



# Regenerating Podsmead and Matson Initial Community Engagement

Revised October 2017



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Cover images: Consultation events at Matson and Podsmead, 1<sup>st</sup> and 2<sup>nd</sup> September 2017

## 1. Introduction

Gloucester City Homes is leading a major programme of regeneration of its key estates of Matson and Podsmead in Gloucester. Initial funding has been secured from the Government, partners have been established across a range of sectors and a masterplan team is being procured.

Working with Kevin Murray Associates, appointed through Local Partnerships, GCH undertook to inform the local residents about the process before it formally started, through a series of steps during the summer.

The programme of engagement began with an initial local community stakeholder meeting on 3rd July at which KMA introduced the proposal to hold estate walkabouts with the respective communities. Two walkabouts for each estate were subsequently scheduled to take place at the end of the summer on Fridays and Saturdays. This was felt to give working residents and their children ample opportunity to attend at least one of these events, if not both. The walkabouts were seen as an ideal way of starting to engage and build capacity in each community; to introduce the masterplanning project and process; introduce the KMA team and to initiate a substantive process of co-production in the re-design of each estate. This would allow a broad exploration of local issues, concerns and aspirations, which could then be used to inform the masterplanners, when appointed.

### Using the Place Standard

The Place Standard engagement tool<sup>1</sup> was used for setting the scope of the walkabout discussion because it is a good way of initiating broad discussion with residents about what it's like to live on each estate, what works well and what frustrates people. This approach met GCH's brief to consider the wider socio-economic and environmental aspects that need to inform the master-planning process to achieve effective regeneration within a city-wide context. The table below provides the key links.

GCH Regeneration objectives	Place Standard Criteria
Delivering improvements in the quality of the local environment and public spaces, housing that enables effective recycling, low energy consumption and sustainability,	Moving around the area/estate
Providing opportunities for economic growth within the community.	Public Transport
Supporting inclusive community development; in safe, cohesive and healthy neighbourhoods, supported by sustainable, fit-for-purpose community buildings.	Traffic and parking
Improving community infrastructure (access to healthcare, primary schools, training, digital hubs, food shops providing affordable, good quality, locally produced goods)	Streets and spaces
Creating added social value through the regeneration process	Natural spaces
Improving health and wellbeing outcomes.	Play and recreation
	Facilities and amenities
	Work and local economy
	Housing and community

<sup>1</sup> See Place Standard at <https://placestandard.scot/>

Delivering a positive impact on other partner services, e.g. NHS healthcare and local authority care homes	Social contact
Promoting a positive reputation and sense of pride within each communities, seeking to tackle poverty and the resulting issues	Identity and belonging
Creating safer communities by “designing out crime”	Feeling safe
Improving public transport links to support employment and social mobility.	Care and maintenance
	Influence and sense of control

On the advice of Gloucester City Homes (GCH), the walkabouts were staggered between each estate over both weekends to ensure that neither community felt the other took precedence. The routes were devised by GCH housing officers who know each estate extremely well, with input and advice from KMA on the scope and type of issues to cover. Because of the size and variability in streets, housing types, tenures and facilities across each estate, two different walkabouts routes were devised for each.

This approach aimed to ensure that all residents, whether GCH tenants or private tenants and owner-occupiers would all feel equally welcome to take part. At least seven days prior to each event GCH officers leafleted all homes, in addition to putting up posters in local shops and community centres on each estate. Community group representatives from the Podsmead Big Local and the Gateway Trust in Matson were directly contacted with details about the events so that the walkabouts could be promoted by trusted intermediaries within each community.

As an incentive to encourage a reasonable turnout the events offered a free picnic with hot snacks immediately after each one hour walkabout, either at a community centre or a specially provided marquee. GCH also provided a minibus with a KMA team member on board to follow the same route as the walkers so that those who were less mobile, or too frail to walk, could still discuss the issues. People who only came to the picnic were invited and encouraged to provide comments on the floor map or complete a feedback form based directly on the Place Standard.



A large plasticised floor map, showing an aerial view of the estate, was provided at each event. People could attach post-it comments to specific streets, open spaces and areas using shaped post-it notes and stickers, e.g. stars and hearts for favourite views, place and positives, red stickers and comments for less positive or negative features and issues. KMA led the walkabouts and took notes of the discussion, with assistance from GCH housing officers.

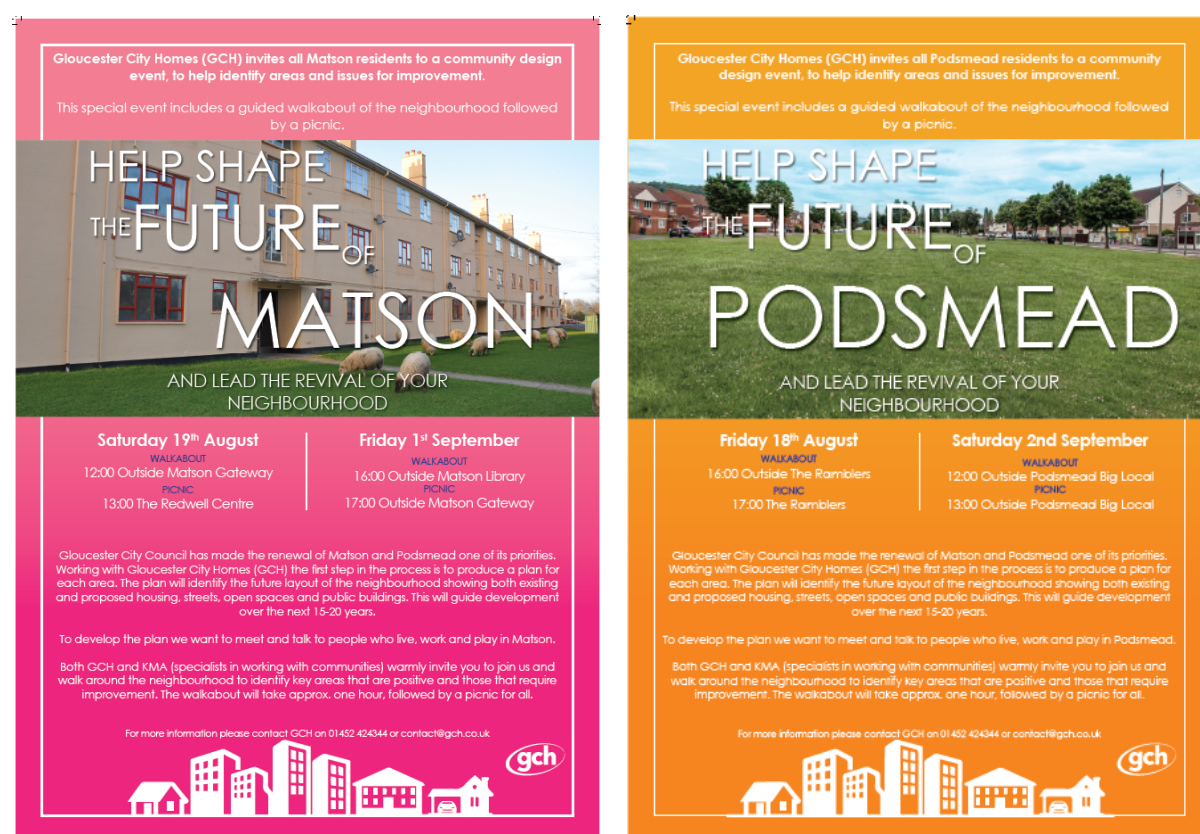


## a. Schedule of walkabout events

Timings	Friday 18 <sup>th</sup> August	Saturday 19 <sup>th</sup> August	Friday 1 <sup>st</sup> September	Saturday 2 <sup>nd</sup> September
Start time and meeting point	<b>Podsmead</b> 4.00pm The Ramblers	<b>Matson</b> 12.00pm Matson Gateway	<b>Matson</b> 4.00pm Library	<b>Podsmead</b> 12.00pm Big Local
End of event venue and time	7.00pm The Ramblers	3.00pm Redwell Centre	7.00pm Matson Gateway	3.00pm GCH Marquee

## b. GCH posters publicising the events

The leaflets delivered to each home were a similar but slightly more detailed, double-sided version of the posters shown below. Colours were chosen to move away from GCH branding, to a more neutral approach.



KMA led each walkabout, facilitating the discussion and taking notes, with assistance from GCH housing officers who know the estates well. Place Standard assessments are designed to take into account whether there is easy walking access to nearby local services such as shops, healthcare, schools and public transport hubs. They are designed to be completed by groups so people taking part in the walkabouts were encouraged to talk about and agree between them how well they felt their estate functioned to meet every day needs. This included discussion about how things were

influenced by access to other localities or facilities that lie beyond their estate, such as the city centre shops, major supermarkets, main areas of employment and healthcare facilities including Gloucester Royal infirmary.

