

## Come along to our community drop-in event at the Hope Centre!

We haven't been able to hold any community events up until now because of COVID-19. We're sorry that we haven't been able to be as visible in Somerton as the community would have liked.

**Now that restrictions have loosened, we're excited to be able to hold our first face-to-face event.**

You can come and meet members of the project team and talk to us about any questions you may have – and bring along the kids to enjoy some Easter fun!

We'll also have the latest project plans to share.

### HOPE CENTRE

Wednesday 30 March  
2pm – 7pm



# Keep up to date with the latest work in Somerton

There are several ways that you can keep up to date with our work.

Online at [www.newportcityhomes.com](http://www.newportcityhomes.com)

We share a monthly blog and the minutes from our monthly Somerton steering group meetings.



Find our latest updates on our website - scan the QR code to visit our Somerton project page!

## Somerton Estate group

You can ask us any questions you have in this group.

**Contact us:**  
[community@newportcityhomes.com](mailto:community@newportcityhomes.com)

**Call us:**  
Rebecca Sluman, Development Officer  
**01633 227808**  
Wesley Ford, Community Services Officer  
**01633 227614**  
Kelsie Cantelo, Community Services Officer  
**01633 227637**



# Hello,

**Welcome to our latest newsletter for the Somerton community.**

In this update we'll be talking about:

- Our upcoming community event
- Residents Steering Group
- Timelines for our work
- Our recent survey activity and the results
- Information for homeowners interested in voluntary purchase
- The work our Estates team are carrying out in Somerton

We'll be working with the resident steering group to send these newsletters every quarter, so you'll receive the next one in Summer 2022.

If there's anything you need to be aware of before then, we'll write to you directly.

We really appreciate your patience during this time.

Kind regards,

**Rachel George**

Head of Regeneration at Newport City Homes



“We want to hear your views  
and for you to be involved.”



## Introducing the Somerton Residents Steering Group (RSG for short!)

**In 2021 we shared the four options we were looking at for future work in Somerton.**

After considering all of the information and feedback from the community, we decided that the opportunity to build new homes in Somerton may offer the best long-term option for the local community.

We know that there may be areas where regeneration may not be possible, so we're also investigating an effective refurbishment option.

Residents and the local community are vital to the regeneration plans for Somerton. We want to hear your views and for you to be involved.

There are several ways that you can do this:

- **Talking to NCH colleagues and our partners**
- **Filling in questionnaire forms and surveys**
- **Sharing views and feedback on the Somerton Estate Facebook group**
- **Being part of the Somerton Residents Steering Group**



# Residents Steering Group

We've been meeting a group of interested residents including homeowners and NCH tenants, along with your local Councillors every month. You can see the meeting minutes on our website.

The steering group meets on the first Wednesday of every month between 5.30 – 7.00pm.

The group has an agreed Terms of Reference, and meetings take place either in person or online, depending on COVID-19 safety guidance in place at the time.

We value the help and support of the community to make sure any regeneration and or refurbishment works are drawn up with your feedback.

Most recently, the group has been looking at what they like and what could be improved in the area. The group requested and agreed our project plan, have

assessed our communications plan and have had the first sight of our updated designs, so that we could include their comments before sharing them with the community.

## Get involved

We would love to have more residents involved in the steering group.

If you'd like to be involved, please contact **Rebecca Sluman**, Development Officer, on



**01633 227808**

“We've felt the benefit of having the contact with the direct source of information. The information has been clear, and the team have answered any questions that have arisen in what is an emotive situation.”

We know that some residents are very concerned about being asked to move as part of our work. We have spoken to some of our residents who went through this process as part of our work in Ringland, and you can see the video by scanning the QR code.

If you don't have a smartphone, the videos are also available on our YouTube page. Just search 'Newport City Homes'.



## How will NCH decide what homes are being refurbished, and where you will build new homes?

Several different factors will help us make this decision, and our focus right now is on getting all of the information we need to be able to make the decision as soon as possible.

This includes:

- **Findings from the damp surveys and condition of existing homes**
- **Whether homes are owned by NCH or by private homeowners**
- **The views of residents, including homeowners**
- **Where there are opportunities to make a significant improvement to the estate**

To understand where refurbishment is an option, we're working with our in-house maintenance team to look more closely at the information we hold on our existing homes.



