Address

13 December 2021

Dear

This is to update you on the work we are doing to look at homes in the Somerton estate.

In recent months we have been focusing on some key areas:

* The resident steering group
* Survey of homes
* Homeowners who want to sell their homes now
* Project plan with indicative timescales

**The resident steering group**

The resident steering group is a dedicated group of residents from across Somerton who meet with us to talk with us about the work we are doing and share their views. They are already influencing the work we are doing and will become more involved as we move ahead. We meet monthly, in person if possible and recently trialled a hybrid meeting, which was in person and online. If you are interested in joining this group please contact Cheryl Jackson 01633 633594 or Llyr Morris 07545 649984.

**Surveys**

We employed Michael Dyson to carry out surveys of all homes across the estate. We have been able to carry out surveys on around 60% of homes with information particularly highlighting where there is an indication of rising damp, penetrating damp and condensation that is causing damp and mould. The surveys have also highlighted homes that have cracking. We are currently reviewing all the information we have received and intend to take this forward in two ways:

* We will let each household know the outcome of the surveys for their home and hope to write to all affected towards the end of January
* We will be working with the resident steering group to look at where the issues identified are located across the estate and how this may influence where we look to carry out regeneration and areas that may be more suitable for refurbishment

**Homeowner voluntary purchase scheme**

In recent months we have been asked by some homeowners whether we can buy their homes from them now. We are now able to take this forward. We are still in the process of identifying the financial advisor who will be able to carry out the valuations of homes, however if you are interested in selling your home to us on a voluntary basis please contact Cheryl Jackson 01633 633594 or Llyr Morris 07545 649984. We will pay the compensation payments outlined previously.

**Project plan**

The resident steering group asked us to provide a project plan for our work in Somerton, to show the key steps and processes we need to go through and our current expected timescales. This initial project plan is attached for you alongside this letter. Please note these timescales are currently estimated and may change. In summary, we expect:

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| --- | --- |
| 2022 | This year will focus on working with the local community, making sure we have the right information to make key decisions and the design and planning process. We will be working towards submitting a planning application at the end of the year,  We may also look at a pilot refurbishment project to consider the practicalities of the works needed |
| 2023 | The planning process is currently taking around 9 months and if successful we would then need to start the process of selecting the contractor. We expect that residents will be part of this process.  We may start rehousing residents at this time in preparation for works to start and will give affected residents plenty of notice and support at this time |
| 2024 | This is when works may start, including both refurbishment and regeneration. The exact number of phases and timescales is to be considered in the work we will carry out in 2022. |

We hope this information is helpful. If you would like to discuss it with us or you have any questions, please do contact Cheryl Jackson 01633 633594

or Llyr Morris 07545 649984 alternatively email community@newportcityhomes.com.

Yours sincerely



Rachel George

Head of Regeneration at Newport City Homes