

# Somerton regeneration update

## Summer 2023



## Hello!

Our last update came to you in December, so we're here to let you know what we have been doing since January, and what's coming up over the next few months.

The work we're doing in Somerton is important, as we deliver our mission to improve local communities in Newport, and make sure they're fit for the future.



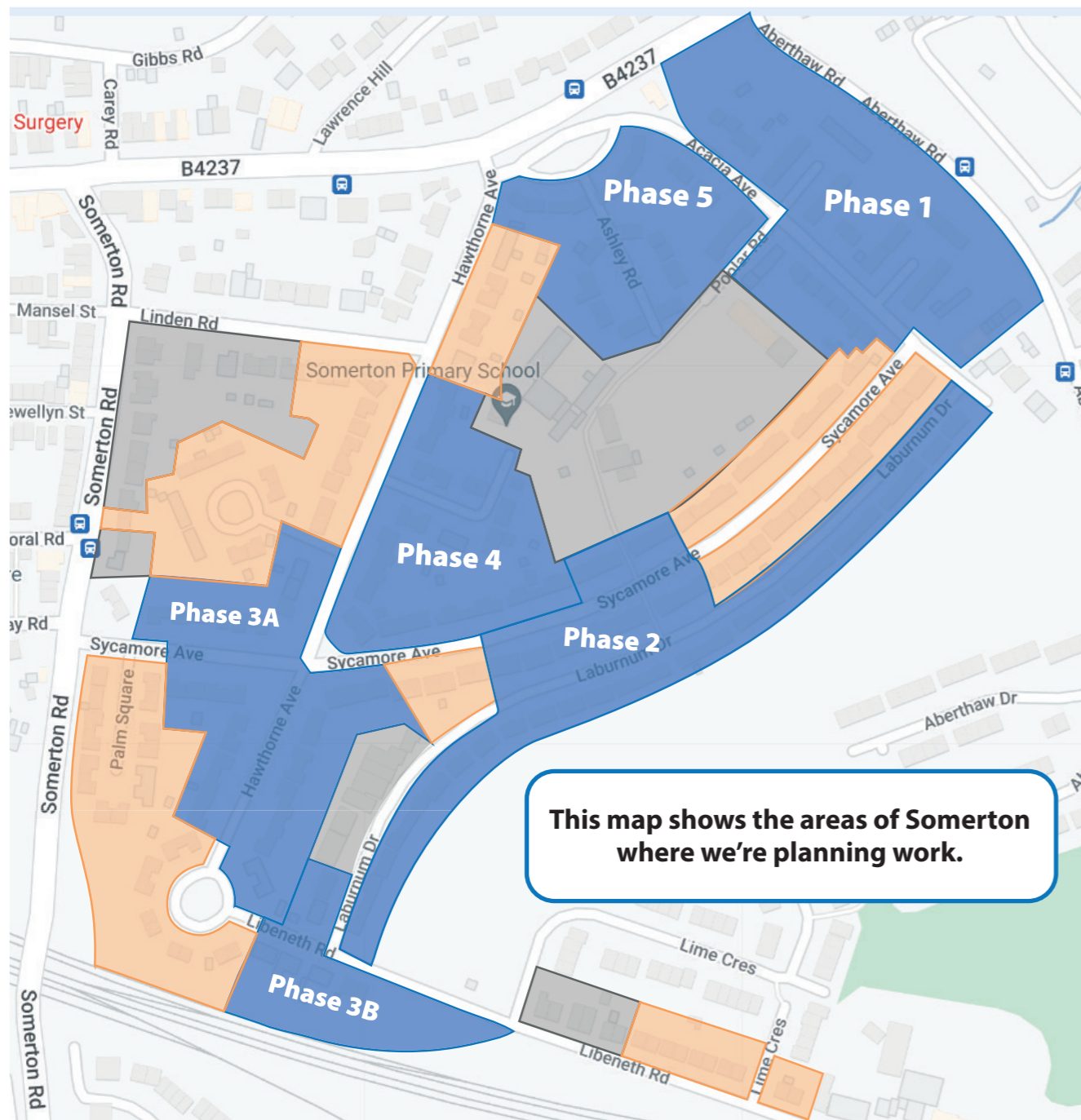
The decisions we make are guided by some important factors.

We have been carrying out surveys throughout the estate to aid the designs. You might see our contractors busy doing this work, if you're interested you can read more about the different types of surveys on the next page...

