

This booklet is designed to answer some of the most frequently asked questions raised over the last three months by local residents and community groups in Rowner. The Partnership has also been asked to provide specific feedback to resident queries following the MasterPlan event in June. We hope you will find the information useful and informative. If you have any further questions, please do contact the Rowner Renewal Enquiry Line on 08450 343317. You can also send your questions on-line via our website at www.rownerrenewal.com. The Partnership would like to take this opportunity to thank you for your valued feedback and support for the Rowner Renewal Project.



Rowner Reassurance

The Partnership answers your questions

Residents Support the MasterPlan

In June the Rowner Renewal Partnership showed the final MasterPlan for the Rowner Renewal Project to residents in the affected and surrounding area, resulting in overall support for the proposals. Most residents were delighted with the plans as the development would improve the Rowner image and the area as a whole. One resident commented: *"I think when the project is finished this estate will be a lovely and enjoyable place to live in."*

Amongst the features most welcomed was the supermarket. Residents are showing interest in its planned size and possible owner. The supermarket and three further retail units are planned to be built in the second phase

of the development, providing a focal point and employment opportunities in the area. However, residents asked for further information regarding the provision of car parking, traffic management in the new development, transport links in Gosport as a whole, maintenance of communal areas and security on the site.

Residents also wanted to see more detailed information about internal lay-outs and sizes of homes as well as prices. While we are submitting the MasterPlan for outline planning permission, more detailed plans are being drawn up for each development phase.

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The list of questions and accompanying answers are for information and guidance only and does not confer any legal or contractual obligations on the parties identified within it. Any reference to legislation or regulation should be verified and parties affected should always seek independent advice.

Rowner Renewal Project queries

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1. What does the final MasterPlan show?

The MasterPlan illustrates what is going to be the basis of the planning application to be submitted shortly. It shows the proposed new layout of the regeneration area with the position of the supermarket and other retail units clearly indicated. There is a tower building in the centre of the community and a variety of residential housing and open spaces.

The MasterPlan shows housing for approximately 700 homes with designated play areas and open spaces. Mature trees have been retained as far as possible and new road layouts introduced with traffic calming measures. Near the schools and community centre there is an area which has been identified for use by the community for the Carnival and Christmas Carol event.

The southern entrance to Rowner is marked by new three and four storey gateway buildings. We have also introduced a number of small low rise blocks of apartments to provide focal points at the corners and ends of streets adding more variety to the street scenes.

The elegant residential tower proposed at the south west corner of the supermarket area is to act as a marker for the centre of Rowner and meets residents' desires for an iconic building. In addition the southern side of Howe Road has been redesigned to provide three low-rise apartment blocks in place of the proposed terraced housing. This allowed us to retain some of the existing grass bund with the mature trees which grow on it whilst giving security by overlooking the proposed new cemetery.

Flats and houses face Grange Road to create an attractive street front to the road. Nimrod Drive has been retained in its original position to ensure that the existing safe pedestrian route around the community centre and the school is protected. Nimrod Drive will now provide the main northern entrance into the regenerated area. A new road provides good access for the community centre and the pub.

More detailed architectural plans for the first two phases will be submitted and shown after the planning application.

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2. What is the timing and how long will the Rowner Renewal Project take?

The timetable for the Project is as follows:

Planning application	Late Summer 2008
Approval expected	Winter 2008/2009
Judicial review period	
Work starts at lower end near Howe Road	Spring 2009
Residents move into first houses	Winter 2009
CPO process	18 months after planning approval: July 2010
Designated supermarket area and low level housing demolished	Autumn 2010
Move high rise block residents from Precinct	Up to Autumn 2011
Demolish Precinct	End of 2011
Complete Project	2016

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3. What measures are being taken to ensure road safety?

Road safety is of great importance to the Partnership and the MasterPlan has been designed around a network of traffic calmed streets where pedestrians will feel safe and comfortable to walk. The routes which residents will take to get to and from the school and the shops have been carefully considered. Where necessary new pedestrian crossings will be constructed to ensure that all sections of the community remain safe.

Vehicles will be discouraged from 'rat-running' through the regeneration area by the provision of raised junctions and other traffic calming measures which will reduce overall traffic speeds and encourage more people to walk and cycle. The new controlled junction serving the supermarket will help to reduce speeds on Grange Road and improve safety at the junctions with Nimrod Drive and Howe Road.

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4. Will there be more access roads to Rowner and Gosport?

This project does not specifically deal with transport infrastructure generally in Gosport.