We understand that the community wants to know where we are looking at regeneration and where we are looking at refurbishment.

Our current project plan shows that we think we will have enough information to look at this by around September 2022, although this may change if we need more time.

We may need to carry out some further, more detailed surveys on NCH properties to gather the information we need.

We'll write to you directly if we need to do this.

# Survey results

It's important for us to fully understand the condition of our homes before we make any final decisions on what work we may need to carry out.

We asked our contractor, Michael Dyson Associates, to carry out damp and visual surveys across the Somerton estate in two phases.

We carried out an initial 50 surveys across the estate in late 2020. We then carried out the second round of surveys in November/December 2021.

As part of this work, we were able to survey a further:

- **62% of NCH homes (125)**
- **37% of privately owned homes (56)**

**This means that we have surveyed 231 out of the 353 homes (65%) that may be affected by future work in Somerton.**

Of the 181 properties that were surveyed, **66%** (119) were identified as having severe damp or condensation.

We're not able to share individual survey results because of data protection law. So that we can keep the community updated, we have split Somerton into different 'areas' so that we can talk through damp results for each area, instead of individual homes.

## How will we use the survey results?

The survey results provide us with an overall picture of possible damp issues in homes across the estate, and how severe these issues may be.

This information will help us consider where regeneration (building some new homes and demolishing some existing homes) may provide the best approach for the community, or where refurbishment of our homes may be more suitable.

## What did the survey include?

Every survey looked at existing damp levels in each home.

We categorise damp in three ways.



### Rising damp

This is where moisture rises from the ground into a property (similar to a sponge sucking up water).



### Condensation

This is where moist air from daily activities (such as cooking, or drying clothes) comes into contact with colder surfaces. When this happens, water is released to form condensation on these surfaces. This can lead to damp.



### Penetrating damp

This happens when water enters a building due to defects in the structure of the building itself. This can be caused by several factors, such as failing rainwater goods, or poorly fitted extensions.

# Somerton summary plan

This shows all of the areas in Somerton that we have split. The colour key shows where areas may have higher levels of damp. The map illustrates the percentage of properties that had some form of damp (Rising Damp, Penetrating Damp, Condensation – or any combination of the three.)

