shopping parade are important to keep, and how you would like a new development to look. We will be asking people to complete a questionnaire detailing how often they currently make use of the shopping parade and what they would like to see there in the future. The council will be engaging an independent local architect who specialises in public consultation and will help residents to express their ideas and influence the consultation and design process.

How long is it likely to take?

If councillors decide to go ahead with the scheme, it is likely to take about three to five years to complete the redevelopment if this was approved.

How can I get involved?

Tell us what you would like to see on the site! What is really important to the people of Weston? What shops and facilities do you want? Complete one of our questionnaires to let us know what you think. In May the independent architect will be holding a Design Festival where people will be able to come along and talk about ideas for the new development.

1C.

What happens next Estate Regeneration

Will it be mainly flats on the site?

Any new scheme will have to comply with planning policies to provide at least 30% family homes within any new development. There is a real need for more affordable homes in the area and we will build a scheme with a mixture of larger and smaller homes to make the best use of the site. There will be increased choice for the local community including a mixture of properties for sale, for shared ownership and for rent.

Further information

You can keep in touch via the local housing office:

Peartree Local Housing Office: 023 8044 2604

OR our Estate Regeneration Team

Danielle Friedman: 023 8091 7646

Emma Aldred: 023 8083 4085

And the website: www.southampton.gov.uk/living/regen/estatereneration



Drawing by Rebecca Aged 10
(one of the Design Festival Competition Winners)

www.southampton.gov.uk/estatereneration

Version 1
Designed, printed & produced by Southampton City Council 02.11.22885c



INVESTOR IN PEOPLE

In Spring 2011, Southampton City Council will begin consulting with tenants and the local community regarding proposals to regenerate Weston Shopping Parade including: Kingsclere Close, Somborne House and Ashton House.

Following the consultation period, a report will be sent to cabinet with a recommendation for the future of Weston Shopping Parade based upon the community's feedback.

The council's ambition is to build better homes for people and to create stronger communities and to ensure that any new development delivers the needs and aspirations of the community.

The aim of the consultation is to find out what the local community would like to see happen in Weston, whether to regenerate or leave as it is.

If regeneration is in favour, what tenure, housing types, local services and shops would the local community like to see?

Envisaged for this area is a high quality and sustainable scheme which would include family homes with a mix of tenure such as affordable rent, shared ownership and for sale. Homes will be very energy efficient.

The council would seek to include key shopping services on the parade which are a priority for the local community, and are used by residents on a day to day basis.

Council officers are in contact with tenants and leaseholders to discuss the decant process and entitlement to compensation payments on moving home. These payments are called home loss compensation and disturbance payments.



This leaflet gives answers to some key questions and details of contacts, if you have any further questions.

When will the redevelopment take place?

If cabinet members approve the regeneration of these blocks, demolition would not start until 2013.

How long will all of this take?

For this site the redevelopment is likely to be phased with some new homes being available from 2014 prior to the completion of the redevelopment in 2016.

So it will be around five years before redevelopment is complete.

Do we have a say on the new development which will be built?

Yes. We will hold design festivals where people will be able to come along and talk about their ideas for the development and ask questions. We will be encouraging residents to stay involved during any potential development process and you will be kept informed on progress and when consultation events are being held by letters, leaflets and posters in the local area.

Will you keep me up to date with decisions?

We are keen that everyone who is interested in the proposed development knows what is happening and when.

We are committed to ensuring the community is kept fully informed and works with us to shape the new developments.

Who else would live on the development?

The aim would be to build homes for local people and include homes to rent, shared ownership homes and homes for sale priced at levels that will allow local first time buyers to remain in the area.

What happens to the shops – will they shut?

The council will try to minimise any interruption in the provision of key retail and community services through any potential redevelopment.

Will the council build any of the new homes?

At present, there is not sufficient funding to allow the council to build this number of new homes. Therefore, the majority of the new affordable homes for rent in the redevelopment are likely to be owned and managed by a housing association. However, we will keep residents updated if this situation changes.