Feedback forms based on the Place Standard were made available to people who came to the picnic, post walkabout presentation and discussion but not the actual walkabouts. Whilst the Place Standard is best used as a tool for group discussion and consensus, getting people to complete individual responses is still worthwhile. This is because people often discuss their responses with friends as they complete the form, the results are still valid and it's a good way of engaging people in the process as a whole.



Top left and right - Matson walkabout, 1<sup>st</sup> September  
Bottom-left and right – Podsmead walkabout, 2<sup>nd</sup> September



## 2. The Matson community walkabouts

### 2.1 Situation analysis

GCH recently completed a detailed, updated profile of each estate so the following summary is provided with the aim of giving a context to the results in **Section 4**. Matson has 1,070 GCH-owned units, of which 1,008 (94.2%) are of non-traditional construction, made up of Laings, Waites and BL8 construction types dating back to the 1940's. Despite recent refurbishment efforts, the built fabric makes these home, especially some of the oldest blocks of flats, prone to damp and condensation due to poor ventilation and insulation; energy efficiency is low so fuel poverty is an issue within a wider social deprivation problem.

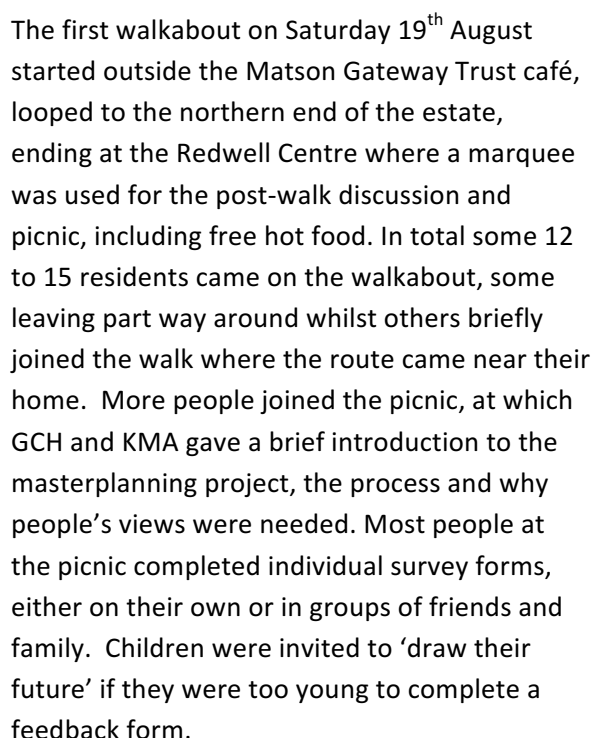
A proportion of homes on the estate are privately owned as a result of the Right to Buy scheme and many have external modifications to enable off-street parking where space allows. Modern new housing by GCH and other housing associations have been built where plots have allowed for infill development. The street and road layout reflects the far lower car ownership of past decades, with narrow streets making access by modern service and emergency vehicles very difficult in places, especially towards Winnycroft farm.

The Redwell Community Centre and the Matson Gateway Trust cafe provide residents with good opportunities to socialise and volunteer. Whilst there are large areas of open green space these are fairly featureless and not always very accessible, with infrequent play space for children. Matson Avenue's parade of shops includes a pharmacy but there is no large supermarket selling fresh, affordable produce within walking distance. The estate is well-served by schools and has two bus routes enabling frequent access into the city centre.



Walkabout group by the angling area, Matson lake.

Due to the long narrow layout of the estate the walkabouts were divided into north and south routes:

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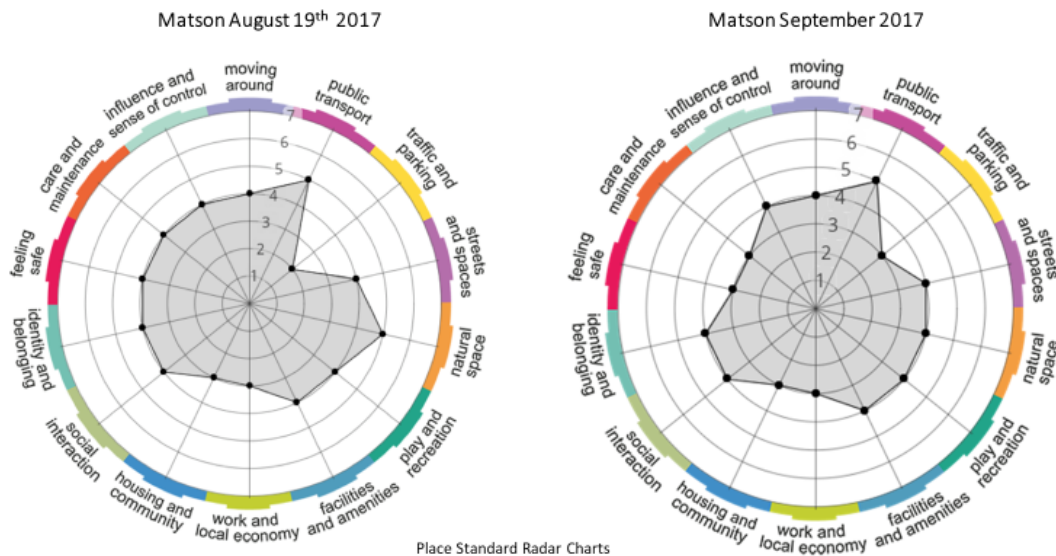
The second route on Friday 1<sup>st</sup> September started at Matson Library, a highly visible and well-known landmark, ending back at Matson Avenue and the parade of shops. Similar numbers (and indeed some of the same people) came on the second walkabout.

The central green space opposite the shops provided a highly visible location for the marquee and after-walk picnic, with a few people coming over to find out what was happening, including Police Community Support Officers. In total 60 validated feedback forms were handed in.



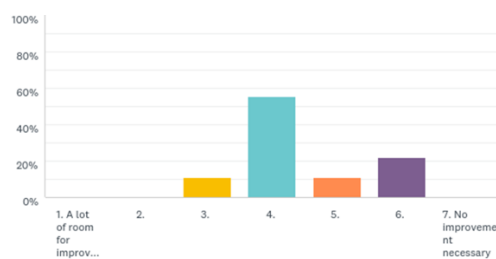
## 2.3 Emerging issues and community perspectives

The Place Standard diagrams below were completed after each walkabout, with similar numbers of feedback forms for each, the details of which were manually uploaded to Survey Monkey for easy analysis. Subsequent to the walkabouts GCH provided an on-line version of the feedback form and a further 16 responses were received over the remainder of September; these have been added to the September walkabout results. Whilst the results are purely qualitative and have no statistical validity from a quantitative perspective, all views count.

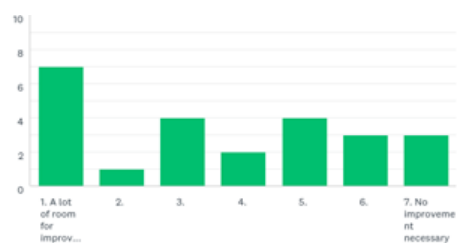


The diagrams illustrate either the median or mean result for each Place Standard theme, whichever was the more representative. Whilst there seems to be a high degree of comparability between the two events, this nevertheless masks the spectrum of views expressed within each theme. The bar charts provided below, for each theme, show the spread of opinions and perceptions together with a summary overview of the main comments received:

**Moving around Matson** - Pavement parking causes obstruction in many streets across the estate. Walking and cycling routes are quite direct but not all are easy to use for people of limited mobility due to poor surfacing.

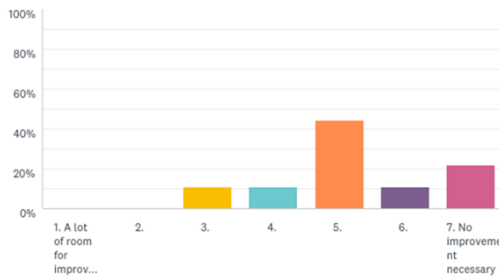


August results

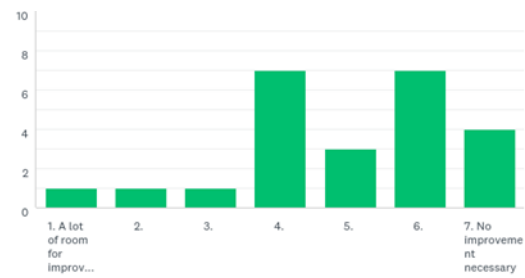


September results

**Public Transport** - Buses are frequent, although they can be unreliable; routes are generally good. Older workers with free bus passes can't use them to get to work before 9.30am, making the cost of travel an issue.