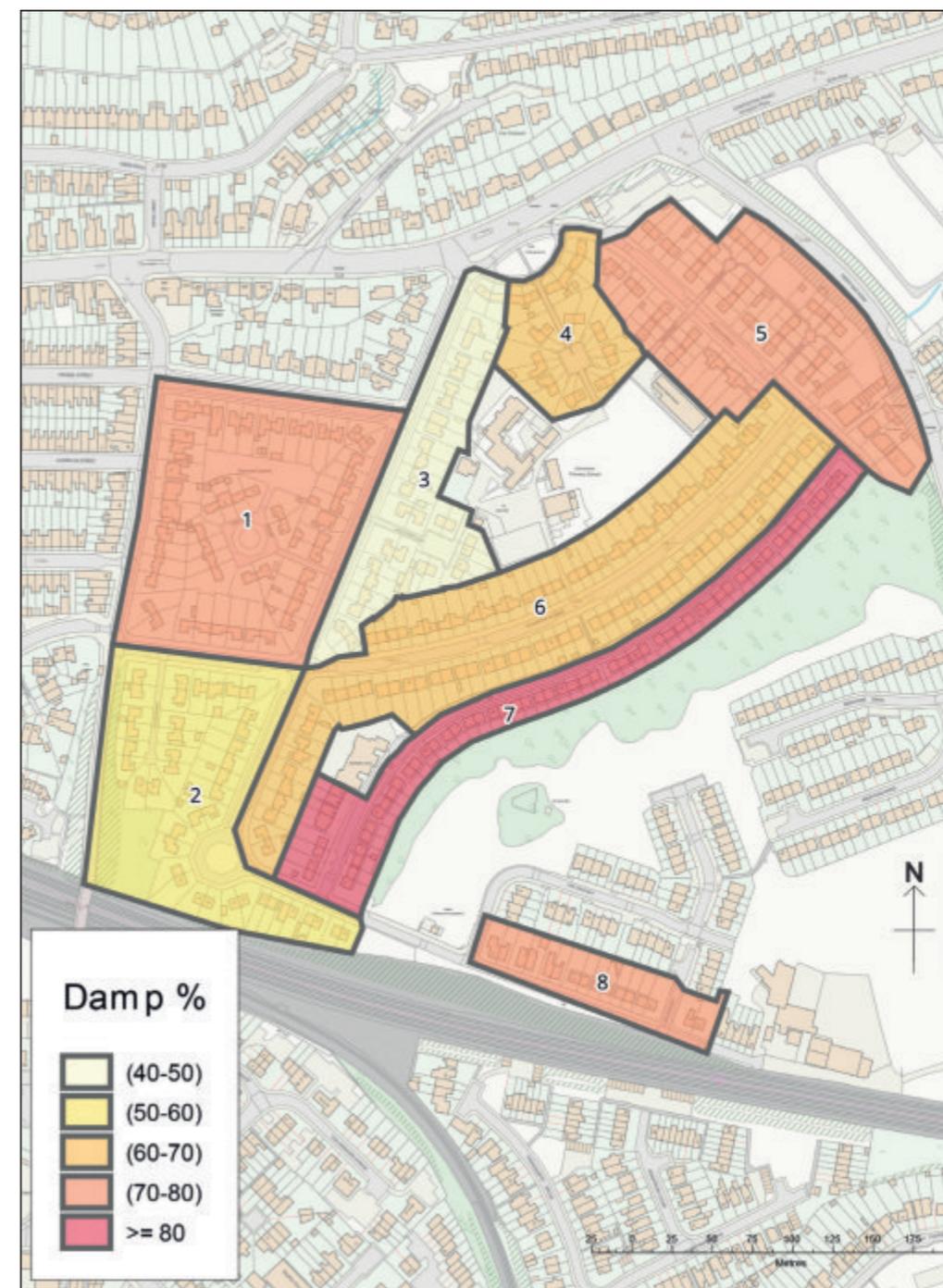
## GET IN TOUCH

We'd like to understand your views on each of these areas, and we'll be asking for feedback at our event on **30 March**.

You can also share your views with us online by scanning this QR code.



Scale: 1:3500

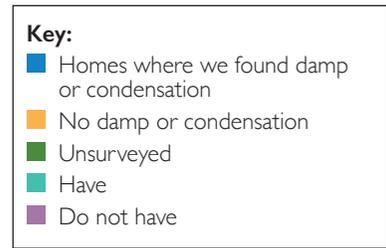
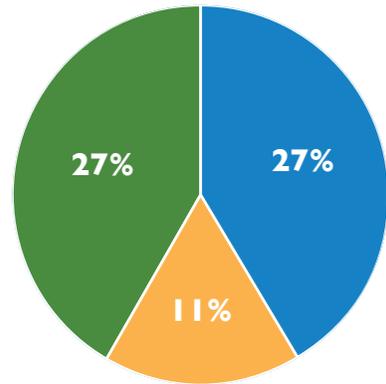


# Survey – Area 1

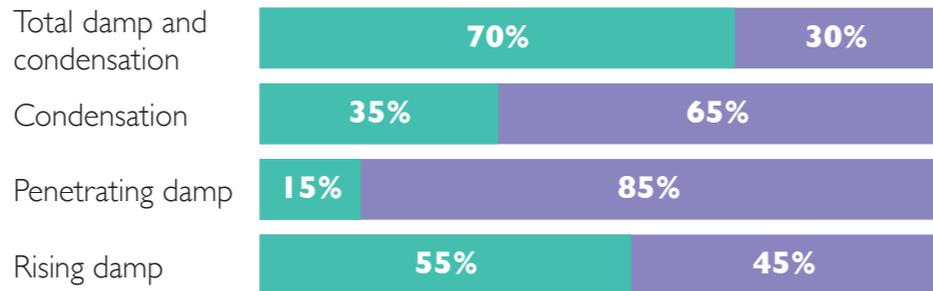
This includes:

- Hawthorne Square**
- Linden Road** (Evens)
- Hawthorne Avenue** (12-34 Evens)
- Somerton Road** (9-31 Odds)
- Sycamore Avenue** (1-13 Odds)