May 2011

Weston Parade questionnaire for residents and shoppers

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What are your priorities for the site in the future?
(Please tick all that apply)

- Family homes
- Modern shops
- Green space
- Car parking
- Less crime/vandalism
- Play areas (which age group)
- Community facilities (e.g library, hall)

It would be useful to know where you live so we can separate out comments according to where people live when we report back to the councillors in July 2011

(Road name) _____

This questionnaire will help us get an idea of the facilities that are important to you. We will use your feedback when the proposals are discussed further to make sure that your needs are considered. Thank you for taking the time to complete it.

Do you use the shops or facilities at Weston Parade?
(Tick all the ones you use)

- Co-operative
- Martin McColls
- Library
- Lighthouse
- Pet shop
- Hampshire & IOW Youth Options
- Happy Shopper/off licence

How satisfied or dissatisfied are you with the shops and services provided at the parade?

- Very satisfied
- Dissatisfied
- Satisfied
- Very dissatisfied

Please confirm if you are:

- Local resident living in Weston
- Visitor/shopper to Parade

Please confirm if you are:

- Homeowner
- Housing association/private/council tenants



How often do you visit Weston Shopping Parade?

- Every day
- 2-3 times a week
- Once a week
- Once a month
- Hardly ever

If you use Weston Parade, how do you travel there?

- Walk
- Bus
- Car
- Bike

Of the shops and facilities on the parade, which are the most important to you? Please rank 1 = most important and 8 = least important.

- Co-operative
- Martin McColls
- Library
- Housing Office
- Pet shop
- Hampshire & IOW Youth Options
- Happy Shopper/off licence
- Lighthouse

Are there other shops or facilities you would like to see on the site?
List your ideas in order of how important they are to you

