

Welcome to the Rowner Renewal Project – a fresh approach

Rowner Renewal
Enquiry Line:
**08450
343317**

Rowner
renewal

The Rowner Renewal Partnership is delighted to officially launch the Rowner Renewal Project. The Partnership now invites residents and other important community groups to help shape our proposals for the redevelopment and the regeneration of the centre of Rowner.

Here we summarise our draft proposals and outline the scope of our plans. Following the launch we would encourage everyone to visit the various public exhibition sites of the Project – these are at locations including the Nimrod Community Centre, Gosport Town Hall, SureStart, the Rowner Access Point and PHA's Gosport office.

A series of meetings and public events will be held in October and November to explain more about the project and keep residents informed as the proposals develop. In October, our architects, John Thompson & Partners will begin the important public consultation. Residents can get involved in the planning events where they will be able to view examples of what has been done in other areas and give their views about the improvements that could be made to Rowner. We will

work with residents and the local community on the design of the scheme and this will guide and develop the final plans for the estate.

Portsmouth Housing Association will be meeting individually with those residents whose homes will need to be redeveloped for the Project. Subject to approval under the Gosport Common Housing Register Policy, our aim is that those who want to stay on the estate are able to do so; those who do not will be offered re-housing elsewhere in the Borough and owner occupiers can transfer their equity to a new home on the estate, if they wish.

We look forward to hearing your views during the public consultation stage of the Project.

Please call our Rowner Renewal 08450 343317 and we hope you will attend our public meetings in the next few weeks.



John Butler
Project Director



the Rowner Renewal Project

Our project is possible due to the public/private organisations bringing together the financial support, the planning and development expertise that will be needed to take this regeneration scheme forward.

- **English Partnerships** is providing £7.5 million
- **Gosport Borough Council** is contributing land worth in excess of £2 million
- **Hampshire County Council** is investing £1.5 million
- **Portsmouth Housing Association** is investing £6 million and is also contributing land
- **Taylor Wimpey Developments** is investing in excess of £16 million

We are focussing on a long term solution to provide the kind of environment where people want to live. Our mission is to improve, to add value and to increase pride in Rowner. Our project will address the core problems – the quality of the buildings, design of the open space and the shopping environment.

Through good design, the project will bring a sustainable improvement to living standards across the whole of the area. Rowner will be safer and more attractive – there will be better use of private and public space and improved security.

Our regeneration proposals include the demolition of existing homes in a defined area and their replacement with modern, environmentally-friendly homes designed to create a sustainable community. The targeted area for redevelopment is the housing and retail complex of the Precinct and other areas south of this, adjoining Grange Lane. As a result of this regeneration, our aim is to improve the environment of the whole estate.

We plan for new local facilities, including shops, and expect the project to take eight years to complete, with the first new homes to be available in 2009. There will be a mix of private sale, rented and shared ownership homes of which at least 30% will be affordable homes. The completed project has been estimated to cost in the region of £140 million.

The Partnership also hopes to build on the success of a number of innovative community initiatives such as SureStart, Rowner Access Point, the annual Rowner Carnival, the Nimrod Community Centre and the new Youth Centre. We will work closely with the local community to continue to empower local residents to develop longer term community structures and services. In this way we hope to make a significant difference to the community of Gosport and South Hampshire.

Proposed timetable

Public consultation:
Autumn/Winter 2007

Planning process:
First half 2008

Regeneration work starts:
Autumn 2008

Project completes:
2015



Partnership members



Rowner Renewal
Enquiry Line:
**08450
343317**



The Partnership – the five partners are:



English Partnerships is the national regeneration agency helping the Government to support high quality sustainable growth in England. It aims to improve the quality of our towns and cities and create communities where people can afford to live and want to live. English Partnerships' involvement will ensure the delivery of a mixed-use, sustainable neighbourhood incorporating the highest design and environmental standards and the provision of affordable homes. It will provide funding for the project and support the community engagement process to ensure the needs and aspirations of local people are met.



Gosport Borough Council is the accountable body for the citizens of Gosport and speaks on behalf of the whole community. The redevelopment of the Rowner Village is a significant priority for the Council. They wish to work closely with their residents to ensure that within Rowner a cohesive and sustainable community is established. The Council has long supported community development and projects in Rowner and has assembled the team to get things done.



Hampshire County Council has played a key leadership role in facilitating the Rowner Renewal Project, committing specialist project management and financial support. It has worked with Gosport Borough Council to secure the political will at regional and national levels to make this happen. It is the accountable body for the citizens of Hampshire and takes the strategic view for long term benefit. On the project their responsibilities include issues affecting roads, transport and regeneration.



Portsmouth Housing Association (PHA) is a respected local housing association with a strong track record of success in community development and regeneration. PHA is a member of First Wessex Housing Group and manages 1,400 homes in Gosport of mixed tenure for rent and shared ownership. It has a significant stake in Rowner and is a well respected landlord, well placed to manage the outcomes of the regeneration.



Taylor Wimpey is the UK's largest homebuilder and provides nationwide coverage in the UK, building one bedroom apartments and starter homes up to large detached family houses. As well as operating in the UK, Taylor Wimpey plc builds homes in North America, Spain and Gibraltar. It aims to be the homebuilder of choice for customers, employees, shareholders and for the communities in which it operates. Taylor Wimpey has considerable experience in regeneration programmes and working with communities so is an ideal partner to deliver this project.



INVESTOR IN PEOPLE

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

Rowner Renewal
Enquiry Line:
**08450
343317**

Rowner
renewal