

XXXXXXXXXX
XXXXXXXXXX
Newport
NPXX XXX

26 July 2021

Dear

As part of our ongoing work in Somerton and following our recent engagement with the local community, the NCH Board met recently to agree a preferred option to investigate in more detail. The options considered at the Board meeting are set out on the next page.

In looking at the options, the Board considered a number of things:

- The survey information, which outlined the problems we had identified with properties
- The four options available to consider further, including their opportunities, benefits, high level costs and risks
- Consultation responses and feedback from the local community

Thank you to everyone who has been in touch to share your views, and to all those who completed the survey. We had 111 responses to the survey, which is a response rate of 34%. Your views about the options are mixed and we have provided a summary of these responses on the next page.

The key outcomes from the board meeting are:

- The opportunity to build new homes on Somerton may offer the best long-term option for the local community. However, this needs to be looked at in more detail, particularly with affected homeowners
- In areas where regeneration may not be possible, we will need to investigate a refurbishment option that addresses the problems with the properties

This means that we are going to be focusing on the option of regeneration in more detail going forward, although we also need to know more about how refurbishment would work too.

We have identified some key next steps for us, which we expect to take forward over the next few months. These include:

Engagement:

- To look at the best ways of working with the local community in the future and carry on talking with you to understand your views
- This may include setting up a resident steering group, consisting of a smaller group of residents to talk to in more detail as we go forward

Properties

- We'd like to carry out a visual and damp survey of all homes in the Somerton estate in the near future, including homeowner properties where possible, so that we understand even more about the issues faced by residents in your homes

Regeneration

- We will be working up our plans in more detail and making amendments informed by the feedback received, such as whether we reduce the number of flats and the introduction of 4 bedroom homes

Homeowners

- We understand this is an uncertain time for home owners and we think there are some things we can start to do now to provide you with assurance that we want a scheme to benefit you too. These include:
 - Working up the 'offer' for home-ownership
 - Individual discussions with homeowners to understand your views and circumstances
 - Looking to put in place some independent financial advisors for homeowners so that you can talk to someone independent about our home- ownership approach and how it might work for you

Timescales

- We know you really want information about the potential timeline for option and works, we will look to develop this in dialogue with you

If you think there are other things that you would like to see us progress, then please do let us know.

If you haven't been available to talk to us as we have delivered these letters and you would like to speak to us directly, then please do contact us and we can discuss a convenient time and date for us to visit.

E-mail us at community@newportcityhomes.com

Phone Wesley Ford, Community Services Officer, on 01633 227614

Kind regards,

Rachel George
Head of Regeneration at Newport City Homes

Option one: Take no action

It may be that NCH homes need ongoing general day-to-day repairs and nothing more, In this situation, we wouldn't carry out any additional work outside of our normal planned maintenance schedule.

Option two: Refurbishment

Our second option could be to carry out refurbishment works on our homes. The work identified would be quite extensive.

Option three: Building new homes

This option explores demolishing existing homes and building new ones to benefit the local community.

Option four: A mix of new homes and refurbishment

This option would mean building some new homes and demolishing some existing homes in key locations and then refurbishing the remaining homes.