Do you have any other comments you would like to add? Please state below

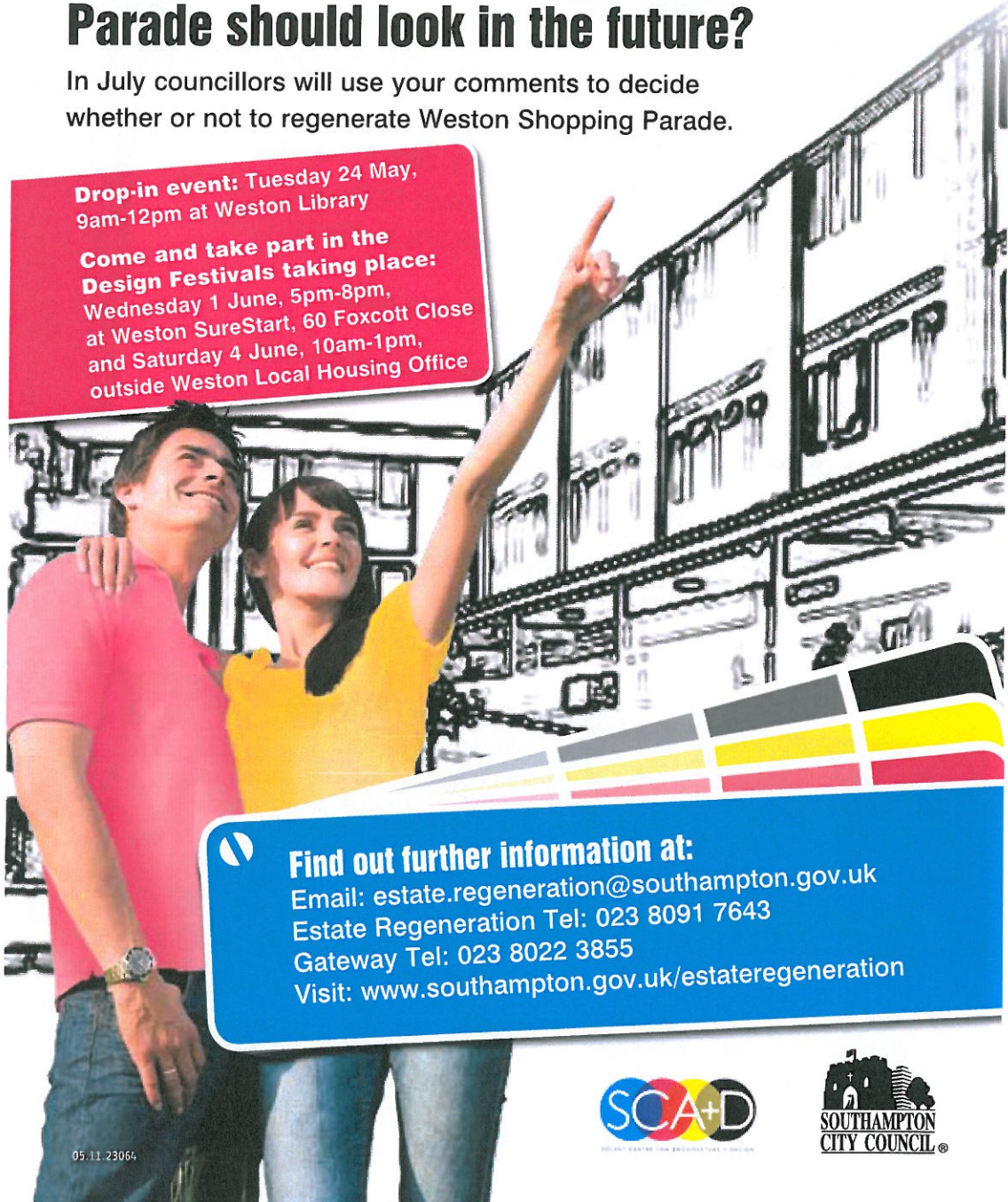
Building for a brighter future

How do you think Weston Shopping Parade should look in the future?

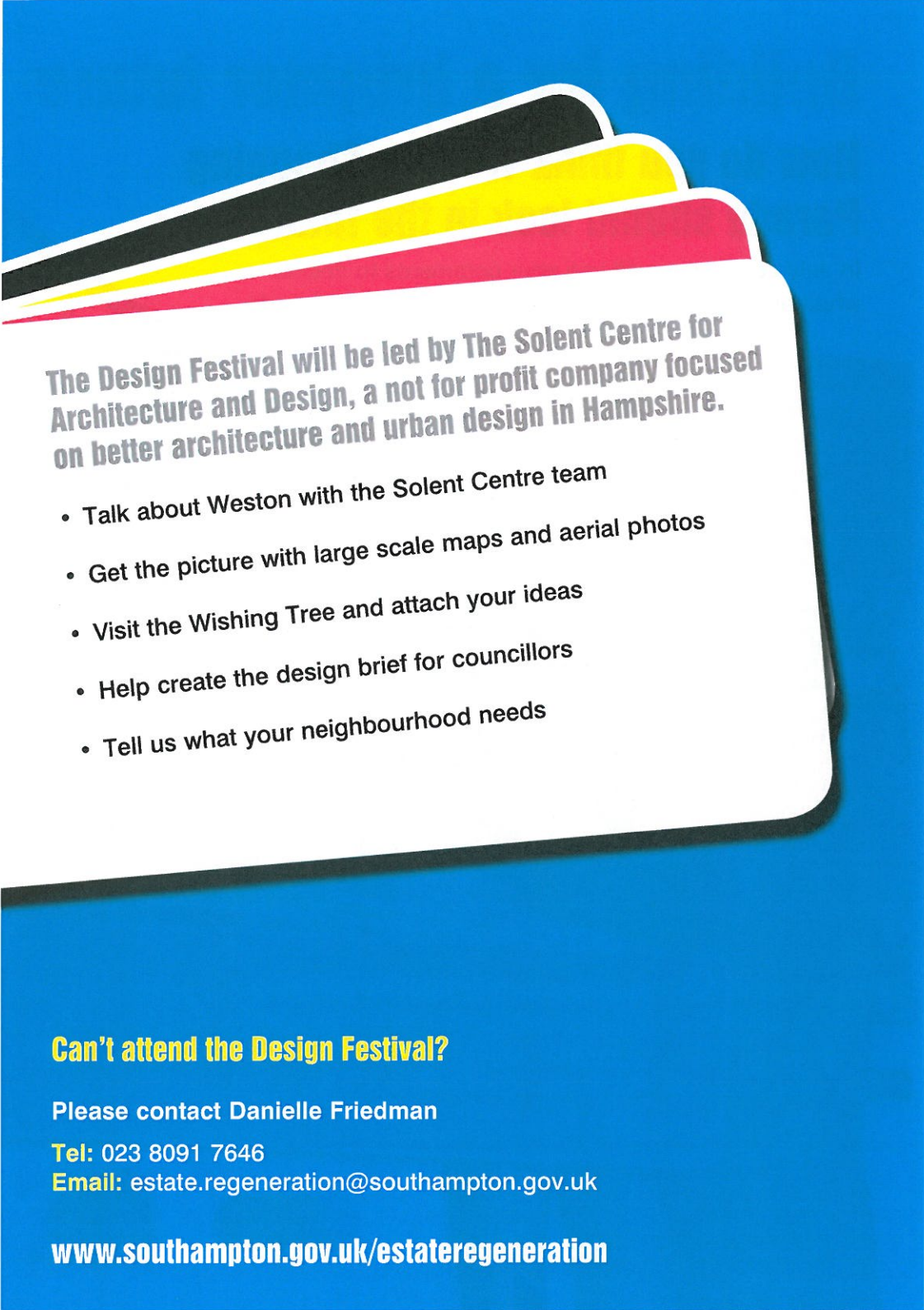
In July councillors will use your comments to decide whether or not to regenerate Weston Shopping Parade.