## Total properties



## % of properties surveyed experiencing some form of damp

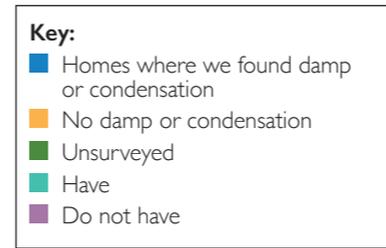
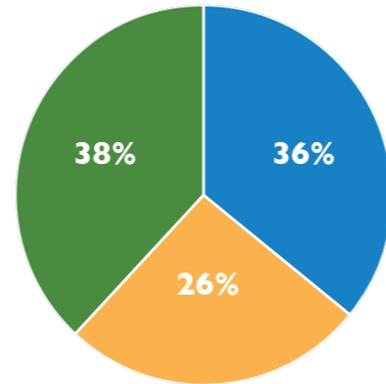


# Survey – Area 2

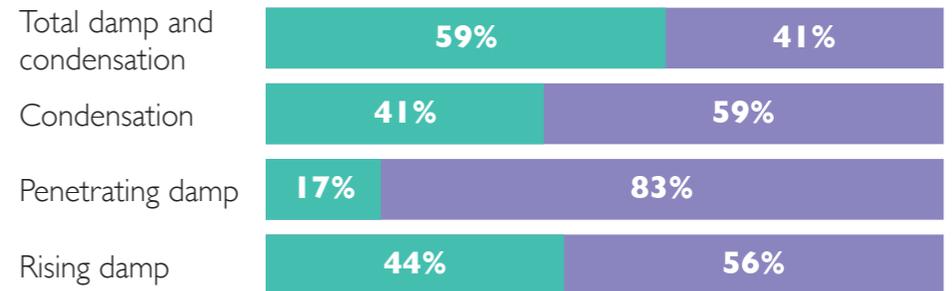
This includes:

- Palm Square**
- Sycamore Avenue** (2-8 Evens)
- Hawthorne Avenue** (36-60 Evens, 55-59 Odds)
- Liberneth Road** (2-16 Evens)

## Total properties



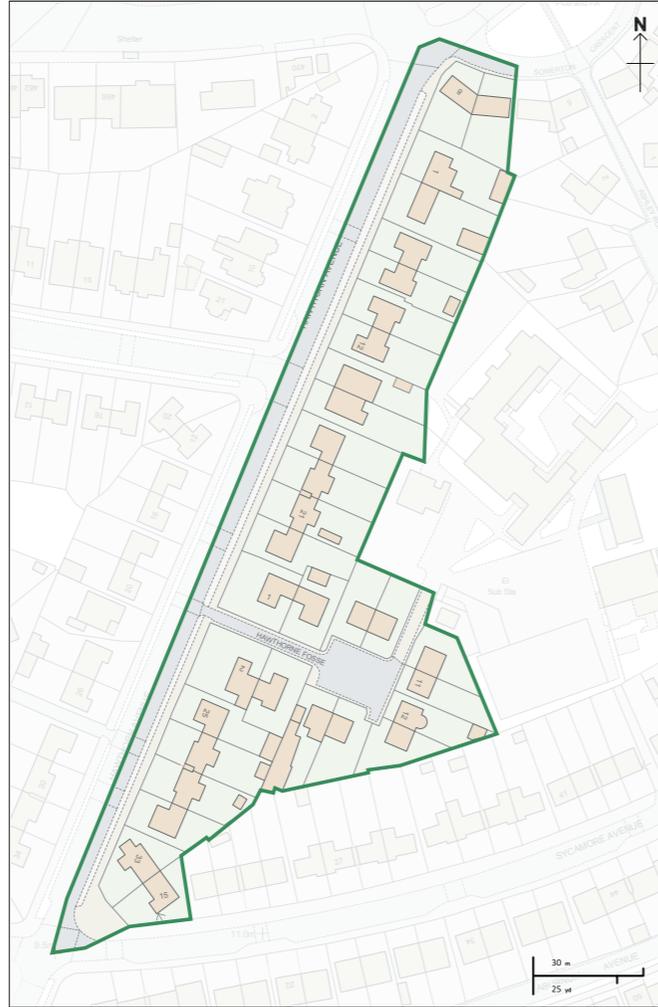
## % of properties surveyed experiencing some form of damp



