

Rowner Matters

Issue 3 – May 2008

Rowner Renewal
Enquiry Line:

08450
343317

Rowner
renewal

Welcome to our third edition of Rowner Matters.

Since our February issue which updated you on our Illustrative MasterPlan, the Partnership has been finalising the numbers and the road layout of the scheme.

We are pleased to report that the proposals now show the supermarket entrance directly off Grange Road and the Partnership are in final negotiations with an operator.

When the MasterPlan is complete the Partnership will organise two public drop-in sessions for residents and community groups.

These are planned to be on:

- Thursday 26 June in the evening
- Saturday 28 June in the morning.

Please put these dates in your diary. We will advertise the dates and venue on the new community notice boards and a letter will be sent to you to advise the time and where they are being held.

Submission for formal planning is in August and information relating to the planning application will be on display at Gosport Borough Council, Portsmouth Housing Association office in Gosport, Rowner Access Point, SureStart and the Nimrod Community Centre. In addition people will be able to view them on the Rowner Renewal website after publication

www.rownerrenewal.com.

A summary of the proposed Planning Application will also be sent to all residents and stakeholders within the consultation area in early August for final comments.

I look forward to meeting you again soon at our public events.

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



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

www.rownerrenewal.com

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Rowner Vision

Revisited 2004–2008

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The Rowner Renewal Partnership was very pleased to be able to support “Rowner Vision Revisited” event held recently on 1 April.

Portsmouth Housing Association with the Rowner Access Point, Hampshire County Council and Gosport Borough Council were all involved in organising the first Rowner Vision event in December 2004. The aim then was to say what residents and stakeholders felt needed doing to make Rowner a better community and a great place to live. Those present then set out a ten-year plan/wishlist of things they wanted to see happen to improve the estate. This then led to the formation of the Rowner Vision Group that meets regularly to hear about progress and push for further improvements.

The original 2004 “Vision” came up with five top priorities for actions to improve the estate:

- Youth facilities
- Safe environment/ low crime
- Local schools
- Open spaces/variety of amenities
- Demolition of the precinct.

A lot of progress has been made since 2004 – those present commented on the impact of new youth facilities, the development of SureStart for families with young children and the improvements in community safety and reduction in anti-social behaviour. These had made a big difference to the feel of the estate.

The demolition of the Precinct had been an aspiration back in 2004 but now with the proposed redevelopment it could at last become a reality. Another cause for celebration was the excellent Ofsted inspection report that Siskin Infant School had just received from its inspection in March.

People then went into workshops to identify continuing problems and the new challenges and issues emerging since 2004. All present had an opportunity to give their votes on what they felt were the top priorities for action. New issues such as the use of the Multi-Use Games Area, the environment north of the Precinct, the recent reductions in the service and the cost of public transport were raised.

The next Rowner Vision Group meeting is on 4 June at 6.15pm at Nimrod Community Centre and a full report of the event, proposals, views on the priorities for the estate will then be available.

It is open for all to attend – if you would like to be put on the regular mailing list for the group and/or would like a copy of the report please contact the Rowner Access Point at the Precinct on **023 9258 0096**.

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We Are Sailing – thanks to Courts Zone Residents Group

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Sailing out of Cowes: (Rear): Stuart Mills (PHA), Ryan Lind and Annmarie Stallard .

Six young people from Rowner were recently given the opportunity by the Courts Zone Residents Group to go on a three day sailing trip. One had been on a boat before for a couple of hours, but the others had never sailed before.

The Solent can be a bit chilly in April – but a wind speed of Force 6 makes for interesting sailing particularly when you are complete novices!

By the end of the trip, they all had a chance at winning the sails and

steering the helm – not to mention sharing the cooking and washing up! Living in such a confined space for three days and nights was also a new experience for them. They sailed first to Cowes, then back across the Solent and up the River Hamble to Bursledon, before heading back to Haslar Marina.