Drop-in event: Tuesday 24 May,
9am-12pm at Weston Library

**Come and take part in the
Design Festivals taking place:**
Wednesday 1 June, 5pm-8pm,
at Weston SureStart, 60 Foxcott Close
and Saturday 4 June, 10am-1pm,
outside Weston Local Housing Office



Find out further information at:
Email: estate.regeneration@southampton.gov.uk
Estate Regeneration Tel: 023 8091 7643
Gateway Tel: 023 8022 3855
Visit: www.southampton.gov.uk/estatereneration



The Design Festival will be led by The Solent Centre for Architecture and Design, a not for profit company focused on better architecture and urban design in Hampshire.

- Talk about Weston with the Solent Centre team
- Get the picture with large scale maps and aerial photos
- Visit the Wishing Tree and attach your ideas
- Help create the design brief for councillors
- Tell us what your neighbourhood needs

Can't attend the Design Festival?

Please contact Danielle Friedman

Tel: 023 8091 7646

Email: estate.regeneration@southampton.gov.uk

www.southampton.gov.uk/estateregeneration

What happens next Estate Regeneration

20.

Will it be mainly flats on the site?

Any new scheme will have to comply with planning policies to provide at least 30% family homes within any new development. There is a real need for more affordable homes in the area and we will build a scheme with a mixture of larger and smaller homes to make the best use of the site. There will be increased choice for the local community including a mixture of properties for sale, for shared ownership and for rent.

Further information

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Update September 2011

In Spring 2011, we consulted with tenants and the local community about proposals to regenerate Weston Shopping Parade, Kingsclere Close, Somborne House and Ashton House.

The aim of the consultation was to find out whether the local community wanted Weston to be regenerated and what tenure, housing types, local services and shops the local community would like to see if they wanted Weston to be regenerated.

Following the consultation period, a report was sent to Cabinet in July 2011 with a recommendation for the future of Weston Shopping Parade based on the local community's feedback.

Our ambition is to build better homes for people, to create stronger communities and to ensure that any new development meets the needs and aspirations of the community.

We will seek to include key shopping services on the parade which are a priority for the local community as they are used by residents on a day to day basis.

