**Somerton Resident Steering Group meeting:**   
**Wednesday 1 June 2022, 17.30**

**Attendees**

**NCH:** Phillip Lott, Rebecca Sluman,

**Oxford Architects:** Andrew Brown, Terry Lai

**Residents:** Janine Clarke, Danny Davis, Gwyneth Johnson Mcloughlin, Simon Goom, Lizzie Greer, Andrew Greer, Debbie Clarke, Rebecca Watts

**1 Introduction**

1.1 Rebecca advised the group that the meeting was being recorded, there were no objections

**2 Actions from Previous Minutes**

2.1 Rebecca updated the group on actions from the last meeting

2.2 Phillip explained that Jones Battye have now started

2.3 Rebecca advised that the initial intrusive surveys on the 10 properties have been completed

**3 Project Plan**

3.1 Rebecca displayed the project plan for Somerton. NCH have managed to

achieve the key milestones set out for May.

3.2 Throughout June we will continue to work with the design team to explore further

options for the different areas in Somerton

3.3 We will be carrying out surveys on Newport City Council land to look at the

retaining walls along Acacia Avenue and Aberthaw Road

3.4 We will be carrying out tenancy checks with all our NCH customers in the coming

weeks, to get their family make up, do they want to stay in Somerton, links they

have to the community etc. This will help us to understand the properties we

need to be building, how we plan for regeneration and refurbishment projects

**4 Valuer**

4.1 Phillip explained that Jones Battye have officially started work and have a list of

properties where people have expressed an interest in selling and have made

contact and will be carrying out valuations in the next week or so. We will let the

group know each month how this is progressing – **NCH to action**

4.2 A resident asked if this is for people who want to see and asked how this works,

It was explained that for those homeowners wanting to sell then Jones-Battye

would made an appointment to go out and value the home. The homeowner can

appoint a second valuer at the cost of NCH

4.3 A resident asked if the homeowner isn’t happy with the valuation what do they

do. Phillip explained that the homeowner can appoint their own valuer and Jones

Battye and the home owner’s valuer would enter into a negotiation over the price

and come to an agreement

4.4 A resident asked will the group be able to know what the valuations are, Phillip

explained that information would be between NCH, the homeowner, Jones

Battye and the second valuer if one has been appointed, but this information will

not be shared with the steering group

**5 Refurbishment activity**

5.1 Rebecca advised that Curtains have completed the initial intrusive surveys on

the 10 void properties

5.2 Rebecca explained that we will be carrying out a floor survey on 2 of the 10 void

properties to check what it beneath the flooring

5.3 Rebecca explained that it is still our intention to carry out refurbishment works 2

pilot properties in Somerton to ensure we get the right scheme of works

5.4 Rebecca will advise when these works have been completed – **NCH to action**

**6 Design updates**

6.1 Andrew explained that he would go through the design update on all areas we are working on with a summary of slides that we have looked at previously

**6.2 Design Update – Acacia Update**

6.3 Received formal written feedback on the pre- applications from Newport City Council

6.4 Andrew went through some of NCC’s comments, these include, in principle the higher scale of building on Chepstow and Aberthaw Road is acceptable, Open space to be of high quality, private amenity space (gardens) seems to be acceptable, parking provision to be reviewed. NCH will instruct a transport consultant to ensure there is adequate parking for the scheme. Older persons accommodations is welcomed, this may not stay in this site, further work around this will take place. Car parking should be within the curtilage of the homes. Overall the regeneration of Acacia Avenue is acceptable, subject to further design details

6.5 A resident bought up the issue around car parking and the need to ensure we have enough parking spaces for all the new homes. Andrew explained this is where the transport consultants will come in and we will be carrying out a survey of the current car parking facilities and what is needed for the future schemes.

**6.6 Design Update – Laburnum Drive**

6.7 We have been looking at this area but it isn’t a quick moving as some of the other areas we have been looking at. There are many constrains with this area in regards to the levels. We will be carrying out further surveys such as topographical and ground investigations.

6.8 We hope to have more information on this area in the next meeting

**6.9 Design Update – Hawthorne Fosse**

6.10 Andrew showed 2 design options that we have looked at for this area. For this we are working with the school to look at access into the school for staff and pupils.