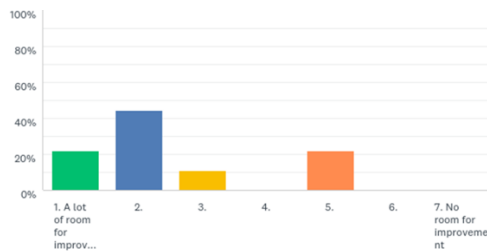


August results



September results

**Traffic and Parking** - Parking provision is poor, with people using green spaces in some areas. As a result some greenspaces have been fenced, making them less accessible for other users. Because many houses are without driveways there is high on-street and pavement parking. Main through routes need slower speed limits to make crossing the road easier.

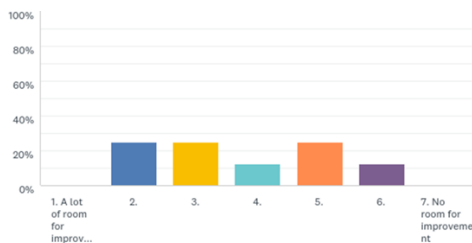


August results

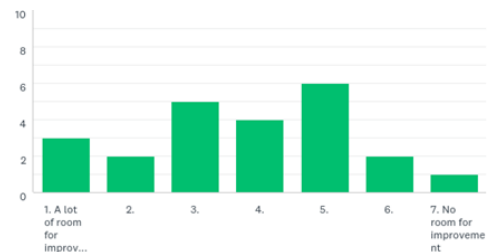


September results

**Streets and Spaces** - There are good parks, although play equipment needs to be replaced; parks can flood leaving damp areas for a long time.

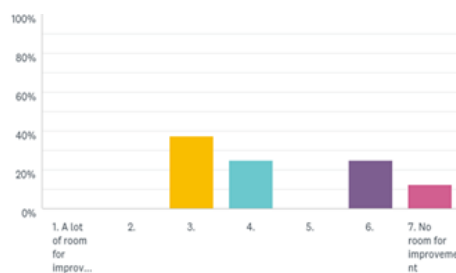


August results

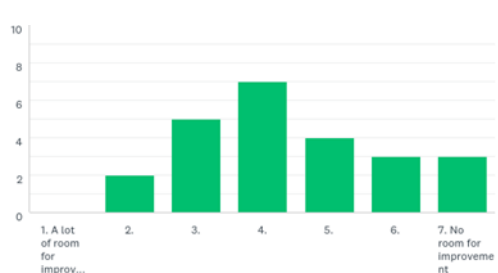


September results

**Natural spaces** - There are good spaces but they could do with some work; they're good assets for the community. Whilst there is lots of green space, it could be more accessible to all ages.



August results



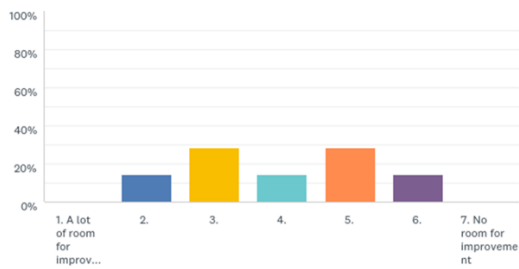
September results



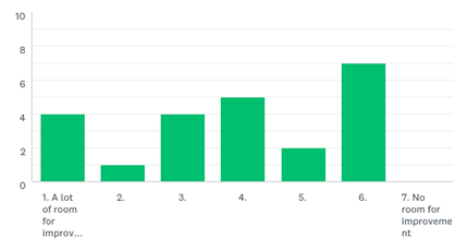


Example of large area of underutilized, less accessible greenspace

**Play and recreation** - There needs to be more play areas for children, especially those living in flats; facilities for teenagers are needed.



August results



September results

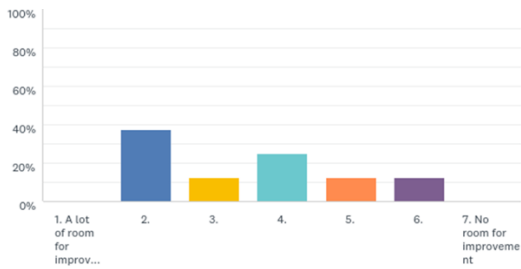


Example of play area in need of renovating

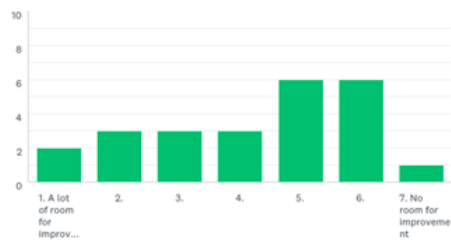
**Facilities and amenities** - Shops could do with a face-lift, a decent supermarket selling fresh produce would be welcomed;



Matson’s parade of shops

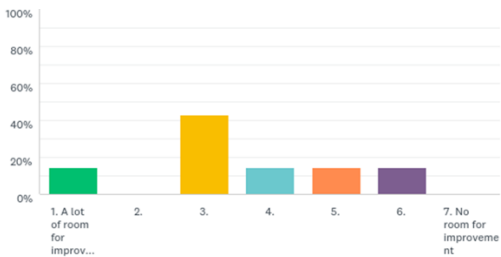


August results

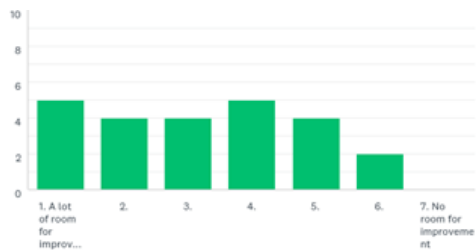


September results

**Work and local economy** - Matson has good training and volunteering opportunities but more employment space is needed. There aren’t enough childcare facilities.



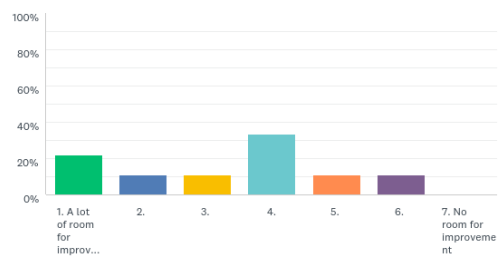
August results



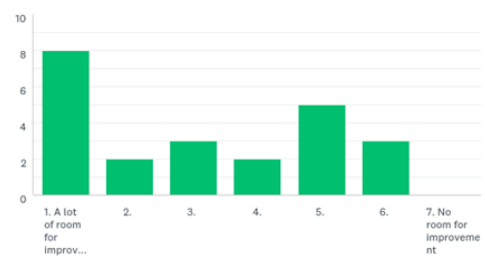
September results



**Housing and community** - Parking for residents needs addressing; there are properties with damp issues and ageing housing stock is an issue; larger family homes are needed. Newer housing developments are appreciated in terms of their external appearance and layout.



August results

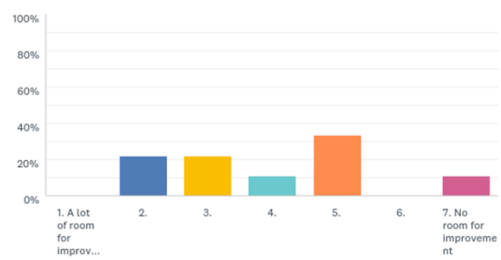


September results

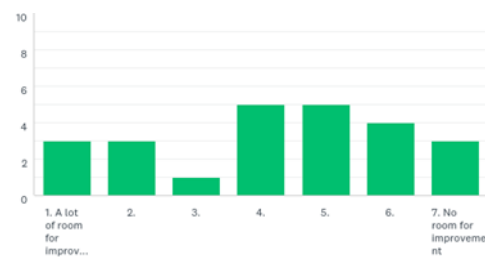


Typical Matson block with ‘barrier’ boundary fencing

**Social contact** - The opening times of community facilities could be extended; whilst the facilities available are good, options are still limited.