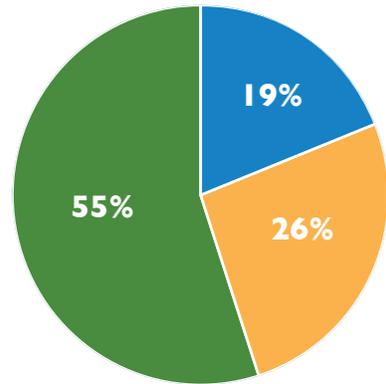
# Survey – Area 3

This includes:

- Hawthorne Fosse**
- Hawthorne Avenue**  
(1-33 Odds)
- Somerton Crescent**  
(7-8)



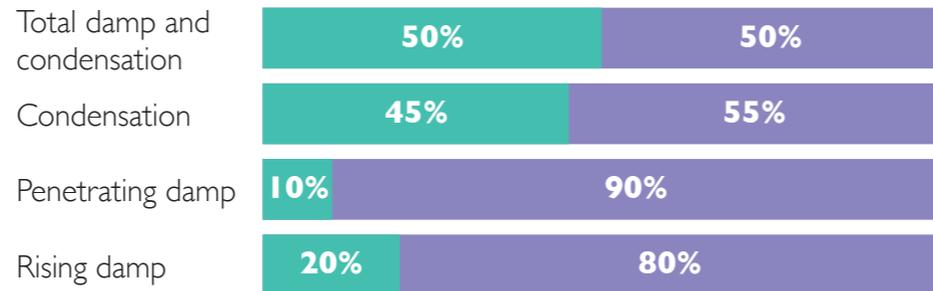
**Total properties**



**Key:**

- Homes where we found damp or condensation
- No damp or condensation
- Unsurveyed

**% of properties surveyed experiencing some form of damp**



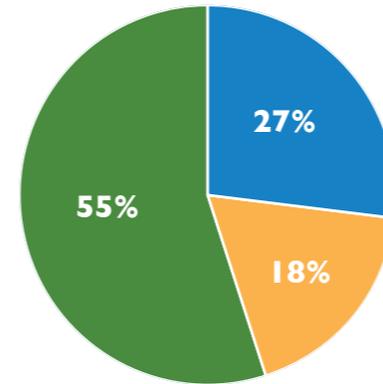
# Survey – Area 4

This includes:

- Ashley Road**
- Somerton Crescent**  
(1-6)



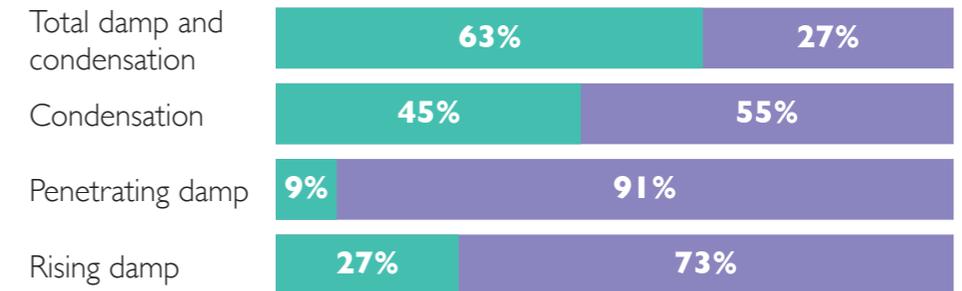
**Total properties**



**Key:**

- Homes where we found damp or condensation
- No damp or condensation
- Unsurveyed

**% of properties surveyed experiencing some form of damp**



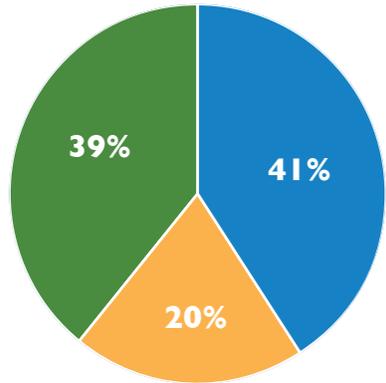
# Survey – Area 5

This includes:

- Poplar Road
- Acacia Square
- Myrtle Grove
- Acacia Avenue (Except 20)
- Aberthaw Road (10)