The boat and skipper was from the Meridian Sailing Trust in Portsmouth. The trip was organised by SEHCO (South East Hants Community Outlook), a charity run by Portsmouth Housing Association residents and was paid for by grant funding from the Big Lottery Fund.



Connor Rogers (at rear), Annmarie Stallard, Leah Lind, Stacey Galbraith and Ryan Haycock holding wheel.

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Siskin Junior School presents celebration time capsule

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Pupils and staff at Siskin Junior School presented the Rowner Renewal Partnership a time capsule to be buried in 2009 with an opening date scheduled in a hundred years' time in 2109!

Helen Bruce, Siskin Junior School's Maths Manager explains:

"We are all very excited about engaging our pupils in the development proposals. I involved the children in a time capsule project as part of our school's Maths Week where we were celebrating the number 100. We talked about what things might show how we lived now if it was opened in a hundred years' time. The children then chose the items that they wanted to be placed in the capsule to show future generations how we lived in 2008."

Amongst the items placed in the capsule are:
Sun newspaper, pencil



Centre: Mr Sean Connor (Headteacher). **Then clockwise:** Leanne Swift, Samuel Symons, Ashleigh Charrington, Perry Beeton, Harley Lay, Miss Helen Bruce (Maths Manager), Hazel Warwick (Director PHA), Jessica Walker, Luke McCormick, Jessica Coleman, Harrison Kelly, Jordan Howe and Owen Holland.

case with stationery, Beanie Bear, socks, book mark photographs, necklace, toy soldier, plastic tiger, squeeze faces balls.

Written information has also been included on topics such as Manchester United, school uniform, electricity, friends, sports, typical school day and music.

The time capsule was funded by Portsmouth Housing Association (PHA) and will be buried by the pupils at a ceremony in 2009 when building work will start on the project.

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

"We are delighted that all the school were able to be involved in the time capsule presentation and were so interested in the Rowner Renewal Project. After all they will be our future residents when the project completes in 2015. Later in the year, The Rowner Renewal Partnership will involve other pupils in the area including working closely with Siskin Infant School, SureStart and Brune Park Community College."

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New Cemetery for Gosport

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Gosport Borough Council proposes to use Home Heath as a new cemetery for the town. Ann's Hill Cemetery has been in existence since 1855 and unfortunately is now approaching its capacity. It is estimated that there will not be any space remaining for further burials by 2012.

The Council has undertaken extensive investigations and looked at all available sites in the Borough that

would be suitable for a cemetery. The Council could decide not to have a cemetery within the Borough and require those residents wishing a burial for their relatives to try to find a suitable alternative cemetery in another Borough. The Council has decided that this would not be acceptable.

A shortlist of sites was identified and full and extensive investigations carried out to assess land condition and suitability. Only one site, Home Heath, was found to be suitable to meet the criteria.

The Council will be submitting a planning application for a new cemetery at Home Heath in the coming months. The Council is aware of the sensitive nature of Home Heath and will ensure the design of the cemetery reflects the rural feel of the area; a "woodland burial" area is to be incorporated into the design.

For further information contact Gosport Borough Council Leisure Services on **023 9254 5729**

Update on Frequently Asked Questions

1. When are they going to knock my house down?

The Partnership is working on the final plans for the project and intends to submit the final drafts to residents. Following this event the plans will be submitted to Gosport Borough Council Planning Department in August. The planning permission process will take approx 16 weeks from date of submission. Once planning permission is granted we will be able to start work on the first phase. We anticipate therefore that work on the first phase will commence at the beginning of 2009.

2. Which area will they be knocking down first?

If plans are approved works start to the south of the precinct, i.e. Winchester Court, Peterborough Court, St Albans Court and Guildford Court.

3. As I will be living on a building site when they knock the homes opposite me down will I be paid compensation for the amount of dust, dirt and inconvenience I have to put up with?

