

Rowner Matters

February 08



The Rowner Renewal Partnership has completed the first phase of our community consultation on the regeneration of Rowner and we would like to thank everyone who has contributed. We are now in a position to provide a summary of what the residents of Rowner have told us and to show how those comments have been included into the new "Vision for Rowner".

The "Vision" directs the final Masterplan for Rowner which will go to planning in Spring 2008. Since our presentation to the community in December, we have continued to listen to your views and now invite you to another community forum for an update on the changes made to the Vision. This will be held at **Siskin Junior School on Thursday 21 February at 6-8pm.**

Everyone is welcome and children of parents attending can also enjoy a number of planned activities.

Summary of Key Issues

With our architects JTP, residents discussed eight key issues throughout October and November 2007. Many of them were about the community as well as the design of the buildings, streets and open spaces. You told us what was good about the existing community, what could be improved as well as how we can all help to manage the change during the regeneration. The main issues discussed were:

Designing for the community – people said that they wanted the design of the regenerated area to encourage community togetherness and more involvement.

Image and identity – the negative image of Rowner should be removed so that in the future it will be seen as a friendly, safe, clean and attractive area with a positive community spirit and good facilities for children and adults.

Management and maintenance – there is resentment at the current lack of proper estate management and maintenance. An efficient management process must be set in place and in future all the public and green spaces should be well designed for easy maintenance.

Community facilities – there should be ongoing community involvement with regard to facilities that are needed involving school children, parents, vulnerable residents and other specialist providers. More people should be involved in working for the community to spread the load.

Getting around – there is an inadequate bus service at the moment, especially during school run times. The area should be better connected to nearby facilities and the new design should get rid of rat-runs.

Employment and training – there is a desire that the regeneration should provide jobs and training opportunities for local residents including investigating the possibility of setting up a community enterprise initiative such as a community shop or cafe to sell locally made items.

Managing change - many existing residents appreciate high space standards and are fearful of change. Owner occupiers need more information and may need support regarding the financial outlay that will be necessary to purchase new properties. Regular communication is essential to all residents in Rowner.

Community involvement and continuity – support and funding of existing youth and community projects is very important for the well being of the community. The Rowner Access Point has become the focus for individual personal development and training. The Rowner Renewal Partnership should ensure ongoing funding for appropriate community organisation and facilities.

What People Told Us

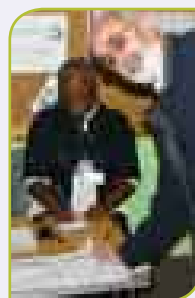
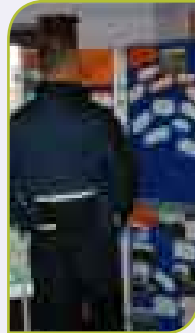
THE COMMUNITY WOULD LIKE TO SEE:

- A variety of family houses and flats based on traditional street layout with quality open spaces and overlooked play areas for children
- Community open space and communal green space
- A new neighbourhood centre, where the precinct currently is, with good shopping facilities and links to community buildings
- Improved local employment opportunities via a supermarket, local shops, local businesses and affordable start-up units
- Bus routes to run the entire perimeter of Rowner
- A green corridor in the place of the old basketball court
- Improvement to the safety and security of the estate and cleanliness of the public areas
- More resources and amenities for existing local groups eg scouts

The following are a selection of quotes from local people who attended the Community Design Weekend and other community events

ABOUT THE NEW HOMES:

- *“Get rid of the concrete jungleness of the place!”*
- *“There should be economical and sustainable methods of running the new homes.”*
- *“There is a family friendly aspects to the courts. We need to translate this success into a modern housing layout.”*
- *“Separate smaller blocks of flats rather than a big complex.”*



ABOUT THE FACILITIES:

- *“The Rowner Access Point is a hugely valuable asset – must keep it going.”*
- *“There is good access to the Alver Valley – the area needs a “draw” like picnicking and accessible walkways.”*
- *“If there was a supermarket here it would be good for jobs.”*
- *“Shops must be accessible on streets, not hidden away.”*
- *“Buses should be bigger, more frequent and child-friendly.”*
- *“There are a lack of activities for 6-12 year olds – nowhere for children to play normally.”*
- *“Local sports facilities should be more easily accessible”*

ABOUT THE REGENERATION AREA:

- *“Make it a friendly place to go to and be in.”*
- *“It’s all about having an informal area where kids can play football, kick a ball about!”*
- *“We need streets rather than courts – easy access and more lighting.”*
- *“We want proper roads, not roads to nowhere.”*
- *“Mature trees need to be kept and the landscape enhanced.”*
- *“Sensitive but effective lighting needs to be thought about.”*
- *“Make Rowner a place people want to live in, not just because it’s cheap.”*



