



HELPING TO SHAPE THE FUTURE OF MATSON

WHAT HAPPENS NEXT

HELP
SHAPE THE
FUTURE OF
MATSON & PODSMEAD

Newsletter 2 – January 2017



A VERY HAPPY NEW YEAR!

In this, the second Matson Neighbourhood Newsletter, you will find information updating you on the developing masterplan. It includes:

1. Brief report of the November and December events
2. Postcards from the future
3. The GCH Christmas Party
4. The masterplan process timeline
5. Upcoming community engagement events
6. Study visits
7. Your questions answered

Who is behind this initiative?

Gloucester City Homes, Gloucester City Council and Gloucestershire County Council have worked together to develop a wide partnership which involves local residents, community groups, local schools, health services, the police and environmental groups.

On Thursday 16th November at Gloucester Academy, the first community design session was held, providing residents with an opportunity to meet representatives from Tibbalds, the masterplan design team and hear the results of their analysis of the area. But before that, Kevin Murray Associates presented the headline findings from the summer 2017 walkabouts plus online responses to questions about living in Matson.

25 people attended and they broadly agreed with the findings published in the first newsletter. The presentation generated further discussion about issues such as:

- Will the adjacent Winnycroft site work as part of Matson, how will access roads help with improving access at the southern end generally?
- If roads currently not fit for purpose are improved people don't want HGVs using them to get to the new incinerator site
- What homes are to be private, how many will be affordable?
- People who moved in years ago when the estate was first built with young families used to walk into the centre of the of neighbourhood, they're now elderly and can't walk. How can these people be helped?

Sarah Jenkinson from Tibbalds explained the early analysis work they had carried out, showing plans of what is working well in Matson, and what is not working from an urban design perspective and what needs improving. Areas for improvement included:

- The potential for improving the community and retail hub at the heart of the neighbourhood and to make Matson Park more of a central feature
- Improving access into and out of the neighbourhood by improving footpaths and cycleways
- Opportunities for refurbishment and new housing to provide 'better streets' and greenspace

The next events will give you the chance to consider and shape some of these ideas further, in more detail.

If you were unable to attend and would like to know more, the presentations are still available on Gloucester City Homes Facebook page. Many people have given their feedback online and you can still do this by contacting GCH on 01452 424344 or regen@gch.co.uk

POSTCARDS FROM THE FUTURE

In November and December Kevin Murray Associates, with help from GCH ran 'Shaping the future' school sessions with students from Gloucester Academy and Beaufort Co-operative Academy. The students were asked to think about Matson today and reflect on what they considered to be the weaknesses in their neighbourhood. Having identified areas of improvement they were asked to agree 3 issues that were a priority to be addressed. With these 3 priority areas in mind, the students designed and wrote postcards from the future representing Matson in 2030, once the improvements had taken place. Working with the next generation of residents helps to get them thinking about and involved in a real-life 'place-making', improving a neighbourhood they want to continue living in or move to when they're older. The children were really enthusiastic, coming up with lots of useful ideas for what they'd like to see happen and what it might look like.



Students at Beaufort Co-operative Academy



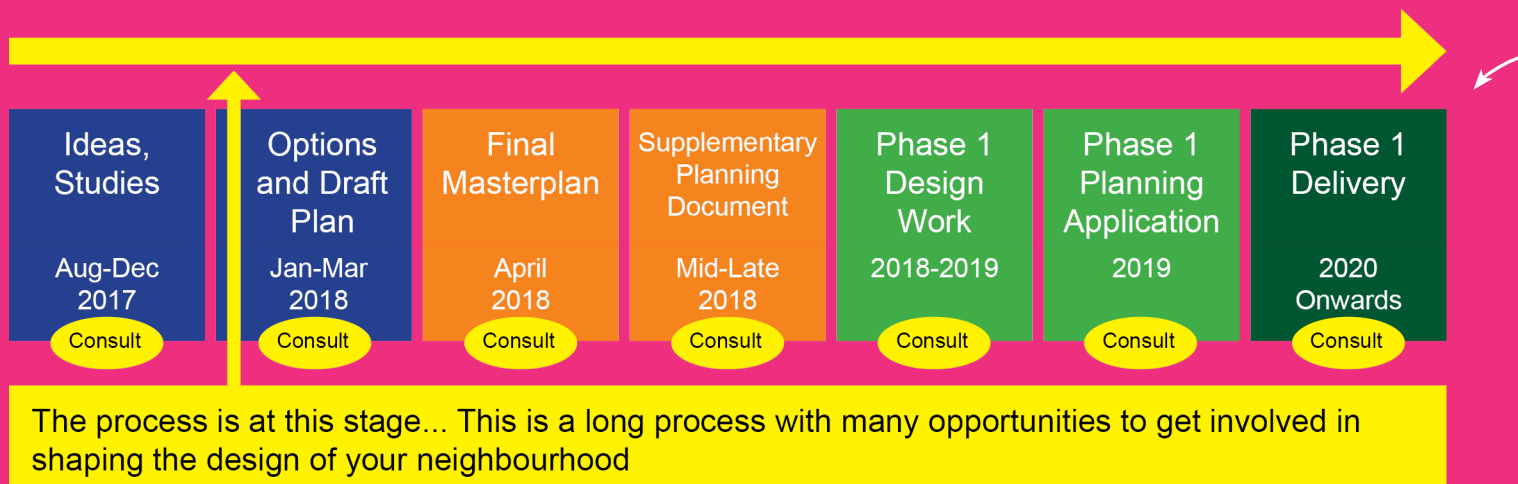
Some of the postcards designed by the students