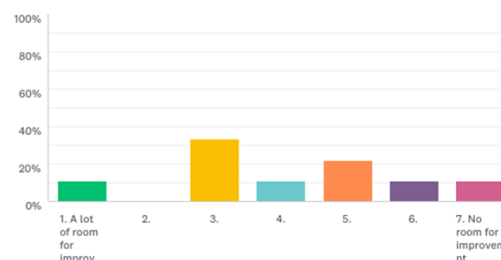


August results

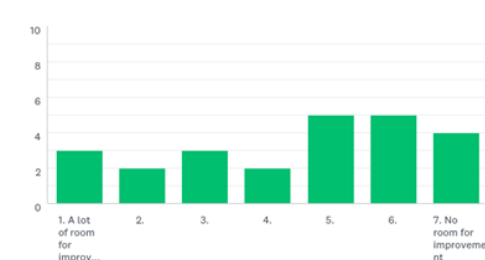


September results

**Identity and belonging** - Communication of what goes on could be better but Matson is a resilient community. Families living in Matson can go back generations.

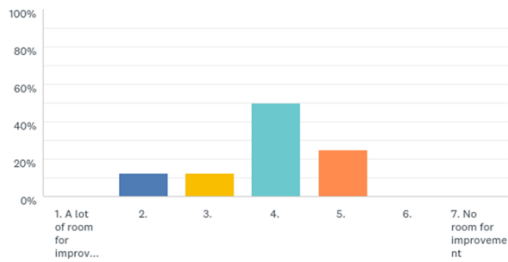


August results

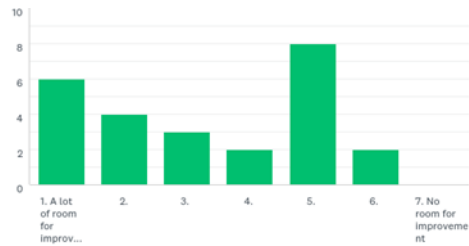


September results

**Feeling safe** - It can feel intimidating if certain groups are around; there is a different feeling of safety at different times of the day and night. Older people are less likely to venture out after dark.

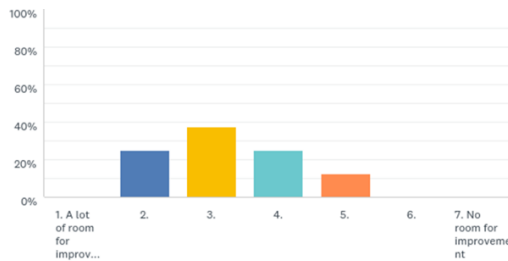


August results

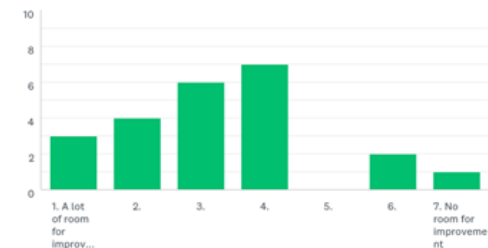


September results

**Care and maintenance** - Certain areas, like near the shops have litter problems; there are concerns as to whether Council contractors are doing as much as they should.

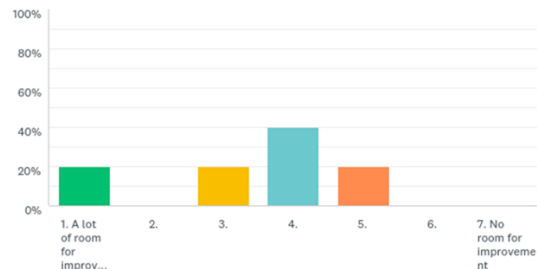


August results

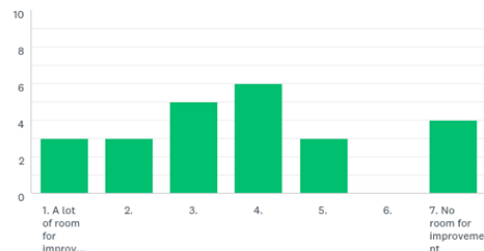


September results

**Influence and sense of control** - Community groups are open and accessible; official organisations are perceived to be less receptive.



August results



September results

### 3. The Podsmead community walkabouts

#### 3.1 Situation analysis

Podsmead is the city's smallest ward but contains GCH's second largest estate with a total of 447 units, of which 101 comprise sheltered housing built in the 1980's with a further 22 of these being of non-traditional construction. The remaining 344 are similar to Matson in terms of construction, with 183 units (53.2%) being of non-traditional construction. Like Matson, the estate was mainly built in the 1950's to meet local housing shortages. The estate is virtually rectangular with a single main access road characterised by blocks and maisonettes set in mown greenspace. Roads are narrow in places and less easy to navigate for larger service and delivery vehicles.



Above and below: Typical pre-fab and blocks in Podsmead



Despite recent refurbishment efforts, the built fabric makes these home, especially some of the oldest blocks of flats, prone to damp and condensation due to poor ventilation and insulation; energy efficiency is low so fuel poverty is an issue within a wider social deprivation problem.

New infill housing to the north east comprises privately developed and owned properties with little connection into Podsmead. GCH has undertaken limited infill housing development to the western edge of the estate and has also refurbished a proportion of the single storey pre-fabs for older, less mobile residents. A proportion of these have been successfully sold to older buyers. Just like Matson, the street and road layout was designed for lower car ownership levels than today so in places narrow streets make access by modern service and emergency vehicles very difficult. The estate is enclosed on 3 sides (north, west and south) by light industrial and commercial development so that the main access is primarily via Podsmead Road.

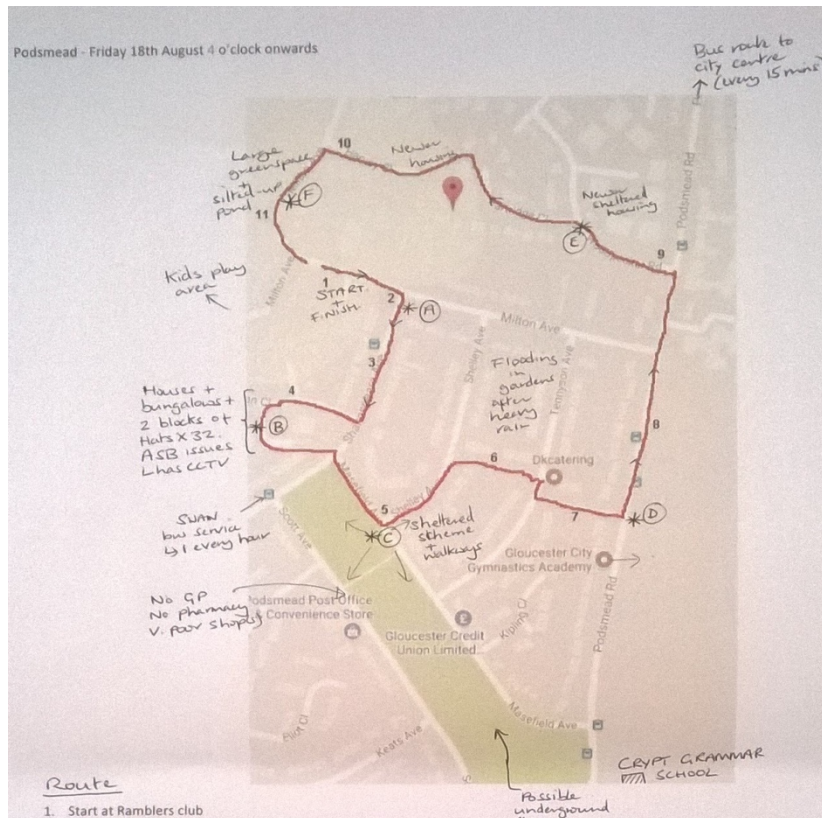


Podsmead's shops, including the Post Office

Facilities on the estate comprise the parade of shops and the Big Local office on Scott Avenue and the Ramblers community centre on Milton Ave at the northern edge of the estate. There is no supermarket, pharmacy or healthcare services within walking distance. The Crypt grammar school at the southern end of Podsmead school is highly selective with very few students coming from the estate, which has no primary school either. Similar to Matson there are large areas of featureless green space with infrequent play space for children. Residents without their own transport need to walk to either Cole Avenue or Podsmead Road to get a bus into the city or to Quedgeley to access employment and better retail centres.