A partnership of
English Partnerships
Gosport Borough Council
Hampshire County Council
Portsmouth Housing Association
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THUMBS UP FOR NIMROD'S NEW EXTENSION



Mother of five, Therasa Ginn (pictured centre), a resident of Rowner and a regular user of the Nimrod Centre was there with her two sons Tommy (age 2) and Toby Redford (age 3) to give the thumbs up to the extension. Also pictured left to right: Andrew Mason (PHA), Jacky Charman (RAP), David Miles (GVA) and Hazel Warwick (PHA)

Building work has begun on an important extension to the Nimrod Community Centre in Rowner. Funded by SEEDA, with Portsmouth Housing Association funding the balance, the £400,000 extension will allow:

- The Rowner Access Point (RAP) to be relocated. As well as continuing its current range of services, RAP will become increasingly important as an independent information and advice resource for residents.
- A new social club area which will be used by the centre management to promote community involvement as well as helping to ensure that the Centre is self sustaining in the longer term. This could benefit the newly formed Grange Community Association.
- The Rowner Renewal team office. This will enable PHA staff and other members of the Partnership working on the project to be accessible to local residents. The current facilities of the centre such as the main hall, will also be used for occasional larger meetings and consultation events.

The Nimrod Centre is owned by Gosport Development Trust whose board includes representatives of Gosport Borough Council, Gosport Voluntary Action and Portsmouth Housing Association. The Centre is managed by Gosport Voluntary Action.

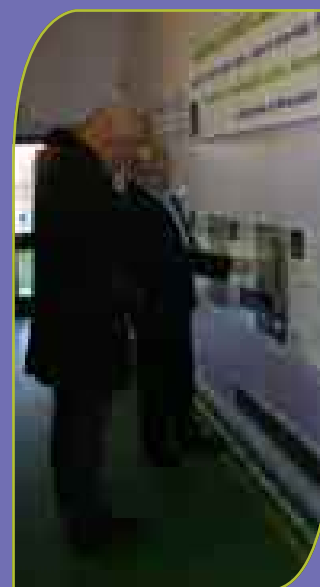
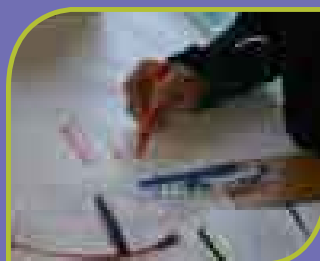
David Miles from Gosport Voluntary Action said:

"I am delighted that the new extension will provide so many additional facilities for the residents and community groups of Rowner. We have a thriving community here and at this point of the regeneration scheme, it is important that the Nimrod Centre is extended. RAP have long awaited new offices and of course the Rowner Renewal Partnership will soon be easily accessed. This is what we have all been waiting for."

The work to extend the Centre is being managed by PHA and the contractor is Ralls Builders Ltd from Waterlooville. Work is expected to be completed in May. The extension has been funded via SEEDA's Area Investment Fund which provided £240,000 and PHA have funded the balance.

Hazel Warwick, Group Regeneration and Development Director at PHA said:

"This is an important step forward and PHA is pleased that we could part fund the project. We can achieve this by the sale of Magennis Hall, an older community centre in Rowner. PHA will also establish a local office at the Nimrod Centre which will give the Rowner Renewal Project team a base in the heart of the community."



NEW FREQUENTLY ASKED QUESTIONS

Following our Frequently Asked Question leaflets, we will use the Rowner Matters newsletter to update the community and stakeholders on additional questions raised.

1. Can I sell my home to PHA and remain living there until I move to a new property within the regenerated area?

In most cases this will be possible but it will depend upon the timing of the construction phases. If this is not possible we will work with you to ensure that you are housed until your new home is ready. Please contact the Enquiry Line Team on 08450 343317 for further specific details.

2. Where can I find official information about compulsory purchase orders?

The Department of Communities and Local Government produces publications about compulsory purchase which can be downloaded from their website:

www.communitites.gov.uk

Or contact the Rowner Access Point to print out the web pages for you.

3. Will we have to pay more service charges once PHA has acquired apartments in the precinct?

Your service charge will not be affected by PHA acquiring units as PHA will be meeting its responsibilities including service charges for the units acquired.

QUESTION FROM THE PARTNERSHIP

4. Do you own a garage in the Rowner Renewal Area?

If you do, but have not been in contact with the Rowner Renewal Team we would like to hear from you. Please call us now on 08450 343317

If you have any further questions that you would like to see answered in the next “**Rowner Matters**” newsletter please email your questions to us using the website contact page. **www.rownerrenewal.com** or contact Jacky Charman at the Rowner Access Point on **023 9258 0096** and she will be sure to pass them on to us.

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