Transport issues arising from the consultation process are being raised with the relevant authorities.

There are a number of major new housing schemes being built or planned in Gosport and the Council along with other local authorities in the area is seeking government funding for improvements to the roads and public transport.

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5. Are Samson, Cornwall and Williams Close part of the project?

No, they are not part of the project but we inform and consult with residents in those streets and the wider community so that people are aware of what is happening around them.

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6. Where is the funding for the £107m deficit coming from?

With grants from English Partnerships and loans and free land from the other four partners, the initial investment capacity of £33m has been secured for the £140m project. The sales of private and commercial properties will generate the additional income necessary to complete the project.

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7. What other businesses will be encouraged to trade in the area?

We do not actively encourage specific businesses to come to Rowner. The units are designated as commercial retail units.

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8. What thoughts have been given to the naming of the streets to help improve image of Rowner?

We will seek ideas for possible names for buildings and streets. However statutory authorities, i.e. the Council and Post Office will have the final decision to ensure that there is no confusion with existing street names. If possible we will take on board the suggestions of local residents.

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9. Who will control the management of the site until the new homes are available?

The freeholders of the Village are currently Rowner Estates and Caseacre – Labyrinth Properties Ltd is the management company employed by the freeholders to manage the site. When the RRP takes control of the freehold we will ensure that Labyrinth or another professional organisation is in place to manage the site.

Before the Partnership purchases the freehold of the Village we will work closely with the current Landlord and Labyrinth, to agree with residents how the estate should be managed to maintain insurance, security, health & safety, essential services and cleanliness.

Re-housing and process queries

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1. How long does it take to be re-housed?

The time it takes to re-house residents depends on properties becoming available, i.e. we can only re-house you when other PHA properties become vacant in Gosport and the surrounding areas. PHA will seek assistance from Gosport Borough Council and other local authorities along with housing associations if necessary.

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2. What are the criteria for priority for the new homes?

We are in the process of developing a policy.

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3. Why are existing businesses in the Precinct extending their lease to five years?

The Partnership is keen to ensure that there are facilities and services kept running during the building process. We hope that existing businesses will be given encouragement and support to continue trading.

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4. Where can I get financial advice?

Gosport Citizen Advice Bureau at 96 Pavilion Way, Gosport (just behind Morrison's supermarket) on Mon, Tues, Thurs and Fri from 9.30 until 2.30 pm – Or on Wednesday at the Rowner Access Point from 10.00–12.30 pm. You can call to make an appointment with one of their advisors on 023 9260 4608. For further information the Gosport Citizen Advice Bureau website is www.gosportcab.hampshire.org.uk

South Coast Moneyline provides personal and business loans for residents of Gosport. It is an

alternative to borrowing from a bank or building society at a fraction of the cost of most home credit lenders. Their contact details are:

South Coast Moneyline, 2nd Floor,
Bank Chambers, 115 Commercial Road,
Portsmouth, PO1 1BU
Tel: on 0845 389 9494
Email: mail@scmoneyline.org.uk
www.scmoneyline.org.uk

Alternatively, your current bank or building society can also advise you on what is best for you.

If you are a PHA tenant you can contact our Welfare Benefit and Debt Advisor in the Portsmouth Office. Please contact them on 08450 551122.

For Housing Benefit/Housing Allowance enquiries please phone your Housing Benefit department on 023 9254 5325 or visit the Housing Benefit department at Town Hall, High Street Gosport, PO12 1EB. You can also look on the website www.gosport.gov.uk, email benefits@gosport.gov.uk or visit www.direct.gov.uk

You can also seek advice from independent financial advisors – these are usually listed under “Financial Advisers – Independent” in the Yellow Pages or Thomson Directory.

5. Will I be eligible for housing benefit if I sell my house to the Rowner Renewal Partnership?

In certain circumstances you may be able to receive help towards your rent, and to ensure you receive your maximum entitlement you are advised to seek advice from the Council before your sale. You may do this by contacting Mrs. R Scott on 023 9254 5676 or emailing rae.scott@gosport.gov.uk or by pre-arranged visit to the Town Hall.

6. What compensation will be available to me?

If you are a freehold owner you will be entitled to the market value of your property. For many residents there will be two kinds of compensation – home loss and disturbance. These are outlined in the leaflet ‘Having to Move?’ and this can be downloaded from our website. Note that where there is a landlord and a tenant, both could depending on their specific circumstance, make separate claims for compensation. Anyone wishing to claim compensation is advised to seek independent advice.

Home loss is a sum to reflect and recognise the distress and discomfort of being compelled to move out of the home.