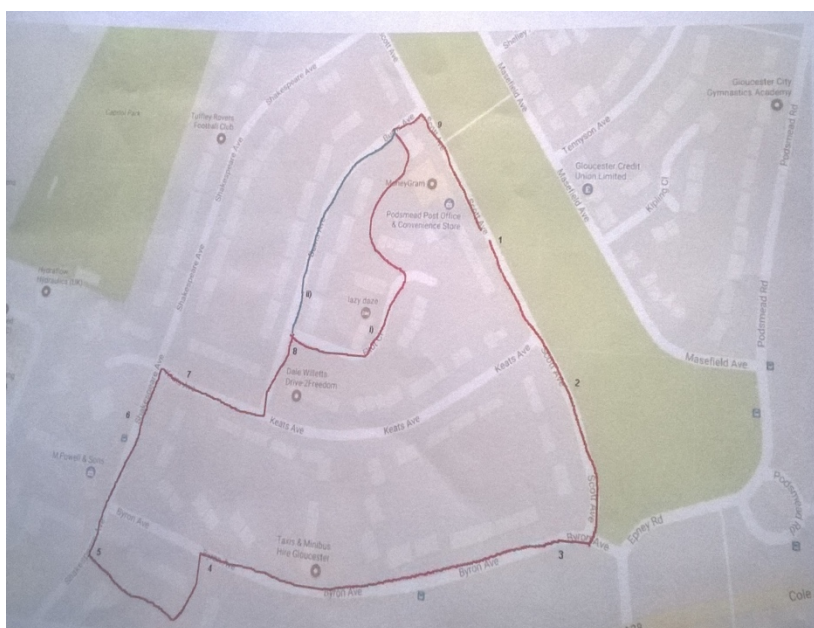
### 3.2 Routes and venues

As for Matson, the estate was divided into two separate one hour walkabouts to ensure that all residents got the opportunity to join whichever they felt was most convenient for them. The routes were developed by GCH housing officers very familiar with the estate's layout, properties and communities, with input from KMA. Each route is provided below for information.



The first walkabout on the afternoon and early evening of 18<sup>th</sup> August started and finished at the Ramblers community centre, with the event promoted on the day using a large banner outside the Ramblers and a GCH officer dressed in a bee costume.

Route 1 above, and shown below, Route 2

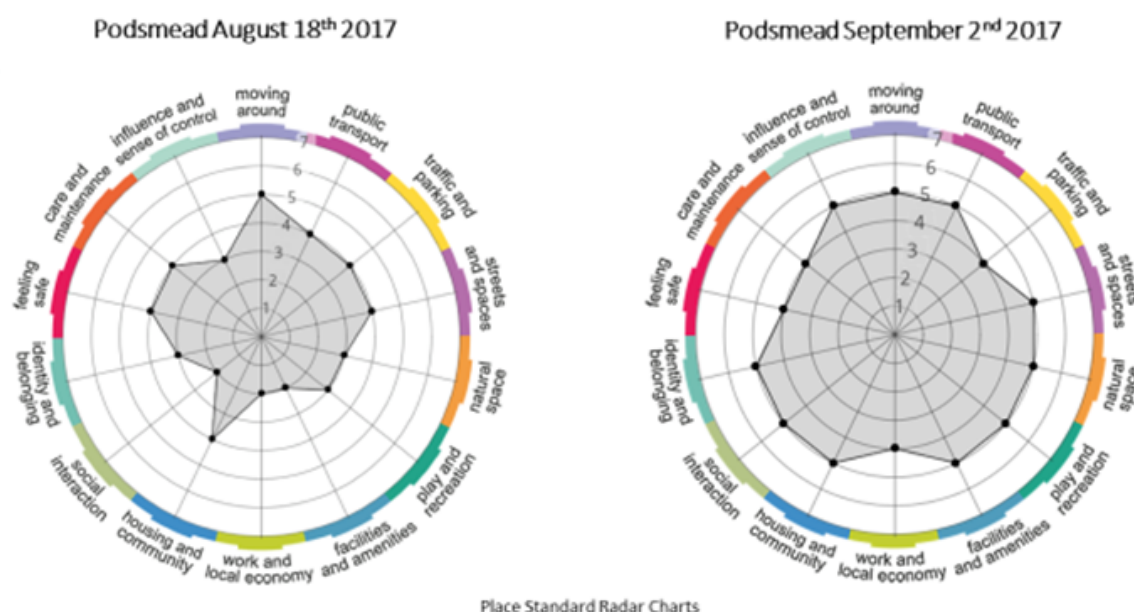


The second walkabout took place on the afternoon of 2<sup>nd</sup> September as part of the annual Podsmead Fun Day held on the large green bordered by Scott Avenue. It began outside the Big Local office and ended at the GCH marquee on the green. A group of around 10 people came on the walkabout itself but most residents at the Fun Day visited the GCH marquee, resulting in 80 completed individual feedback forms based on the Place Standard.

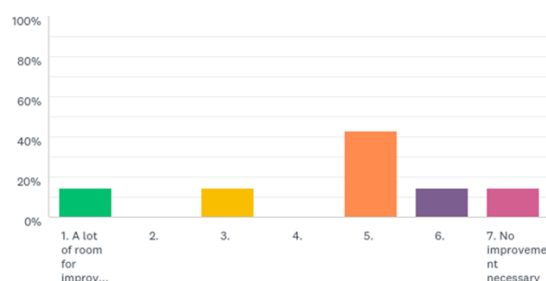


### 3.2 Emerging issues and community perspectives

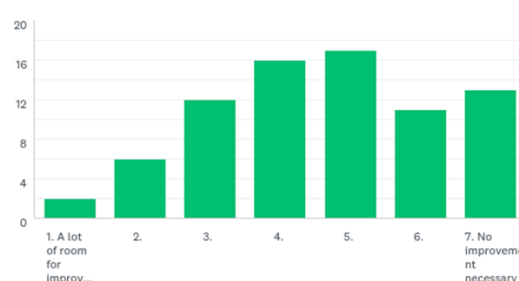
The Place Standard diagrams below were completed after each walkabout. The first diagram is the result of 9 responses whilst the second is the result of 81 responses. The big difference in numbers is primarily because the second walkabout was held to coincide with the annual summer Fun Day in Podsmead when all but one of the September responses were obtained (one on-line response was received). The difference in shape may reflect a wider range of views amongst a larger group of residents (GCH tenants but also non-tenants) but the results are qualitative and have no statistical validity from a quantitative perspective; all views count. The diagrams illustrate either the median or mean result for each Place Standard theme so this masks the full spectrum of views expressed within each theme. The bar charts below each theme show the full spread of opinions and perceptions.



**Moving around** - Overall the estate is easy to get around/accessible although areas of very poor paving make it difficult for mobility scooters, pushchairs and wheelchairs. Some people don't use mobility scooters for fear of the uneven surface causing them to tip over. Poor lighting, unsafe junctions and narrow roads with parked cars, e.g. next to shops, makes life harder for pedestrians.

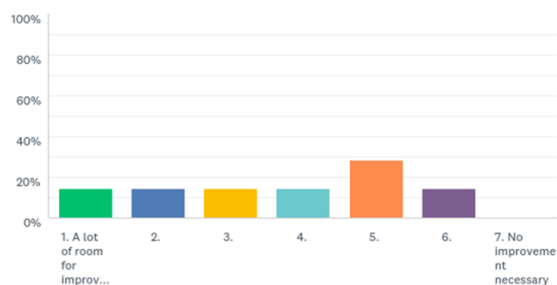


August results

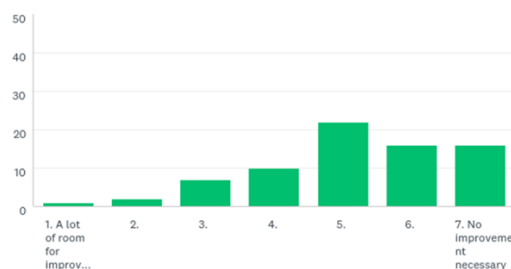


September results

**Public Transport** – The No. 10 service is very good (every 10-15 mins), but not the Swanbrook service as it runs less than hourly at best and stops mid-afternoon, i.e. there is no late afternoon or evening service to the estate from the centre. All bus journeys involve going into the city centre where it's necessary to change to another service to get to the hospital, the Quays or similar destinations, so the estate could do with a ring road service. There are no direct routes to large supermarkets which are more affordable than the local shop, with a far greater range of fresh and other produce.

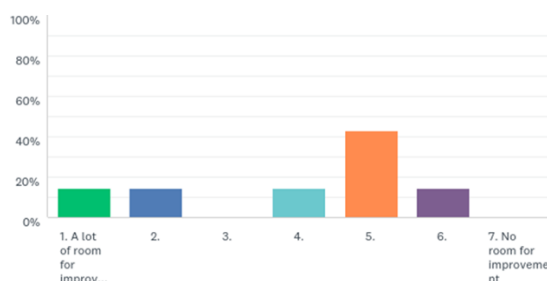


August results

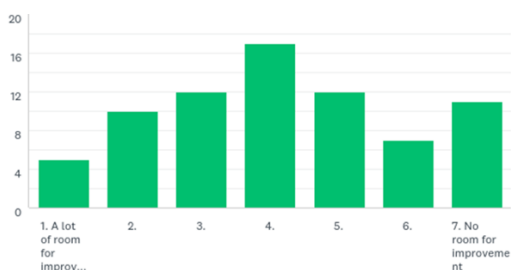


September results

**Traffic and Parking** - Pavement parking is common with a lack of provision for residents and some streets and corners are especially problematic. Traffic speeds are a concern and speed bumps are considered to be useless at deterring speeding, some residents specially cited the road outside the shops as an issue where children were at risk crossing to the adjacent greenspace and play area; there is no zebra crossing or similar facility. Crypt school traffic disruption is an issue in the morning and mid-afternoon during term times, with buses struggling to get by parked cars on the main routes, especially during term-time.

