**BLOCK 7-14 Kipling Hill**

**Newport**

**NP20 3JB**

September 2021

Dear

As part of our ongoing work in the Gaer and following recent engagement with the local community in Dickens Drive and Kipling Hill, NCH have been considering the long-term options for your area.

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

* The survey information, which outlined the problems we had identified with properties
* The three options available to consider further,
  + 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 44 existing homes, building new homes in their place
* 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 30 responses to the survey, which is a response rate of 68%. We have provided a summary of these responses on the next page.

**What action will we be taking?**

Having considered all of the available information, NCH believes that the opportunity to regenerate Dickens Drive and Kipling Hill may offer the best long-term option for the local community. As such option 3 is being preogressed.

**What does this mean?**

This means that we are going to further develop the proposals to regenerate the area, which involves demolishing all 44 flats on Dickens Drive and Kipling Hill, replacing them with newly built homes.

We expect to start this work in spring/summer 2022. Please be aware there is no immediate impact on your home. There will be a lot of work involved in looking in more detail at the regeneration option, including engaging with 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 when as part of our work to understand your circumstances. If we do need to consider buying your property, 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**

* 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

**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, we will engage with the community later this year and take the views of the community into account.

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](mailto:community@newportcityhomes.com)

Phone Kelsie Cantelo, Community Services Officer on 01633 227637

Kind regards,

Rachel George  
Head of Regeneration at Newport City Homes