**BLOCK 14-24 PENKIN HILL**

**ALWAY**

**NEWPORT**

**NP19 9NX**

Dear

**Re: Options Appraisal Findings**

As part of our ongoing work in Alway and following recent engagement with the local community, NCH have been considering the long-term options for Penkin Hill.

In looking at the options, we have considered

* The results from the surveys we carried out, to highlight any issues which may need to be looked at further
* The three options available,
* Option 1: Conducting day to day repairs only
* Option 2: Refurbishment: altering the appearance of the existing properties both internally and externally
* Option 3: Regeneration: building new homes, demolishing the 12 flats and building new homes in their place
* The views of the community and consultation responses from residents

Thank you to everyone who has been in touch to share your views, and to all those who completed the survey. Our feedback survey received a response rate of 25% from Penkin Hill residents, and we have included a summary of this information on the next page.

Whilst we were unable to hold our planned webinars for Alway residents as intended, we are hand delivering these letters to you so that we can talk to you directly about the work we are doing and our proposed approach. Please note that our teams will remain outside of your property.

**What action will we be taking?**

Having considered all of the available information, NCH believes that the opportunity to regenerate Penkin Hill and build new homes may offer the best long-term solution for the local community. As such, the option selected is option 3.

**What does this mean?**

This means that we are going to further develop the proposals to regenerate the area, which involves demolishing all 12 flats and replacing them with newly built homes.

**What happens now?**

We expect to start working up our proposals further in spring/summer 2022. This means that there is no immediate impact on your home.

We understand that you may be concerned about what this will mean for you and your home. As part of working up our proposals in more detail we would carry out a significant amount of community engagement and working closely with affected residents

As a NCH resident, as part of our work we will talk to you about your individual circumstances. We will take you through any re-housing process, taking into account your needs and preferences and you will have plenty of notice of any changes.

If you are a leaseholder, there is no immediate impact on your property. We will talk to you individually as part of our work to understand your circumstances. If we do need to consider buying your property as part of our work, we will discuss this with you and talk with you about the likely process, options and compensation.

**We have identified some key next steps for us, which we expect to take forward from spring/summer 2022. These include:**

**Engagement**

* We will be talking to you to understand the best ways of working with Penkin Hill residents to understand your individual circumstances
* 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

**Regeneration**

* We will develop more detailed plans of how the new development may look, working closely with the community and making changes based on your feedback

**Timescales**

* We understand that residents will want to know exactly when this work will be taking place. Our work is currently in the early stages and we don’t have a confirmed timeline. However, when we engage with the community we will work with you on this.

We know this can be a worrying time, so please get in touch with us if you have any questions.

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

You can speak to one of our dedicated Community Services Officers. Kelsie Cantelo is available on 01633 227637 or Wesley Ford is available on 01633 227614

Yours sincerely/faithfully

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**Rachel George
Head of Regeneration at Newport City Homes**