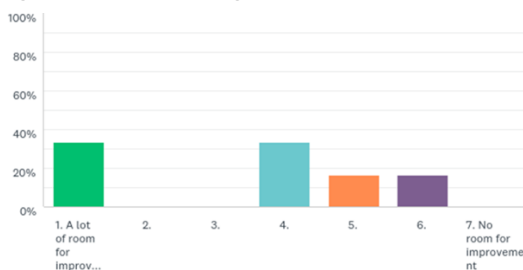


August results

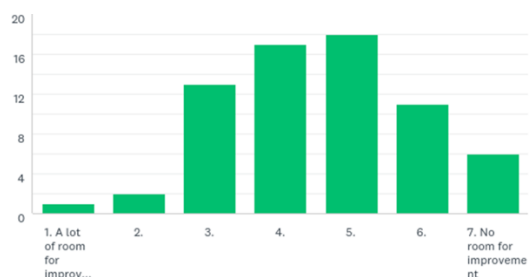


September results

**Streets and Spaces** - Better lighting would benefit some streets – older and less physically able residents especially felt fearful about going out after dark - and public areas could have better paving and more seating.



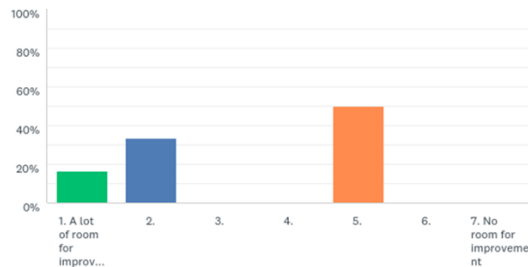
August results



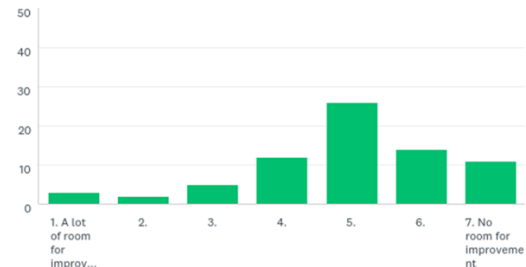
September results



**Natural spaces** – People felt that more could be made of the greenspace, improve maintenance (such as collecting grass clippings) and dog fouling. There is potential for underused land behind flats and houses in some areas to be better used as safe play areas for children from adjacent homes, for family barbecues, etc and to enhance wildlife.



August results

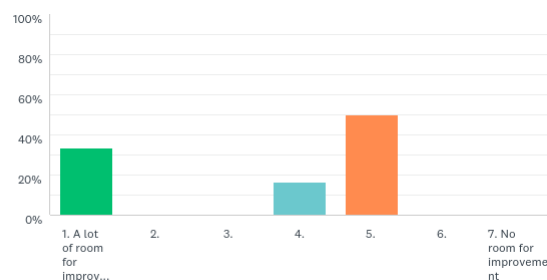


September results

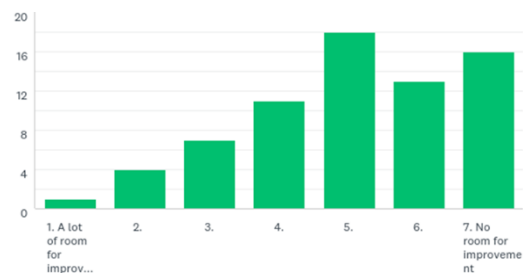


View across the open greenspace of Scott Avenue towards Robinswood Hill.

**Play and recreation** - More facilities for young people are felt to be needed; benches around play/recreation areas for parents/carers to sit on; outdoor cover for people like a 'bandstand' and a skate park for youngsters. Part-funding for a skate park was raised locally amongst the community within the last 2 years but lack of match-funding has halted progress.

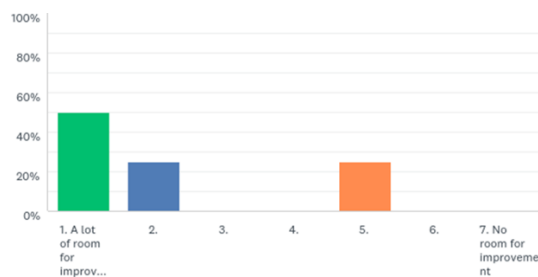


August results

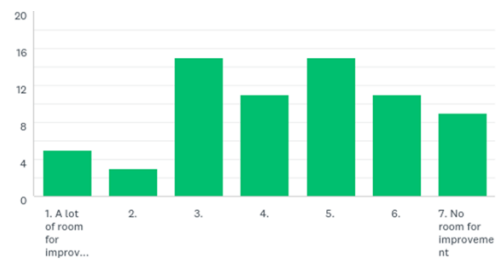


September results

**Facilities and amenities** - Many needs are not being met including GP and mental healthcare services within walking distance, a pharmacy, dentist and a 'mainstream' food shop like Tesco or Co-op for fresh produce.



August results



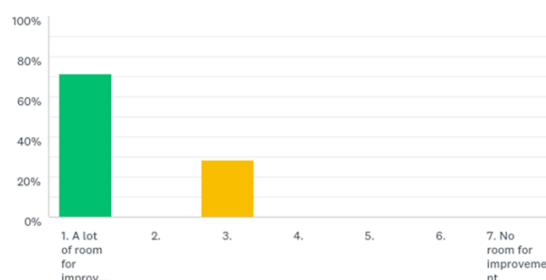
September results



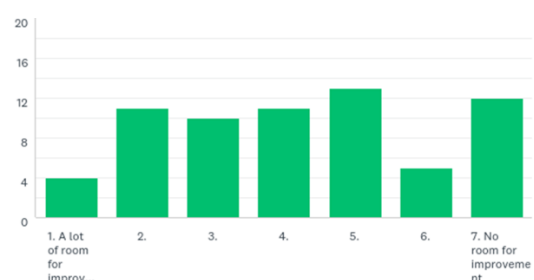
Ramblers community centre on the estate's eastern boundary

Some residents would like a coffee shop/café as a social hub. The Ramblers centre is an important community resource but is viewed as not serving the entire estate so a better community hub is seen as being needed. There is no primary school on the estate; although the Crypt school is known to have plans to build one on-site, there was a view that Podsmead children would not be able to go there.

**Work and local economy** – There are no employment opportunities within the estate and no space for new business start-ups. Adjacent industrial sites are securely fenced off from the estate, with no through road access. This has some benefits in that it prevents commuters from using the estate as a 'rat-run' but the industrial fencing is unattractive.



August results



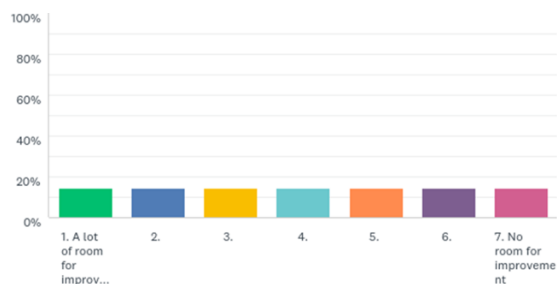
September results



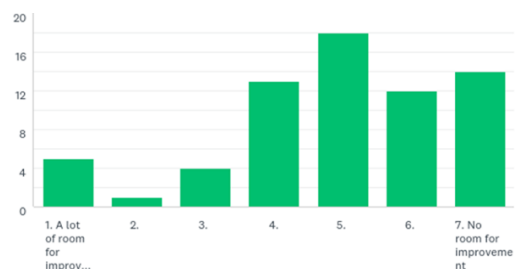
**Housing and community** - Some housing is reaching the end of its life; more family housing is especially needed. The pre-fab properties, especially the more recently refurbished ones are popular to purchase, being cheaper than bungalows. They are considered a good investment by older people including those wanting to move into or back to the area to be closer to family.