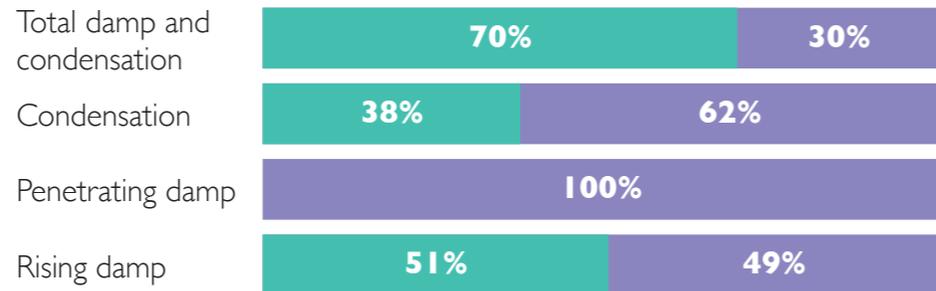
## Total properties



### Key:

- Blue: Homes where we found damp or condensation
- Orange: No damp or condensation
- Green: Unsurveyed

## % of properties surveyed experiencing some form of damp



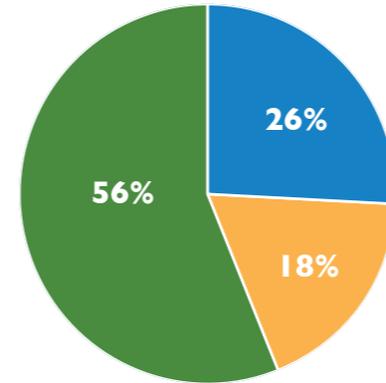
# Survey – Area 6

This includes:

- Sycamore Avenue (15-83 Odds, 10-92 Evens)
- Acacia Avenue (20)
- Hawthorne Avenue (35-53 Odds)



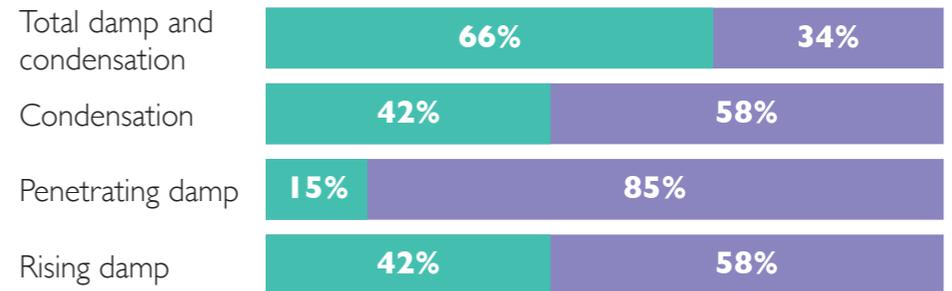
## Total properties



### Key:

- Blue: Homes where we found damp or condensation
- Orange: No damp or condensation
- Green: Unsurveyed