To be eligible for a home loss payment, the occupier must:

- be a freeholder, leaseholder, secure or assured tenant.
- have lived in the dwelling as their only or main residence, for not less than one year before the date of acquisition.

You will not be eligible for home loss if you:

- are a licensee, an Assured Shorthold Tenant, a trespasser, a squatter or do not have a formal tenancy agreement.

The amount of compensation is defined by legislation and is currently 10% of the market value of the property subject to a minimum of £4,400 and a maximum of £44,000. For shared ownership properties the home loss will be 10% of the value of the share of the property owned.

Disturbance compensates the occupier for the costs and losses incurred as a result of being disturbed from the occupation of the property. The occupier must show that these are reasonable and keep all relevant documentary evidence such as receipts, invoices and fee quotes.

If replacement carpets and curtains are to be provided, these will be to a similar standard of the existing carpets and curtains.

Owner occupiers, Shared owners, tenants of investors and PHA tenants are entitled to disturbance cost within reason.

Tenants without a tenancy agreement, licensees and tenants 'holding over' are entitled to a limited range of compensation for e.g. removals costs.

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7. What is compulsory purchase?

Compulsory purchase powers are provided to enable acquiring authorities to compulsorily purchase property to carry out a function which Parliament has decided is in the public interest. Gosport Borough Council will be using these powers for the Rowner project.

The procedures and compensation terms are laid down by the government and detailed guidance for owners is available from the Department for Communities and Local Government (DCLG).

The planned date of implementing the CPO is currently July 2010 if needed.

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8. Who is affected by the initial phases of the project?

The early phases predominantly affect PHA tenants at the south end (Howe Road) of the development. We are working to develop a specific policy for the re-housing of Owner Occupiers and Private tenants.

New property queries

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1. What will the new homes be like?

There will be a mix of houses and apartments, ranging in size from one to four bedrooms, and a mix of different types – there will be homes

to buy outright on the open market, shared ownership homes and affordable homes for rent. All the homes will be built to modern design and environmental standards. At least 30% of the homes will be allocated for affordable housing.

Taylor Wimpey Homes are building under the "Bryant Homes" brand and at the drop-in sessions you saw the typical house layouts of the homes they will be building.

Later this year, detailed architectural drawings of the first phase of the development will be on display at various locations including the Nimrod Community Centre and Gosport Borough Council.

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2. How much will the new properties cost to buy?

We estimate that they will range in price from £90,000–£180,000 at today's prices. The actual prices at which homes will be sold during the lifetime of the project will reflect the market value at the time of sale.

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3. Will I get a like for like property?

Not necessarily. We will assess the housing needs and availability of properties prior to offering a property to move into. If you are able to buy a property privately from the developer the size of the property you could move into will depend on the price you can afford to pay for a new home.

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4. When can one apply to reserve a new house?

A new home can be reserved when the properties are available to view. You may be able to reserve units off plan when we have the detailed plans and costs but this will have to be confirmed.

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5. Will there be built-in wardrobes?

Most new homes will have built-in storage cupboards. How this compares with your existing storage depends on your current arrangements.

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6. Will there be utility areas/rooms?

Most new properties will not have utility rooms.

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7. What are the sizes of the gardens?

Garden sizes will vary according to the size and location of the dwelling. The sizes and shapes of the house "plots" will be determined by the MasterPlan, but will meet normal planning requirements.

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8. What are the prices for shared-ownership properties?

Shared ownership properties are sold at market values and then the appropriate percentage. Therefore if the market value is assessed at £120,000 and you buy a 50% share you will pay £60,000 if 25% share is purchased it will cost £30,000.

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9. Will solar panels be used on any of the buildings?

The question of renewables generally is still under discussion.

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10. Why are there no 3 storey town houses in the affordable selection of homes?

Portsmouth Housing Association has to build homes which meet the design and quality standard of the Housing Corporation. Townhouses usually do not meet these standards and PHA is specifically not permitted to build integral garages.

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11. What are the dimensions of the rooms?

House plans with dimensions will become available shortly.

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12. Will there be enough parking?

The proposed level of parking provision has been agreed with Hampshire County Council's highways department. A mixture of on-plot and on-street spaces will ensure that there is parking, located within attractive landscaped streets and spaces. Convenient access to bus routes and the provision of ample cycle parking will reduce reliance on cars and encourage a more pedestrian friendly environment.





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English Partnerships
Gosport Borough Council
Hampshire County Council
Portsmouth Housing Association
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343317


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