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# Rowner Matters

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Issue 5 – January 2009

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Rowner Renewal  
Enquiry Line:

08450  
343317

  
**Rowner**  
renewal

# It's in!

## Welcome to our fifth edition of Rowner Matters.

We are delighted to tell you that the formal planning application for the £140 million regeneration of Rowner has been submitted to Gosport Borough Council planning department.

Once the application is registered you will be able to access it within a few days on [www.gosport.gov.uk](http://www.gosport.gov.uk).

It is now full steam ahead for building work to start in Phase 1 near Howe Road in mid-2009. Detailed plans for this area will be circulated to all residents and stakeholders in the coming months.

The Rowner Renewal Partnership would like to thank the residents, community groups, stakeholders and partners for their valuable feedback during the consultation phases of this very important project. We wish you all a very Happy New Year.

**Hazel Warwick**  
Community Spokesperson  
for the Partnership.

**Group Development &  
Regeneration Director at  
Portsmouth Housing Association.**

Photo and story continued  
on inside back page

[www.rownerrenewal.com](http://www.rownerrenewal.com)

# Portsmouth Housing Association (PHA) has moved offices

PHA has moved to the Nimrod Community Centre, Nimrod Drive, Rowner, Gosport, PO13 8BE

The office opening times are:

Monday – Thursday: 9am–5pm

Friday: 9am–4.30pm

The office telephone number is:  
**08450 553322**



The PHA office in Stoke Road, Gosport is now closed. Mail addressed there will be redirected to the Nimrod Centre for the next two months.

# Extra £2 million for Rowner Renewal

**A £2 million cash injection has been given to the Rowner Renewal Partnership. It is part of £6.75 million PUSH (Partnership for Urban South Hampshire) grant that is being distributed across south Hampshire.**

The Partnership has used the extra funds from PUSH to buy the homes of those who wish to leave the estate before the £140 million scheme gets under way.

# Rowner Junior Community Team Success



Their hard work and dedication has helped to make their community an even better place to live. Pupils from Rowner Junior School have been honoured at a special ceremony to celebrate those people who have successfully completed Hampshire County Council's Junior Community Team (JCT).

The JCT is an initiative by Accredited Community Safety Officers (ACSOs) based in Gosport, and aims to encourage young people to participate in activities

to benefit their local area, while helping them to develop a sense of civic responsibility.

During the 12 term-time sessions, the JCT teamed up with their local ACSOs for after-school projects, such as baking cakes for the older residents, sponsored bike ride, litter picks, and learning about anti-social behaviour and crime.

Headteacher at Rowner Junior School, Mary Wood said: "JCT has proved to be a fantastic experience for

the children involved. They are very well supported by the Community Safety Officers to get involved and engaged in the local community. It is a very worthwhile project for the children and the school to be involved in."

Following the success of the scheme in Rowner, other junior schools across Hampshire will begin running the scheme as well as continuing to run at Rowner Junior School in Gosport.

# Nimrod Community Centre Matters



The opening of the Nimrod Community Centre Extension was celebrated in style in September when it became alive with salsa dancers, children's activities, arts and crafts, story tellers, fashion shows and dance academies.

VIPs from Gosport Development Trust, Portsmouth Housing Association (PHA), Gosport Borough Council and the Mayor of Gosport, Cllr Derek Kimber, all participated in the fun with many local residents.

The £400,000 extension has been funded via SEEDA's Area Investment Fund which provided £240,000 and PHA

donated the balance. The Nimrod Centre is owned by Gosport Development Trust whose board includes representatives of Gosport Borough Council, Gosport Voluntary Action and PHA. The Centre is managed by Gosport Voluntary Action. The extension has enabled the Rowner Access Point to have a brand new home and PHA's Gosport Housing Team has been relocated to the heart of Rowner.

## Music builds bridges in Gosport

A very special 'community exchange' creative project took place in Rowner on 12 December. London-based charity Music In Detention is providing a vital link between detainees from

the Haslar Immigration Removal Centre (IRC) and the outside world – through the medium of music, art and dance. In Rowner the young people have enjoyed informal creative sessions with Music In Detention and they performed the fruits of their work at the Nimrod Centre on 12 December.

Music, lyrics, art and dance on the theme of 'Change', led by the music organisation Drum Runners has been created by the detainees during sessions with Music In Detention, and this has inspired the young people from Rowner's Nimrod Centre to create their own performance.

Although the detainees were behind the walls of the IRC, they were in the heart of the community 'in spirit' through their songwriting, music-making, art and design.