We are currently in contact with tenants and leaseholders to discuss the decant process and entitlement to compensation payments on moving home. These payments are called Home Loss Compensation and Disturbance Payments.

We have begun the process of appointing a developer. A period of 18 months from Summer 2011 has been allowed for this process following the Cabinet Decision in July 2011.

It is hoped that work on site will start in early 2014.



This leaflet gives answers to some key questions and details of contacts, if you have any further questions.

When will the redevelopment take place?

If Cabinet Members approve the regeneration of these blocks, demolition would not start until early 2014.

How long will all of this take?

For this site the redevelopment is likely to be phased with some new homes being available from later in 2014 or early 2015 prior to the completion of the redevelopment in 2016. So it will be around five years before redevelopment is complete.

Do we have a say on the new development which will be built?

Yes. We will hold design festivals where people will be able to come along and talk about their ideas for the development and ask questions. We will be encouraging residents to stay involved during any potential development process and you will be kept informed on progress and when consultation events are being held by letters, leaflets and posters in the local area.

Will you keep me up to date with decisions?

We are keen that everyone who is interested in the proposed development knows what is happening and when.

We are committed to ensuring the community is kept fully informed and works with us to shape the new developments.

Who else would live on the development?

The aim would be to build homes for local people and include homes to rent, shared ownership homes and homes for sale priced at levels that will allow local first time buyers to remain in the area.

What happens to the shops – will they shut?

The Council will try to minimise any interruption in the provision of key retail and community services through any potential redevelopment.

We are aware that closing the shops on Weston Parade during construction works will result in a loss of shops and services to the community and we will try to minimise any interruption in the in the provision of key retail and community services through any potential redevelopment.

If we cannot phase construction to keep any shops open then we will try to provide a temporary convenience store and post office nearby or in another part of Weston, and looking into whether the food store and Post Office can provide a mobile service.

Another option we can look at is the provision of a bus to Woolston or another local centre.

Will the Council build any of the new homes?

At present, there is not sufficient funding to allow the Council to build this number of new homes. Therefore, the majority of the new affordable homes for rent in the redevelopment are likely to be owned and managed by a housing association. However, we will keep residents updated if this situation changes.

Weston mythbusters

Do we have a say on the new development to be built?

Yes. We will hold design viewing events as part of the developer selection process once all of the designs are submitted by interested developers. This will be an opportunity for you to influence the proposed designs for the site. There will also be other opportunities for you to have your say. We will encourage residents to stay involved during the redevelopment process.

Can I take my pets with me when I move?

This is subject to obtaining your landlord's permission. If you are moving to a housing association property, please be aware that they may have different pet policies so check whether it is ok with them before you move.

Please note that there are very few dog flats available within the council's housing stock. To help you with your search, Homebid advertises whether a property is suitable for a pet and which type of pet it is suitable for.

Will there be mainly flats on the site?

The new scheme has to comply with planning policies to provide at least 30 per cent family homes within the development. There is a need for more affordable homes in the area and we will build a scheme with a mixture of larger and smaller homes to make the best use of the site. There will be increased choice for the local community and a mixture of properties for sale, for shared ownership and affordable rent.

Will the council build any of the new homes?

At present, there is not sufficient funding to allow us to build this number of new homes. Therefore, the majority of the new affordable homes for rent in the redevelopment are likely to be owned and managed by a housing association. However, we will keep residents updated if this situation changes.

What will happen to the shops?

We would like some shops to be provided in the new development at Weston, but there will be fewer shops than at present and they will be different size. The local community told us during the initial consultation that the shops are important to them, so we are also looking at the possibility of keeping the shops open, even during construction, by doing the redevelopment works in phases. However, this will need to be agreed with the appointed developer and must be realistic and physically and financially possible.

The local community also told us that having a food store with a wide variety of goods is important, along with other shops and services that are important to them, so we will ask developers to include this in any scheme they put forward.

If all of the shops close during construction, the local residents have nowhere to shop.