6.11 These designs are with the wider design team, mechanical and engineering consultants, civil and structural engineers, looking at where services already exist, landscape opportunities and sustainable urban drainage.

6.12 We will speak to the school about these designs and get their thoughts

6.13 We hope to have more information on these designs at next months meeting

**6.14 Design Update – Sycamore Avenue / Hawthorne Avenue**

6.15 Looking at the corner of this area, NCH own a large proportion of these properties. There is a significant level of damp in this area with void properties.

6.16 What opportunities can we provide in this area, key way in and out of Somerton. Could look to improve public space due to the wide pavements. This design is a suggestion and will be up for discussion and change along the way

6.17 Andrew showed 2 designs with a diverse mix of 1 and 2 bedroom flats and 3 bedroom houses and in the other design there were bungalows and flats. Flats could be located on the 2 corners with houses in between, off street parking for the properties. This site provides 26 new homes in the design.

6.18 A resident asked about the height of the flats, Andrew explained they would be 3 stories and we wouldn’t look to increase the height to take into account the height of the houses that are in the area.

6.19 A resident explained that they don’t this location would be suitable for older persons accommodation due to the lack of public transport as there is only 1 bus per hour on Somerton Road, where as on Chepstow Road the buses are more frequent and will take you into Newport town centre

6.20 A resident said that there are shops along Somerton Road so that is an advantage if older persons accommodation was there

6.21 A resident said that the corners of these 2 streets have been a hot spot for anti-social behaviour in the past so having general needs flats in this area wouldn’t be the best design.

6.22 A resident explained that where ever the older persons accommodation is located there will always be a bit of an up hill walk due to the nature of Somerton. We need to look at this in more detail to ensure we find the most suitable location.

6.23 A resident said that we could look at Somerton Crescent as a possible location for older persons accommodation

6.24 A resident asked about security and cctv, all our designs will go through the secured by design process which is carried out by a team within the Police to look at how on our sites / schemes we can deter and reduce crime to look at all issues around security of the site

6.25 Terry talked about home zone, it looks at how we can make an area look less vehicular, so it meets the needs of pedestrians, cyclists, children, it looks to slow the traffic down in that area. We can look at planters, soft landscaper so it feels like a safe space for pedestrians

6.26 A resident stated that this area is a nightmare and the only way that we can slow traffic down is to have a mini roundabout that vehicles cant drive over on this junction

6.27 A resident stated this is the main junction in and out of Somerton so this does need to be looked at carefully at how we can slow traffic down

**7 Design Update – Refurbishment**

7.1 There will be 2 pilot properties that we will look to refurbish. We are waiting for topographical and structural survey information to come back, we have had the building survey information in terms of layout. The structural information should be back within the next few weeks.

7.2 It is likely that the information that will come back, it may say that new windows, insulation, photo voltaic (PV) air source heat pumps to heat and cool the homes. Energy efficient homes.

7.3 Once we have all this information we will be putting a pack together for the pilot properties

**8 Next Steps**

8.1 We will review the formal written feedback form NCC on Acacia Avenue

8.2 Look to get all the information back from the surveys that are being carried out for Laburnum Drive

8.3 Wider design team looking at Hawthorne Fosse and we will carry on our discussions with the school. Also, could potentially look at talking to NCC on the design through a pre-application

8.4 Sycamore and Hawthorne Avenue we will continue to develop these and they will be passed onto the wider design team to look at from a mechanical and engineering point of view

8.5 Through out the designs looking at place making, quality homes, green spaces and public spaces to ensure we look at all the opportunities and aspirations for these

8.6 Look at all the different areas to ensure each home falls within the regeneration or refurbishment scheme.

8.7 A resident thinks what is happening in Acacia Avenue is great and needs to happen, but for the other areas they are still in the ideas stage. Could the group have the formal feedback from NCC, but in layman’s terms. **NCH to look into this**

**9 Any other business**

9.1 A resident stated that people’s lives are on hold while we work up our designs and its not fair. We are working hard behind the scenes to get this information out to residents

9.2 A resident stated that it would be good to see a map of all the areas that we have showed as regeneration. Phillip explained that it is our intention to get a masterplan together, once we have this we can share it with the group.

**Time and Date of Next Meeting**

Wednesday 6 July at 17.30pm