Typical Podsmead blocks of flats



August results

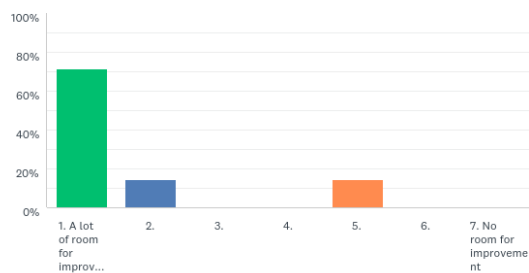


September results

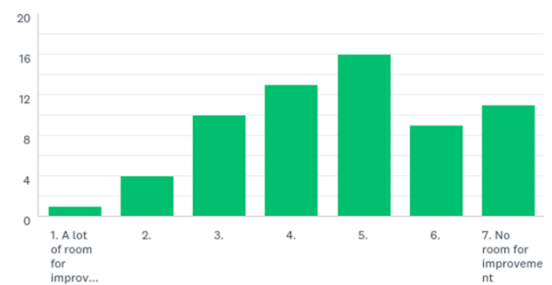
**Social contact** – There are few places or opportunities to enjoy social contact, although the central area is a well-used space for events. There needs to be a community centre for everyone; unfortunately The Ramblers is seen as being less accessible/welcoming than it used to be.



Unused space behind flats and houses

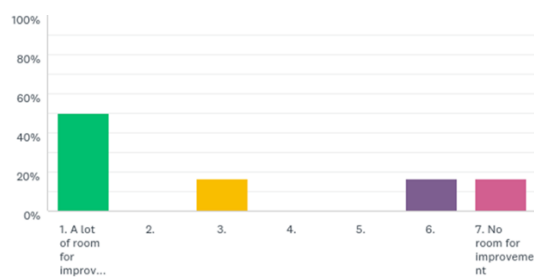


August results

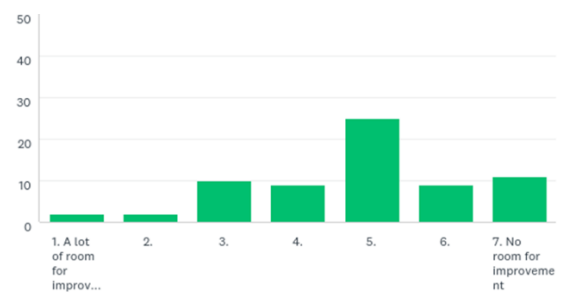


September results

**Identity and belonging** - Multi-generation families live in on the estate and adjacent areas, which people feel gives a sense of connection. Others feel that there is little sense of belonging and that there are negative perceptions of Podsmead.

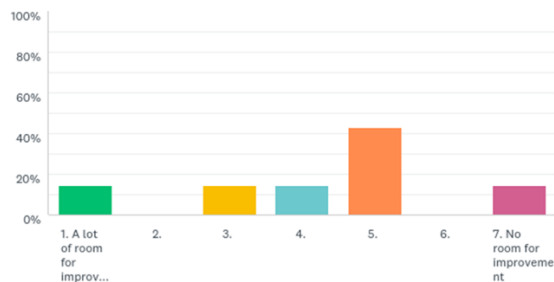


August results

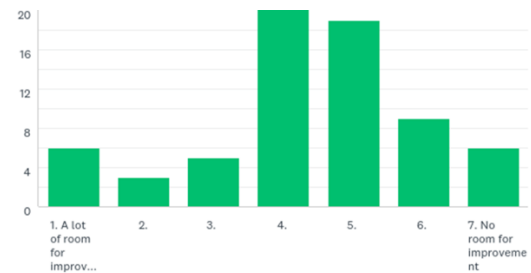


September results

**Feeling safe** – The area is generally safe, with pockets of ‘amazing community’ but also ‘no go’ areas that are best avoided after dark. Mopeds and motorbikes running up and down the main through routes are a problem, especially in the central area by the shops after dark.



August results

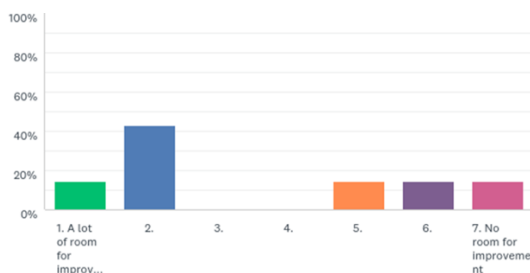


September results

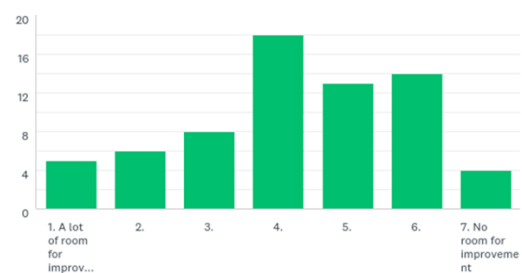
**Care and maintenance** - This has apparently improved a lot over the years but there are ongoing problem with dog fouling. Recycling and refuse bin areas are unsightly, with some badly placed to block ground floor windows. Grass-cutting of public spaces could be more frequent to avoid them looking unsightly/not cared for. The pond area on the north eastern edge of the estate would be a community and wildlife asset if it was better managed.



Bin storage area outside main entrance to flats



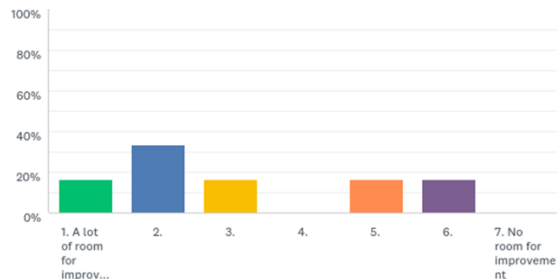
August results



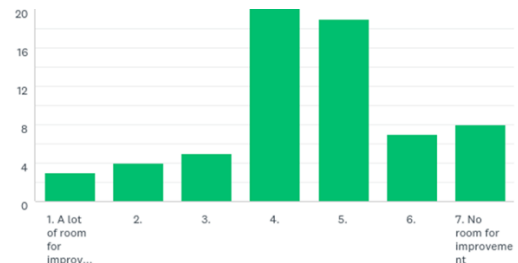
September result



**Influence and sense of control** – Completed survey forms indicate that establishing a Residents' Panel would help because there is currently a low level of trust in the local authority, who is responsible for how the waste management and recycling services are provided, and for the maintenance and appearance of the greenspaces and play spaces. There seems to be a general feeling that community groups and voluntary organisations like the Big Local help at both the community and individual level in interfacing with support services.



August results



September results



Example of traffic calming measure installed after community campaign

## 4 Overview: issues and aspirations for integrated action

The community feedback from each estate strongly indicates that the majority of respondents have common concerns about the following:

- **The lack of good local services on each estate**, especially **food shops** selling good quality affordable fresh produce is a big frustration, especially for Podsmead. Poor **healthcare** provision is compounded by **public transport** routes making accessibility to healthcare harder. Whilst each estate has a valued **community centre** it is questionable as to whether these buildings are fit for purpose or their locations, especially the Ramblers in Podsmead, are central enough to be accessible and open for all.
- **Poor housing fabric** and related living conditions – **damp, condensation and low energy** efficiency - is generally more prominent in Matson but still relevant to Podsmead. These aspects are not confined to tenanted properties, although this is where the most effective interventions can be made. At this stage of the engagement process, the majority of residents are more concerned about how their estate functions on a day to day basis, i.e. its liveability.
- **Dated road layouts and ad-hoc parking provision** makes navigating each estate problematic, especially for cyclists and pedestrians. Overall, connectivity with adjacent areas and city centre facilities is poor, with inadequate through routes for walkers and cyclists. There is sub-standard surfacing and a lack of legibility, as well as safety issues using internal roadways and for walkers and cyclists crossing major external routes on the estate boundaries.
- **Connectivity with adjacent city areas** is exacerbated by the routeing of bus services directly into the main city centre bus station, with no peripheral boundary routes or services to main facilities like healthcare hubs, major supermarkets or non-retail employment hubs. Services are frequent in Matson, meeting urban good practice levels, and traverse the entire length of the estate, whereas in Podsmead the main services run along the estate's eastern boundaries, with inadequate infrastructure for shelter, seating or even a pavement in places.
- Many of the **traffic and transport issues** experienced are considered to be a direct result of the **poor legibility of street space and inadequate provision for parking** directly outside people's homes. Speeding on specific through routes and wider internal roads is a cause of concern and demand management measures used to date, such as speed bumps, are considered ineffective. More effective demand management strategies and measures are needed.
- Both communities strongly **value their extensive greenspace** and the views out to the surrounding hills, but there are frustrations about low levels of regular maintenance and the featureless character of existing greenspace. **Improving the utility of existing green** space to make it more appealing and user-friendly for all ages was a frequent topic in the walkabout discussions.