We are aware that closing the shops on Weston Parade during construction works will result in a loss of shops and services to the community. If we cannot phase construction to keep any shops open, we will try to provide a temporary convenience store and Post Office nearby or in another part of Weston. We are currently looking into whether the food store and Post Office can provide a mobile service.

We will also explore the option of the provision of a bus to Woolston or another local centre for people to use to get to other shops.

Are you developing on any homes at Hawkleigh Green?

We do not currently have any plans to redevelop any homes at Hawkleigh Green. The Weston Shopping Parade development includes the Shopping Parade itself and the maisonettes above at Kingsclere Close, Somborne House and Ashton House only.

Are the shops and flats being demolished this year?

No. All tenants and residents whose home is within the development site (1-20 Kingsclere Close, 1-32 Somborne House and 1-14 Ashton House) will have 18 months from summer 2011, to find a new home with our help.

Why am I being served with an Initial Demolition Notice? Is my home being demolished now?

The Initial Demolition Notice is only served on secure tenants and does not mean we will be carrying out demolition straight away. The Notice is part of the legal process and it suspends the Right to Buy on your council home.

Are you redeveloping any garage sites in Weston?

We do not have any plans to redevelop any garage sites in Weston, apart from the garages within Laxton Close, Grateley Close and Weston Shopping Parade sites.

Do I get any money or help to move?

There will be home loss and disturbance payments available for those who meet the qualifying criteria. Home loss payments compensate you for losing your home, and disturbance payments are made to cover your moving costs, sort out your cooker and buy new soft furnishings (e.g. carpets and curtains). Home loss payments are set by the law at £4,700. If you are in rent arrears this still needs to be cleared, as per the Lettings Policy. Any housing related arrears will be deducted from the Home Loss compensation you may be entitled to.



www.southampton.gov.uk/estatereneration

Version 1
Designed & printed by Southampton City Council 09.11.2010

Disturbance payments are set by us at £1,200 for a one bedroom property/studio, £1,500 for a two bedroom property and £1,800 for a three bedroom property.

So what happens to me if my council home is demolished?

You have a tenancy with us and we can grant you another tenancy in another one of our properties. As the decision has been made to move forward with the redevelopment, you will have to move to another property because your current home will be demolished. However, you do keep all your rights as a council tenant if you move to another one of our properties.

If you move to a housing association property your rights and tenancy will be slightly different to that of a council property.

We realise that your home is incredibly important to you and we will do everything we can to help and support you through this process.

Do I have to move out?

We will work with you to find a new home. There may come a point when we need to consider using our statutory powers to acquire your home so that the redevelopment can proceed for the benefit of the local community. However this is a last resort and we would prefer to work with you and support you to find a new home.

If I move out will I be able to come back?

When the redevelopment is complete, you may be settled in your new home and may not want to come back. At the moment, we are unsure of what type of new homes will be available on the redeveloped site in Weston. In the future, we will ask you to formally state whether you would like to come back. We will keep a record of your choice so that we can contact you later to establish if we can make it happen.

The new homes may have different rent levels to what you have at the moment as a council tenant and you need to consider this when you make your decision. It is likely that a new home owned and managed by a housing association will charge a new affordable rent which is set at 80 per cent of the local market rent.

If you are able to make a return move to the site you will be housed based on your housing need at the time, and not necessarily the size and type of the property you lived in before the site was redeveloped.

I live alone in a three bedroom flat, but I don't want to move to anywhere smaller.

Our Decant Policy states that you can move to another three bedroom property if this is what you want. However, you may wish to consider moving to a smaller home as it may be cheaper to heat, and easier to manage.

Please note that the changes to Housing Benefit allowances may affect under-occupiers. If the proposed changes are made, from April 2013 Housing Benefit may be restricted to the amount for the property size that meets a tenant's housing need.

My home has adaptations that I would need wherever I move to.

We will help you to find a home that has the adaptations you need. If we cannot find one, we will adapt a property for you. We may also ask the Occupational Therapist to assess your current needs with you and will make the necessary arrangements with you if this is required.

