



first for people, places and partnerships

www.newportcityhomes.com

Nexus House,
Mission Court,
Newport, NP20 2DW

Tel: 01633 381111

Residents address

Date

Dear _____

Reference; Aberthaw Road and Penkin Hill Regeneration

We recently wrote to you to arrange appointments with all of our customers to share some information about our proposals at Penkin Hill and Aberthaw Road, Alway and so that we can update our information. Thank you to everyone who was able to meet with us.

If you weren't able to meet with us in July we're planning on holding a second session on the **2nd of September 2022**. Please get in touch where we can update you on our work and the likely process and timescales, as well as discuss your housing needs and current circumstances.

We're also planning to hold our first engagement event. We've booked the **Alway Centre for 4pm until 8pm on the 7th of September 2022**. Feel free to pop in and have a chat with us about the schemes. We'll have some designs available for your viewing, so come and tell us what you think!

We have produced a frequently asked questions (FAQ) to answer the key questions raised during those meetings.

In 2020-2021 we carried out an options appraisal, which reviewed the options of doing nothing, major refurbishment or regeneration, which is demolishing existing homes and building new ones. The work included carrying out surveys of homes, exploring design and technical options for both refurbishment and regeneration and engaging with residents to find out their views. This process led NCH to consider that demolition of homes and building new ones would be the best approach and we are now looking to take this work forward.

We hope the FAQ's provide further information about the next steps, however if you'd like further information or have any questions regarding the FAQ's or anything else, please do not hesitate to contact me at llyr.morris@newportcityhomes.com or calling me on 07545 649984.

Question – What’s happening, what’s the process?

Answer -

The process and timescales that we expect to follow include:

- We’re currently further developing the design proposals presented at our options appraisal stage. We have scheduled to hold a community event on the 7th of September at the Always Centre at 4pm until 8pm.
- We will then work further on the designs, including incorporating any feedback that we can from the community event.
- We will carry out a further event with the community in around – November 2022
- We will then look to submit the planning application in December 2022
- Current timescales for a planning decision are around 9 months

During this time we will be considering the process of re-housing residents, taking your needs and aspirations into account.

Question – What will this mean to me?

Answer – We are eager to meet with you to talk through your housing needs and requirements to make sure that you are re-homed to a suitable property.

If you are an NCH customer we will need to re-house you. We met with as many residents as were available in July 2022. If we weren’t able to visit you, we’re planning on holding a second session on the **2nd of September 2022**. Please get in touch where we can update you on our work and the likely process and timescales, as well as discuss your housing needs and current circumstances.

We will try to rehome you locally if it’s your preference, or alternatively we could assist you to move to another area of Newport if that’s what you would prefer. You will not be able to return to your property as it is to be demolished and new housing built.

Question – Will there be compensation?

Answer – If you’re a NCH customer and we need to move you permanently away from your current home and you have lived there for longer than 12months, your household may qualify for a home loss payment, which is a sum set out by law. Currently, the Home Loss payment is set at £6,200.

We will also be paying reasonable expenses associated with moving home.

Question – What assistance will I have in moving?

Answer – Newport City Homes will be able to help you with removals from your flat to your new home. We may be able to assist with other elements of the move also. Please let us know whether you have any concerns and we’ll see what we can do to help.

Question - Will I be able to upscale / downscale from a flat to a house?

Answer - We would assess any requests against your individual circumstances. All rehousing is carried out in accordance with the NCC allocations Policy.

Question – I have a disability/mobility issues, will I move to somewhere suitable?

Answer – Yes. Our Neighbourhood Manager will work with you to understand your individual needs, including any health issues we may need to consider, and would support you fully throughout any changes.

So what happens next?

We are looking to hold a catch up session with the residents who we haven't yet been able to meet. Please arrange an appointment with myself either via email on llyr.morris@newportcityhomes.com or calling on 07545 649984. We're planning on being onsite on the 2nd of September 2022.

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Yours sincerely,

Llyr Morris
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