## Check out our map of Somerton

We're planning to build new homes, and improve existing homes... the map on the following page shows what we're doing, where and when.





We will carry out work to improve existing homes while preparing for and then building new homes in specific areas, as shown in this map.

The new homes will be built in phases with the dates of the proposed phases set out below. We will make individual arrangements for anyone living in homes in these areas to move ahead of the works on that phase starting.

*Dates are approximate and subject to planning and other permissions.*

	<b>Building new homes</b>	<b>Phase 1</b>	June 2025 – Dec 2026
	<b>Improving existing homes</b>	<b>Phase 2</b>	July 2027 – Oct 2029
	<b>No work planned</b>	<b>Phase 3a</b>	April 2030 – Sept 2031
		<b>Phase 3b</b>	March 2032 – Feb – 2033
		<b>Phase 4</b>	Oct 2033 – March 2035
		<b>Phase 5</b>	Jan 2036 – May 2038

## Building new homes

We are planning on building new homes in a phased approach, according to the timeline on the next page and subject to obtaining planning and other approvals.

## Smart energy solutions

We are planning to refurbish two 'pilot' properties. We will be testing out different types of smart energy solutions, to see how they work for families, day to day. This will help us choose the right heating and hot water systems that can save our customers money on their energy bills and protect the environment!

## Voluntary Purchase Scheme

We have now ended the voluntary purchase scheme and are not taking any new purchases forward at this time. We will look to carry out any further purchases needed in a phased approach, in the lead up to the works on that phase.

## Surveys

Ground Investigation (GI) and topographical surveys are being carried out in some gardens and on land in Acacia Avenue and the woodland area behind Laburnum Drive.



### Ground Investigation

These surveys look at the condition of the land, to inform our plans and ensure we are building the right homes in each area.



### Topographical surveys

A topographical survey looks at the site levels and plots things like fencing, trees and out-buildings

## Structural Surveys

We are also carrying out structural and retaining wall surveys on the wall that runs behind Acacia Avenue and along Aberthaw Road. To enable these surveys to take place, vegetation has been cleared along this wall.

We have also carried out other surveys such as:

- Acoustic surveys
- Transport assessment
- Ecological assessment
- Trees surveys



Holding consultations with the local community

## Timeline

### 2023

- Carrying out surveys across the estate
- Designing the new houses and apartments
- Planning to install different types of smart energy solutions in two 'pilot' properties
- Planning permission process with Welsh Government and Newport City Council



### 2024

- The planning permission process continues...
- Choosing the right contractor for the planned new homes
- Monitoring and testing the different types of smart energy solutions in the two 'pilot' properties
- First customers could start moving out later this year ready for us to start demolition work on the first phase



### 2025

- Start building new homes in Acacia Avenue, Acacia Square, Myrtle Grove and Poplar Road
- Continue to improve existing homes across the estate



### 2027

- First phase of new homes complete and customers start moving in



### 2027+

- Continue to build new homes, which will take place in phases



Visiting pupils at Somerton Primary School



Exploring our options

## Empty Homes

As part of our ongoing redevelopment work, there are times when some of our homes are vacated. When a customer or home owner moves out of their home, we assess what repairs and improvements are needed, before anyone else can move in, and then we plan this work in.

**We ensure the homes are in good repair, to comply with Welsh Government law brought in with the Renting Homes (Wales) Act 2016.**

We have recently completed repairs to a number of these empty homes, and new customers have moved in.

We are carrying out regular inspections to make sure these homes are kept clear of fly tipping, or any other issues, during these periods.

## Residents Steering Group

The group meet on the first Wednesday of every month both online and in person. It is made up of NCH customers and homeowners, who give us their views on the work we are doing and we welcome this involvement. The minutes of the meeting are published on our website. If you are interested in joining please contact Rebecca Sluman on **Rebecca.sluman@newportcityhomes.com** or **01633 227808**

## Newport City Council - Home Options

The work we're doing will mean that some customers will be moving into new homes, either in Somerton or across Newport, depending on preference.

Thank you to all those who have met with us to discuss your housing needs and preferences. If you have any further questions about this, please contact Sally Dixon on **07966 880 465** or email **sally.dixon@newportcityhomes.com**

## Somerton blog

We have a monthly Somerton blog on our website, read up on the latest news by scanning this code with your smartphone or tablet.

If you have any general questions or would like more information on Somerton, please contact Rebecca Sluman on **Rebecca.sluman@newportcityhome.com** or **01633 227808**



Scan here

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