I am elderly and/or disabled and am finding it difficult to get upstairs now. Will I be able to move to a ground floor flat?

We will have to make an assessment of your needs to see what type of property you need. This assessment will be made by the Additional Assessment team who will arrange a meeting with you at an early stage if a needs assessment is required.

I am an Introductory Tenant. How does that affect me?

Your Introductory Tenancy will continue for the remainder of the introductory period wherever you move to, as long as you have kept to your tenancy agreement. It will convert to a secure tenancy, just as it would have done if you had stayed here. It will not convert to a secure tenancy if you move to housing association property where the tenancy would become an assured tenancy.

If you move to a housing association property, you would transfer your tenancy, on a like-for-like basis, to the housing association, become their tenant and be responsible for paying rent and service charges directly to the housing association.

If you are entitled to claim housing benefit this would still be processed by us, but you would need to update the details of your new home.

Can I buy a home on the new site if there are low cost options available?

Yes this will be a possibility. We will note that you are interested in this and keep you informed.

Estate regeneration: what happens next?

3a

Will the site mainly consist of flats?

Any new scheme will have to comply with planning policies. At least 30 percent of any new development must be dedicated to the provision of family homes. There is a real need for more affordable homes in the area. Our scheme will aim to build a mixture of larger and smaller homes, making the best use of the site. There will be an increase in choice for the local community, including a range of properties for sale, for shared ownership and for rent.

Further information

You can keep in touch via the local housing office:

Peartree Local Housing Office Tel: 023 8044 2604

Or, contact our Estate Regeneration team:

Danielle Friedman Tel: 023 8091 7646

You can also visit our website:

www.southampton.gov.uk/estatereneration

An update – March 2012

In spring 2011, we consulted tenants and the local community on proposals to regenerate Weston Shopping Parade, Kingsclere Close, Somborne House and Ashton House.

The primary aim of the consultation was to find out whether the local community supported proposals to regenerate Weston Shopping Parade.

We also wanted to discuss the housing types, local services and shops the local community would welcome, if this site in Weston was regenerated.

Following the consultation period, a report was sent to Cabinet in July 2011 with a recommendation for the future of Weston Shopping Parade, based on the local community's feedback.

Our ambition is to build better homes for people, to create stronger communities and to ensure any new development meets the needs and aspirations of the community.

We will seek to develop key shopping services on the parade. These shopping facilities are a priority for the local community as they are used by residents on a daily basis.

We are currently in contact with tenants and leaseholders to help them through the decant process.

We have now begun the process of appointing a developer and hope to have selected a successful candidate by the end of 2012. It is hoped that work will commence on site by early 2014.



This leaflet gives answers to some key questions, and contact information if you have further questions.

When will the redevelopment take place?

Once a developer is appointed, planning permission for the redevelopment would need to be obtained. Consequently, it is unlikely demolition would start before early 2014.

How long will the redevelopment take?

The first phase of new homes should be available from early 2015, prior to the completion of the redevelopment in 2016. In total, the redevelopment is expected to take approximately five years to complete. The council is considering demolishing the vacant blocks before a developer begins work on site due to the fact that residents have been leaving their home much quicker than expected, since the consultation began in 2011. This is to maintain security and amenity for nearby residents.

Do we have a say in the new development which is going to be built?

Yes. We will hold design festivals where people will be able to come along and talk about their ideas for the development, and ask questions. At the moment we are expecting to show the community proposals from potential developers in the summer of 2012. We will be encouraging residents to stay involved throughout the development process. You will be kept up to date on progress and dates of consultation events, via letters, leaflets and posters which will be distributed in the local area.

Will you keep me up to date on decisions?

We are keen that everyone who is interested in the proposed development knows what is happening and when. We are committed to ensuring the community is kept fully informed and works with us to shape the new developments.

Who else will live on the new site?