## % of properties surveyed experiencing some form of damp

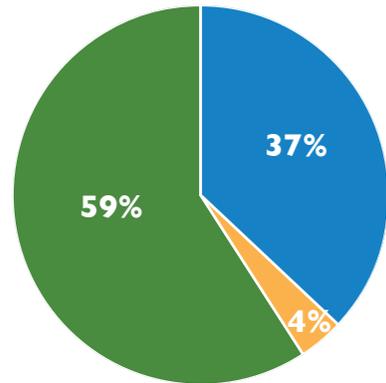


# Survey – Area 7

This includes:  
**Laburnum Avenue**

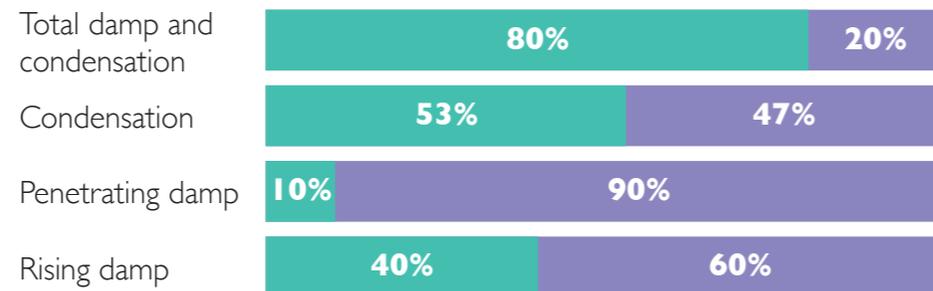


**Total properties**



**Key:**  
■ Homes where we found damp or condensation  
■ No damp or condensation  
■ Unsurveyed

**% of properties surveyed experiencing some form of damp**

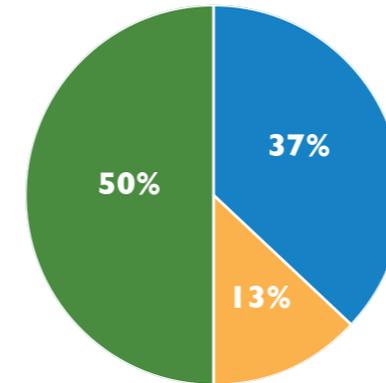


# Survey – Area 8

This includes:  
**Libeneth Road (5-33 Odds)**

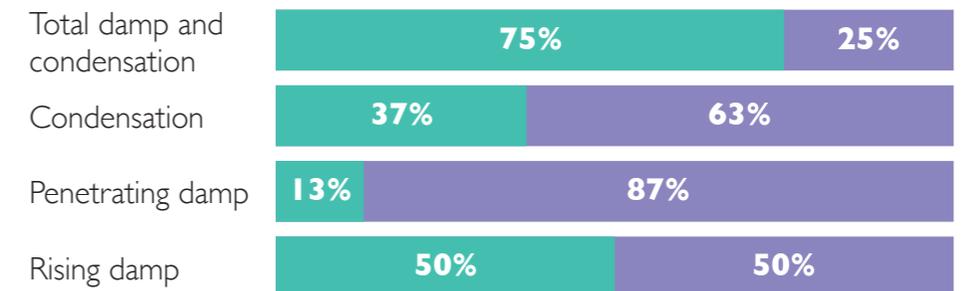


**Total properties**



**Key:**  
■ Homes where we found damp or condensation  
■ No damp or condensation  
■ Unsurveyed

**% of properties surveyed experiencing some form of damp**



# An update on our design work

If you attended our online sessions back in Summer 2021, you may remember our architects, Oxford Architects, as they created the draft designs we discussed with the community.

The architects have attended all RSG meetings in 2022.

Since the last meeting, they have been looking at the local area, looking at what's there now and where the best opportunities for future development may be.

We've also asked them to consider things like access for pedestrians, to schools and the allotments.

One of the main issues we want to look at is areas of what we call 'visibility' and how current 'poor visibility' areas are affected by anti-social behaviour (ASB).

We want any public spaces to be open and visible to discourage ASB.

We're working to lots of standards and best practices when we look at the design, including:

- **Welsh Government Guidance**

- Beautiful homes
- Lifetime homes
- New Dwellings SPG 201
- Space Standards

- **Placemaking and Public Realm**

- Placemaking Wales Charter
- Planning Policy Wales 10

- **Sustainable Urban Drainage**

- **Zero Carbon**

- **Modern Methods of Construction**

- **Secure by Design**

You can find links to these in our February Somerton blog, which is available on our website.

The RSG has also asked us to consider:

- **Improved links to the school**
- **Links to the Hope Community Centre**
- **Car parking**

By the next steering group meeting, we hope to share some designs for some key areas we expect to focus on. We'll share this with the SG and the wider community.

## Working with our partners

We have set up a stakeholder and partnership group for our work in Somerton. This group will look to meet regularly to make sure all partners are involved and aware of the regeneration plans.

“See our latest designs at the community event on 30 March.”



# Information for homeowners NCH Voluntary Purchase Scheme

We have been asked by several homeowners whether we would be able to buy their homes, and we are currently able to take this forward for a limited amount of properties.

We have been asked some questions about how this would work, so we have pulled together some information for homeowners who may be interested in selling their homes to NCH. This information has been sent to interested homeowners directly.

Please be aware that this process is completely voluntary.

If you are a homeowner and interested in selling your home to NCH, please contact us and we will send you an information pack.

The process to appoint a valuer has taken longer than expected and we are extremely sorry for the delay. We have advertised the opportunity twice and have had conversations with a number of companies, some of which are ongoing. We are keen to appoint a company as soon as possible to start carrying out valuations and will contact everyone who has expressed an interest as soon as we have a valuer in place.

**Phillip Lott**

**Senior Development Officer**

Email: [Phillip.lott@newportcityhomes.com](mailto:Phillip.lott@newportcityhomes.com)

Phone: **01633 227711**



# Our estates team are out and about in Somerton

We understand the concerns of the community about the condition of some areas in Somerton, and you may see our estates team out and about in the community as part of our work.