Matson residents at the Christmas party



CHRISTMAS PARTY

GCH held a Christmas Celebration Event on Thursday 14th December at St Hilda's Hall. This was another opportunity, in a more informal, relaxed environment for families and individuals to ask any questions about the regeneration process or the analysis provided by the masterplanning team and what this might mean for them.



UPCOMING COMMUNITY EVENTS

Whilst things are still at a very early stage, there will be a lot happening in January and February.

It is important that you come along to the events taking place, to make sure that you hear what the design team have to say but also to share your thoughts and ideas on any emerging ideas and proposals. **Your views are essential** to help shape options for re-designing specific areas of Matson.



The next community event will be on Saturday 13th January at Matson Baptist Church. Drop in any time between 3 and 7pm. This is an informal 'drop-in' for you to meet the masterplanning team and the community engagement team.

The team will be available to take you through the evolving ideas and to get your thoughts and perspectives on what is beginning to emerge from the initial studies.

There will be new 'illustrative' plans for you to consider and give your opinions on. There will also be photographs of regenerated neighbourhoods in other places that may help you think about what sort of changes you may like to see in Matson: Gloucestershire Wildlife Trust will also be on hand to talk you through the opportunities for making better places for nature as well as people.

THE MASTERPLAN PROCESS TIMELINE

This diagram shows the key stages of the masterplan and regeneration process, from the early consultation events, such as the summer walkabouts in August 2017, through to the first phase of any proposed development starting in 2020 and onwards. At the next round of engagement events we will be exploring, in more detail some of the emerging ideas.



RESIDENTS' STUDY VISITS

There will be 2 study trips, in late January, to visit other neighbourhoods and talk to two communities, like Matson, who have been through a similar regeneration process.

These trips are free, with transport provided plus a light lunch. To register an interest (if you haven't already) and to find out more details please contact GCH on regen@gch.co.uk or 01452 424344.

This will be a great opportunity to see the results of other places that have been through the regeneration experience and speak to other residents and communities about the process.

SPIRIT QUARTERS, COVENTRY SATURDAY 20TH JANUARY



Spirit Quarters is a major housing redevelopment scheme of some 1000 new homes, with a further 400 homes being built in the North East of Coventry. The name reflects the community spirit in four neighbourhoods which have been transformed by a £54m regeneration initiative to provide better housing, green spaces and transport links in the area whilst also improving facilities in healthcare, employment support and education. Spirit Quarters, Coventry's largest housing redevelopment scheme, won the 'Best Community Led Regeneration Scheme' Regeneration and Renewal Awards in 2012, coming first out of 223 entries.

UPPER HORFIELD BRISTOL

WEDNESDAY 24TH JANUARY

Upper Horfield estate in Bristol, was made up of approximately 650 homes originally built in the 1920s as a public housing project to rehouse people living in unsuitable homes. These homes were some of the first in the country to be constructed using an innovative reinforced concrete method to allow quick and economical construction. However, over time the concrete panels deteriorated and they became difficult to repair. The solution was to create a partnership between the Council, a community housing association set up specifically for the project and a private developer. From the start this had strong tenant and resident involvement with representation on the board and residents taking part in key decision-making.



You will have the opportunity to meet residents, hear their stories and ask questions. The visits will include guided walkabouts/drives around key areas on the estates.

YOUR QUESTIONS ANSWERED

As a resident you may have questions you'd like answers to, such as:

- What is the Matson and Podsmead regeneration masterplan?
- Who will benefit?
- Why do we need such major changes to our Community, when just a few houses need improving?
- Are home-owners affected, or just tenants?
- How long could it take and when could it start?
- How will you take account of our views?

Answers to these questions and many more can be found at www.gch.co.uk/helpshapethefuture and copies of "Your Questions Answered" will be available at the January drop-in. This information will be regularly updated to provide as complete of a response as possible at each stage of the on-going design and planning process.