The aim is to build homes for local people, including properties for rent, shared ownership, and homes for sale, priced at levels that allow local first time buyers to remain in the area.

What will happen to the shops – will they close?

The existing shops will have to close in order for construction work to take place. We are aware that closing the shops at Weston Parade during construction work will result in a loss of shops and services to the community. However, we will try to minimise any interruption to the provision of key retail and community services as a result of redevelopment work.

We will try to provide a temporary convenience store and post office nearby, or in another part of Weston. We are also looking into whether the convenience store and Post Office could provide a mobile service.

Another option we can consider is the provision of a bus service to Woolston, or another nearby local centre.

Will the council be building any of the new homes?

At present, there is not sufficient funding to enable the council to build this number of new homes. Therefore, the majority of new affordable homes for rent in the redevelopment are likely to be owned and managed by a housing association. However, we will keep residents updated if this situation changes.

Estate Regeneration

Building for a brighter future

Site : Weston Lane Shopping Parade, Southampton

Community Consultation Event : ...January 2013

Name:

Address:

.....

.....

Contact email:

There is one developer wanting to work with Southampton City Council on the redevelopment of Weston Lane Shopping Parade – the boards at this exhibition show this proposal and how Weston Lane Shopping Parade could look in the future. We would like your views on this scheme to feed into the evaluation process.

Please answer the following questions:

Question 1

In your view, will the scheme displayed enhance the area and help create a decent neighbourhood? -

Why? -

Question 2

Do you think the housing accommodation reflects modern day living for the future residents? -

Why? -

Thank you for your time

If you would like to be kept informed, please tick here



If you have any comments or questions concerning this scheme, please complete this form.

(This page will be held by the independent facilitator and not released or analysed prior to the selection of the preferred developer for the site)



**GET INSPIRED TO SHAPE THE
FUTURE OF WESTON SHOPPING PARADE**
Come along to the drop-in events

Thurs 24 Jan 7.30–9pm
at Weston Court, Burghclere Rd
(Weston Community Forum meeting)

Fri 25 Jan 11am–1.30pm
at Weston Library
on the Shopping Parade

Sat 26 Jan 10am–1pm
at Weston Court, Burghclere Rd

This is your chance to:

- look at redevelopment proposals
- let us know what you think
- speak to the team
- find out what happens next

For further information

Call the Estate Regeneration team on 023 8091 7646 or visit:
www.southampton.gov.uk/s-environment/future/estateregeneration/weston



Building for a brighter future



Weston Shopping Parade

Welcome!

1

What we have done so far

The council asked residents during the spring of 2011 about redeveloping the current shopping parade at Weston as well as Somborne House and Ashton House.

Solent Centre for Architecture & Design, our independent advisers facilitated the design festival consultations in late May / early June 2011 where the community told us what they thought about the shopping parade and what was important to provide if there was a newly re-built shopping parade. During those consultations most people supported the idea of redeveloping the parade Somborne House and Ashton House.

In July 2011 the council's Cabinet approved the proposal to redevelop Weston Shopping Parade. After then residents living at the site began to move out of their homes and the council began the work to seek a developer to redevelop the site.

What is this exhibition about?

We now have proposal drawings that we can show the local community and need you to tell us what you think about them.

What happens next?

- The developer for the project will build new homes, the affordable homes being built will be managed by a housing association who will charge an Affordable Rent, which is 80% of the market rent, to their tenants.
- Council officers hope to report back to the council's Cabinet in February 2013 for a decision on the preferred developer for the site, as well as to consider early demolition and to authorise legal processes needed so that redevelopment can go ahead.
- It is hoped that demolition work can begin on site by September 2013 with building works by the preferred developer to start on site by January 2014.

Timeline of events...



MARCH 2011

- Working with council tenants and leaseholders
- Drop-in sessions for directly affected tenants and residents



MAY - JUNE 2011

- Design festival for the local community



MARCH JULY 2012

- Working with residents to fine-tune the design brief



JANUARY 2013

- Choosing the right scheme
- Tender submission proposals