All construction activities will be separated from the adjacent residents and public by secure, decorated and well maintained fencing/hoardings and will keep the construction activities in a self contained area. It is therefore envisaged that the adjacent owners should not be inconvenienced and therefore compensation would not be appropriate.

4. My husband is asthmatic. If the dust affects him will I be able to move until I am no longer living on a building site?

Under current Health & Safety regulations all demolition operations have to have, amongst many other measures, effective dust/dirt suppression systems which usually consist of either cocooning the building in dust proof sheeting or continuous spraying with a fine mist of water. In the case of the demolition at Rowner it is likely that the mist spray method will be used exclusively on the low rise buildings (i.e. up to three-storey) and a combination of the two methods will be

used on the higher buildings. It is therefore anticipated that all the dust and dirt arising from the demolition will be contained within the perimeter of the construction area behind the fencing/hoarding. Additional measures will also be taken in the form of wheel washing to ensure vehicles leaving the site do not bring the dirt/dust off the site on their tyres.

5. I am moving from a three bed house, will my new house be a three bed?

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.

6. What are the homes going to look like?

As yet we cannot provide this information as the final plans for the whole site are still being drawn up. Once the plans have been approved the architects will develop detailed plans of the properties.

7. Are we in a regeneration or consultation area?

Our information leaflet distributed at the launch of the project showed the consultation area. This can be viewed on the website www.rownerrenewal.com.

The consultation area is wider than the area directly affected by the plans (which is the regeneration area). During the launch we produced a map showing the area which is directly affected and will be redeveloped.

We are consulting with people living in the wider area as the development will have an economic and environmental impact on the area as a whole, including employment opportunities and property prices.

8. What happens if I disagree with the valuation of my property?

You can arrange for a survey by another surveyor and if the valuation differs, you need to send a written copy to the Rowner Renewal Team. We will then go back to our valuer and attempt to come to an agreement.

9. Do I have to use your removal companies?

No. You can arrange your own removal and as long as you send a written invoice from that removal company. The Rowner Renewal Team will cover the costs if considered reasonable. If you decide to move yourself

and hire a van for the move, we will pay for the van hire.

10. What happens to private residents?

Private tenants with valid tenancy agreements will be assessed for their accommodation needs within the Gosport Common Housing Register policy. Existing owners who wish to become tenants will be assessed in the same way. The offer that Portsmouth Housing Association (PHA) is able to make you will depend on the size and location of accommodation that you have requested matched against the availability of PHA accommodation in that area.

PHA normally makes up to three offers and will seek assistance from the council and other housing associations if necessary.

If you are currently a private owner and following the sale of your property, financial statements will be requested to find out how much money is yours after your mortgage has been paid. This information will determine whether you are in the position to become shared owners or buy on the open market. If your finances are such that you are unable to do either of these, you will be eligible to become tenants subject to other criteria being met, i.e. monies owing to Portsmouth Housing Association or

Gosport Borough Council.

11. I have been approached by someone on the estate asking me to sublet my property when I move out and let them have the keys so that a homeless person can move in? Is this allowed?

No, all locks on vacated properties are changed by Portsmouth Housing Association once a tenant moves out. No subletting of the properties is allowed. If you are approached by someone please contact the Rowner Enquiry Team on **08450 343317** immediately.

Date for your diary on other community events in Rowner:

- Confidential Drop in Sessions every Wednesday 3–5pm at the Youthy – Sessions for 13–21 year olds to see GP to discuss any personal health issue.
- Rowner Renewal MasterPlan Drop in Sessions – Thursday 26 June in the evening and Saturday 28 June in the morning.
- The Rowner Carnival – Saturday 12 July. Theme: Storytime with the library bus.
- Rowner Vision Group meeting – Wednesday 4 June.

A partnership of
English Partnerships
Gosport Borough Council
Hampshire County Council
Portsmouth Housing Association
and **Taylor Wimpey UK Ltd**



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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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