- There appears to be a **positive momentum emerging** whereby people feel small things are beginning to be addressed, though there is still specific criticism from some about housing conditions and antisocial tenants. Overall, local community spirit is considered good despite concerns about anti-social behaviour, drugs (all of which seem to be location specific) and finding things for youngsters to do. Local community groups provide a good conduit to volunteering, training and a level of support but there are issues around access to social services and general advice.

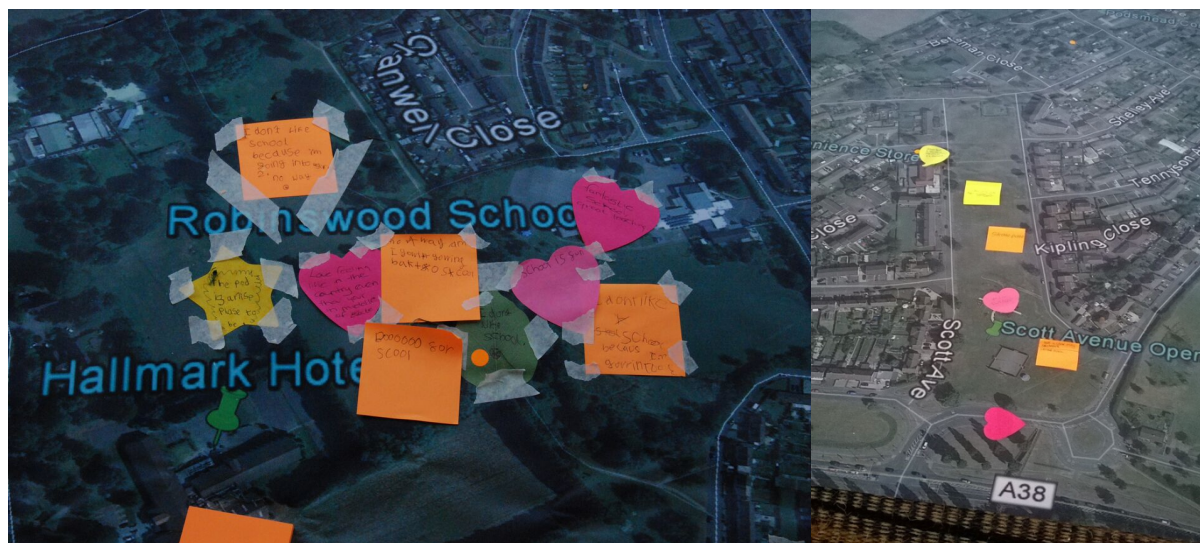
### Wider community aspirations and ideas

In addition to these more generic issues common to each community, there were a number of suggestions and ideas coming from each community for specific facilities and activities they would like to have, or be supported to set-up:

Matson	Podsmead
<ul style="list-style-type: none"> <li>• More seating for the bus stops</li> <li>• Open green spaces are positive features, country feeling to the estate, surrounded by countryside. More play areas are needed on green spaces</li> <li>• The field and shops are positive but the area behind the shops is negative</li> <li>• I love the trees, especially the Matson oaks</li> <li>• Problem with parking, safety for kids</li> <li>• Nice to see seats, so could do with more to rest and chat with people</li> <li>• Green areas could be improved with flowers</li> <li>• More ornamental trees could be planted to attract more variety of wildlife</li> <li>• Matson Gardens used to be beautiful with manicured lawns and lovely flower beds but not anymore. It used to be used for wedding photos and community activities but now it looks unloved</li> <li>• I would like to be part of a group looking after Matson Park, for nature awareness for children</li> <li>• Brambles ready for picking get cut before the blackberries are ready. We could have some fruit trees on the green spaces too.</li> <li>• More dropped Kerbs for mobility scooters</li> <li>• Good sports facilities but could use a holiday club</li> <li>• There should be some naturalistic play areas for older kids who don't need to be accompanied by adults</li> <li>• Would like a butcher and greengrocer, we need a shop selling fresh fruit and veg</li> <li>• More clubs. Dancing</li> </ul>	<ul style="list-style-type: none"> <li>• A skate park would be great for young people</li> <li>• wheelchair buses may be good, depending on care homes and funding</li> <li>• No. 10 bus could go near shops so other side of Podsmead could easily reach it</li> <li>• We need a new chippy</li> <li>• We need a community café and the Ramblers needs work</li> <li>• Love the green spaces but the flats make it less attractive.</li> <li>• Scott Avenue open space could be used a lot more to bring community together</li> <li>• The garden at the end of the park has been neglected a bit, could do with getting back up together</li> <li>• I like the idea of leaving areas for wildlife. No active planting though - we need a wildlife centre</li> <li>• We could do with wildlife</li> <li>• Space behind all flats waste of valuable space. Could be a joy if maintained well.</li> <li>• We need more things for the kids to play</li> <li>• Need new tarmac for the football cage</li> <li>• We need a closer Doctor's surgery, pharmacy and a better Community Centre.</li> <li>• A primary school would [a/so] provide a focal point</li> <li>• Chemist or health advice for pensioners or young mums</li> <li>• Big local will set up volunteer programme</li> <li>• We need more Community links open days.</li> <li>• Basketball Court needs lights for winter months</li> </ul>



- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• There should be more social housing for school leavers who also need to leave home/have been pushed out to fend for themselves</li> <li>• Need a family pub</li> <li>• It's hard for people to dispose of larger items like furniture and stuff. It would be good if a communal skip or waste collection could be regularly provided.</li> </ul> | <ul style="list-style-type: none"> <li>• More lighting near bungalows on Shakespeare Avenue, and other places</li> <li>• Bins, refuse storage could do with a lot of improving.</li> </ul> |
|---|--|



Above: Comments about living in Matson and Podsmead

### Setting up Residents' Panels

During the walkabouts and picnics people were asked if they would like to join a residents' panel for their estate. GCH envisage that these panels will encourage members of the community – homeowners, tenants, local businesses, shopowners and leaseholders - to share their ideas and insights about what the City Council, GCH and other stakeholders and service providers could be doing to improve liveability.

The aim of residents' panels for each estate would be provide a regular forum for group discussions and two-way communication, giving the community a direct line to the city council, GCH and other organisations such as the NHS, local policy authority and transport providers and vice versa. The panel should provide more opportunity to influence service provision whilst also helping to foster a great sense of civic pride and responsibility for the estates. By developing an active working relationship and dialogue between the community and strategic authorities and service providers, it should be possible to better guide the regeneration process for optimal benefits, making Podsmead and Matson more integrated communities and a better places to live and work in.

Whilst initial levels of volunteering are low, possibly due to high levels of uncertainty and distrust, it is anticipated that over time, during the process of co-producing the masterplan for each estate, interest in taking part in these suggested panels will increase considerably.

## 5 Next steps

The initial engagement process builds on existing community activities and initiatives in Matson and Podsmead and has been generally positive, with summer weather helping the process. Using the walkabouts to introduce the masterplanning process has created a visible focus for community participation that needs to evolve and build further momentum. However the ‘already-engaged’ people do not necessarily represent the whole community, so it will not be enough to work through the existing community groups. We will need to reach out further into the community by broadening the engagement process. This will become particularly critical to enable a representative and meaningful response to the first stage of masterplan options for each estate. To prime the communities to respond to these, the next set of engagement activities should include the following:

- a) Produce a **short summary of the walkabout results** in a community newsletter delivered to all homes across each estate. The newsletter also needs to announce the appointment of the Tibbalds masterplan team, their brief and outline programme of work and to invite further volunteers for the focus groups.
- b) Run a series of **local focus groups with the masterplanning team** so that the redevelopment challenge and early ideas for sequencing demolitions and new homes, alongside public realm improvements can be explored together. The sessions will also help to build capacity amongst groups of residents as to what modern types of design, building standards and service standards could mean for their community. This is important so that people can respond to the final set of options as an informed audience without raising unrealistic expectations.
- c) Use this **Initial Report to reinforce the invitation to strategic stakeholders** to directly get involved in the masterplan process from the outset, so that the various strategies for the estates fit within the wider city planning process. Regeneration of each estate needs to result in its full integration and better connectivity with to the rest of the city. The aim should obviously be to secure improved levels of service for the widest public benefit.
- d) The results of **the focus groups can be shared through a further newsletter** mail-out promoting ‘pop-up’ exhibitions on each estate to encourage greater numbers of people to add their views on the final set of options for phased regeneration.



The Matson Oaks