

# Newport City Homes

## Somerton regeneration update

2022 highlight



## Hello!

We thought it was time for a reflection of the last year, where we could take this opportunity to highlight what we have achieved with the communities' support throughout 2022 and share what we have planned for 2023.

We have been really pleased that 2022 has allowed us to gain some normality with 'face to face' events again and meet lots of you in person.

What have we been doing:

### Regeneration activity during 2022

This is where we are looking to demolish existing homes and build new ones.

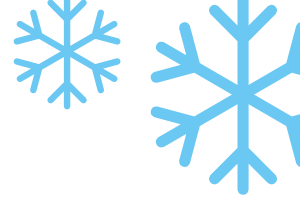
- We have been working on areas for refurbishment and regeneration which were shown at the community event on the 29th of September
- For each area we have been developing designs to show what these areas might look like and have been working up the likely costs; we have started to amend the designs based on feedback we have already received
- We have identified land that we would need to purchase to help us with our plans, we are liaising with Newport City Council on this.



### Regeneration activity during 2023

- We will firm up the areas for regeneration and refurbishment
- We will use the information gathered from our NCH customers to ensure we are building the right properties for those wanting to stay in Somerton
- We are working on our commitment to providing placemaking and community space to ensure there are safe spaces for people of all ages to meet up throughout the estate in our plans





- We will continue to look at how we go about delivering our plans including:
  - Working with partners including NCC and Welsh Government
  - Looking at the order we may be able to carry out the works (phasing of the works)
  - Submitting a planning application

## Refurbishment activity during 2022

### This is where we would carry out work to improve existing homes

- Surveys have been carried out on the 2 pilot properties that we will be refurbishing;
- We have been working on a specification of works that will be carried out and working on the costs of these works
- We have been talking with Newport City Council building control officer regarding the works.

## Refurbishment activity during 2023

- Works on the 2 pilot properties will start in early 2023
- We will work on firming up the areas for refurbishment
- We will develop the strategy for the refurbishment of other homes, including the timing and any phasing



## Communication and Engagement 2022

- We have monthly steering group meetings, the group is made up of NCH staff, Architects, Homeowners, NCH customers and Councillors. We run through what we have been working on to get the groups comments and feedback. This helps to shape our proposed designs.
- We sent out newsletters in March and again in September with updates on our work
- We have held 2 community engagement events, 1 in March and 1 in September, we showed our proposed plans for Somerton and gained lots of useful feedback that we have listened to and made changes to our designs from this feedback.
- During the 2 events we have met and spoken to 150 community members and the feedback we have received have helped us to fine tune our designs
- Over the summer we carried out visits to over 140 NCH customers to find out about their, home, family makeup and if they want to stay in Somerton, this information will be used to ensure we are building the correct properties for those wanting to stay in Somerton.





## Communication and Engagement 2023

- We will continue our monthly steering group meeting; we meet the 1st Wednesday of every month at 5:30pm. The minutes from each meeting is published on our Newport City Homes website
- We will update our website and social media platforms regularly and send out letters/newsletters
- We will have a community engagement event in the Spring 2023 (date to be confirmed) and further events throughout the year
- Councillors Surgery – 1st Wednesday of the month at the Hope Centre 11:00am - Rebecca Sluman will be attending from January 2023, if you have any questions please pop in and see Rebecca!

### Homeowner update


At the start of 2022 we put together a FAQ's sheet for Homeowners wishing to sell their property on a voluntary basis and wishing to move away from Somerton. The FAQ's outlined the procedure for valuations and the legal process of selling homes to NCH as part of the Voluntary Purchase Scheme.

We appointed Jones-Battye Surveyors in May to carry out the valuations on our behalf following a process that involved scoring potential valuers which some homeowners took part in.

As of November, we have received a total of 45 requests from Homeowners for valuations, they are currently at various stages of the process, and we have completed on the purchase of the first four properties. If you live in an area of Somerton where regeneration is currently being considered and you would like to discuss the valuation process and the process to sell your home, please contact Phillip Lott [phillip.lott@newportcityhomes.com](mailto:phillip.lott@newportcityhomes.com) 01633 227711.

We are also now working with Peter Alan Estate Agents who are advising us on possible options for homeowners who wish to remain in Somerton and on homeownership models for people wishing to get onto the property ladder. We hope to have more information on this at our Spring event.

### Stakeholder/Partnership update

- In June Laura and Rebecca from Newport City Homes, Andrew and Terry from Oxford Architects went to Somerton Primary School to carry out workshops with the children.
  - In October we had a meeting with our key stakeholders, Newport City Council, Somerton Primary School and the Police to update them on the proposal plans and the feedback from the community. It has been a great opportunity for our partners to see our plans and the feedback we have received so far. They also gave us some great feedback and we will be looking at working with the Secured by design team and the Police to ensure within our new plans we are looking at ways to design out any opportunities for crime and anti-social behaviour.
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## Resident Steering Group

The resident steering group meets the first Wednesday of every month for an hour and a half. The steering group have been invaluable in helping with providing feedback on our work and they help shape what we do and how we communicate with the community. They provide helpful insight to what it is like living in Somerton and the issues that the community experience, such as anti-social behaviour, parking, getting around the estate safely, provision of flats and bungalows and the best locations for these on the estate. We would like to take this opportunity to thank them all for their time and contribution to this group.

If you would like to become a member of the steering group please contact Rebecca Sluman on [rebecca.sluman@newportcityhomes.com](mailto:rebecca.sluman@newportcityhomes.com) or (01633) 227808.

Minutes to the meetings can be found on our website [newportcityhomes.com](http://newportcityhomes.com)

A member of the steering group said the meetings are:

***“Informative”***

***“Open to feedback – our concerns and comments are taken on board and noted”***

***“A good mix of homeowners, tenants and local councillors giving a wide range of opinions”***

### Mailing list

We are looking at other ways we can engage with the community of Somerton to make it easier for you to know what is going on. We would like to send out regular updates (likely to be quarterly) via email. If you would like to be added to our mailing list please contact Rebecca Sluman with your email address:

[Rebecca.sluman@newportcityhomes.com](mailto:Rebecca.sluman@newportcityhomes.com)



## That's all for now...

We would like to take this opportunity in wishing you a Merry Christmas and a Happy New Year, we look forward to working with you all in 2023!



### Find out more

Scan this QR code to find out more about our work in Somerton

### Contact us

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