Magpies children pose to show their teeth cleaning skills

## Smiles All Round

Many of you will know that the Nimrod Centre is also home to the hugely successful Magpies Pre-school. In a bid to fight tooth decay in the area all the pre-school children are used to a daily 'brush-up' routine. The children cheerfully use their own named toothbrushes to clean their teeth after 'snack time'. This is a SureStart initiative who supply the toothbrushes on a termly basis. Lisa Hillier, the oral health promotion officer, has supported both the staff and parents on providing information on healthy eating and regular brushing. She also comes into the pre-school to talk to the children about 'healthy smiles'.

How's that for a great idea. The only complaint the children have is that the tooth fairies don't visit them.

Date for your diary on other community events in Rowner:

- **15 January**  
Rowner Sports  
Nimrod Centre  
2.30–4.30pm
- **21 January**  
Rowner Vision Meeting  
Nimrod Centre  
6.15–8.30pm
- **26 January**  
Grange Community Association  
Nimrod Centre  
12 noon

# Update on Frequently Asked Questions

**1. Following the Report in the News about the Dumping Ground near Howe Road what is the Partnership doing to ensure it is safe for children to play in that area?**

Firstly we regular patrol the estate paying particular attention to the areas of our redevelopment reported to have problems.

PHA's estate manager is keen for any residents to contact him if you see any needles lying around. It is and always has been a priority for him to remove needles as soon as possible after notification. He can be contacted on 08450 553322.

We work in partnership with a range of agencies to ensure that disruption and anti-social behaviour is kept to a minimum. The Rowner Renewal Partnership will do all it can to ensure that the neighbourhood is well managed and we will listen to any problems and complaints that occur within the forthcoming months.

PHA work with Gosport Borough Council and other agencies to ensure that all land is kept clear and safe. Residents can call the Rowner Renewal Helpline on 08450 343317 if they have any further concerns.

**2. We are interested in selling our home to Portsmouth Housing Association and a few months ago (before the credit crunch) we received a quotation for the market value of our home. Obviously property prices have now dropped. Is the Partnership going to buy our homes at the original price quoted at the date of the launch i.e. October 2007 or will they now only buy at today's market prices?**

New offers are being made at current market value and will be open for a period of time. After that time a revaluation of the property will be necessary to reflect the market value. Concerned residents should speak to PHA regarding their individual circumstances.

**3. As the planning application has been delayed what does this mean to the timetable of the Rowner Renewal Project?**

Consent for planning will take 13 weeks. For every month the application is delayed, the start date is delayed by the same amount of time. The Partnership will update the timetable on the website shortly.

# It's in (continued)



*The Rowner Renewal Team and residents celebrate the planning application submission*

The Rowner Renewal Team were delighted to hand the planning application submission disc to the Deputy Leader of Gosport Borough Council, Cllr Peter Chegwyn.

**Hazel Warwick said:**

"This planning application represents months of consultation with residents, stakeholders and community groups. It also represents the hard work and dedication of the whole of

the Rowner Renewal Team, supporters and our architects, JTP. We are delighted to submit the formal planning application which, if approved, will completely regenerate the area for the benefit of many generations to come."

# A new name on the partnership list



On 1 December last year, English Partnerships became part of the new Homes and Communities Agency (HCA). The HCA is the single, national housing and regeneration agency for England, bringing together the development and regeneration expertise of English Partnerships, investment functions of the Housing Corporation, and the Academy for Sustainable Communities, with major delivery programmes of Communities and Local Government.

As a result, in all future correspondence and on literature relating to Rowner you will see the name HCA used instead of English Partnerships. The role of the organisation and its commitment to Rowner has not changed – just the name. The HCA has invested over £3 million in Rowner so far to assist with purchasing properties and will invest a further £4 million over the next two years. There will then be additional investment to subsidise the provision of the new affordable homes.

The remit of the new integrated agency is to create opportunities for people to live in high quality, sustainable places. The HCA will provide funding for affordable housing, bring land back into productive use and improve quality of life by raising standards

for the physical and social environment.

To do so the HCA has been awarded a total budget of £17.3 billion over the next three years.

## The HCA's key commitments to the housing market in the UK are:

- Tailored programmes for individual housing associations, supporting conversion of some existing unsold stock into social housing or rent to buy in return for progressing existing schemes that are currently on hold.
- The potential for local authorities to come forward with their own development packages with the benefit of grant funding support.
- The funding of infrastructure works on a returnable basis, to enable schemes to progress.
- Changing the mix of developments to include a greater proportion of rent to buy properties, with an incentive to purchase over time.
- The scope for land purchase, greater use of equity investment rather than grant and development of joint ventures to facilitate further development.
- The potential to access new sources of investor finance.



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If you would like this information translated into any other language, or made available in large print or audio format, please contact **08450 343317**.

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