They visit all empty NCH properties regularly. Following every visit, we create any outstanding jobs for the team to carry out and report any issues back to our tenancy management team. We also report any issues with street cleaning back to Newport City Council.

When we come across fly-tipping, the team return to remove this within the next few days. We know of two properties where there are extreme issues and we're working to be able to remove this safely as the weather improves.

All empty NCH properties will receive a grass cut when our work begins in the Spring.

In the future, our estates team will attend a steering group meeting to talk to residents about their work and any issues the group would like to raise.

We will also be carrying out more regular walkabouts across the estate.

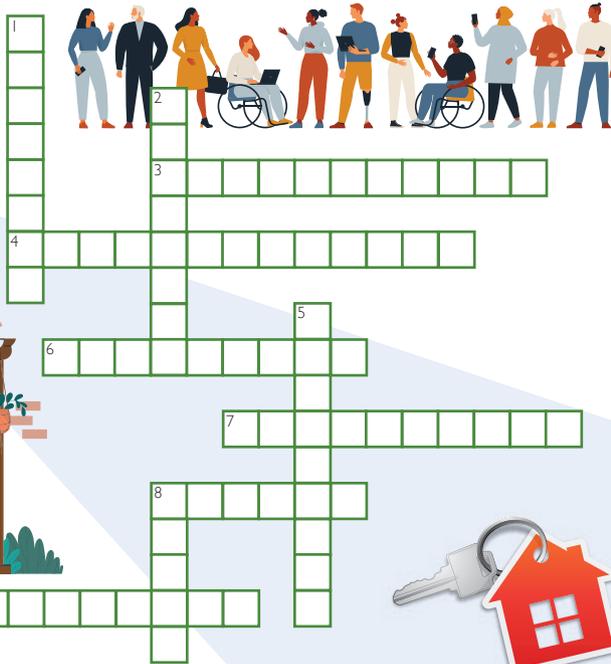




# FAMILY FUN TIME

## It's crossword time

If you've read and enjoyed this newsletter then you should find the crossword simple, as all the answers can be found in it. See below for your clues.



### Down:

1. A structure with a roof and walls, such as a house or factory.
2. Acquire (something) by paying for it.
5. A group of people living in the same place.
8. The centre of interest or activity.

### Across:

3. Renovate and redecorate.
4. A district or community within a town or city.
6. A part that is added to something to enlarge or prolong it.
7. People who own their own home.
8. A person with whom one has a bond of mutual affection.
9. A person with whom one works in a profession or business.

## Enjoy the Spring puzzle

W	S	D	I	X	P	W	S	J	T	T	V	O	A	T
Y	A	E	V	B	K	N	E	P	M	J	M	N	P	U
X	C	T	E	F	U	G	P	L	R	M	A	Y	R	L
H	W	H	E	D	B	V	A	T	L	I	F	L	I	I
D	M	G	E	R	L	B	N	P	I	I	N	G	L	P
A	K	B	O	R	I	I	G	B	H	J	E	G	S	B
F	S	O	I	Z	R	N	N	V	A	G	M	S	H	W
F	L	N	K	E	F	Y	G	G	A	V	S	T	O	F
O	D	N	H	C	B	Y	B	C	S	V	B	J	W	B
D	L	E	Z	P	Q	O	N	L	A	O	C	I	E	D
I	I	T	D	H	C	D	U	D	O	N	X	L	R	R
L	K	G	E	A	Q	L	T	Q	A	S	J	N	S	T
E	D	Z	V	U	U	K	L	C	U	I	S	C	Z	I
D	U	C	K	L	I	N	G	S	F	E	S	O	Z	P
A	A	X	V	Q	D	I	T	A	I	A	T	Y	M	P

### Words to find:

- Cherry Blossom
- Daffodil
- Ducklings
- April Showers
- Wellies
- Bonnet
- Watering Can
- Bouquet
- Daisy
- Seedlings
- Spring
- Tulip

## Give it a go!

				9	7	4	6	
4	6	8			2	7		9
1	7			4				3
					9			5
7			3		1			
								2
8		7	4		5		3	6
6	5	4	9		3	1		
		9	3	6				4



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