

HELP SHAPE THE FUTURE OF MATSON



Newsletter 4 | May 2018

This newsletter is produced by GCH to help keep you informed about the regeneration of your estate

REGENERATION PLANS MOVE FORWARD IN MATSON



Talking to residents at the last community engagement event

Why is Regeneration important for Matson and Podsmead?

The project is being led by Gloucester City Homes (GCH), Gloucester City Council and Gloucestershire County Council working in partnership with local residents, community groups, local schools, health services, the police, environmental groups and community partners.

The long-term ambition of all the partners is to improve the quality of housing, community spaces, local amenities and infrastructure to meet the needs and aspirations of the current community and future residents.

Equally important is the provision of a mix of social, affordable, shared equity and owner occupied housing in both communities, and more of it, so that future generations have a full choice of tenure.

The commitment is to design places where people want to live, supporting a thriving community and improving the quality of life for all residents and future communities living in Matson and Podsmead.

How could regeneration benefit me?

The regeneration project is about improving and enhancing the existing neighbourhood. The following are a summary of the key opportunities regeneration could bring to Matson and Podsmead.

- **Increasing supply and quality of homes** - including the delivery of additional homes for sale, shared ownership and rent.
- **Improving health and wellbeing outcomes** – including improved sound insulation to reduce noise nuisance, improved family space within homes, improved accessibility and reduced health & safety risks to support independent living, improved heating and ventilation to improve respiratory health and reduce heating costs, and improved home and neighbourhood security to reduce crime, anti-social behaviour and the fear of crime.
- **Increasing prosperity** – improving access to local support networks, improving the mix of tenure and households within the community to help sustain local services and a more affordable rental offer together with improvements in housing design, sustainable power, smart technology and thermal insulation to help reduce heating costs.
- **Environmental improvements** - improving access to and the quality of the local environment with outstanding public spaces and housing that promotes low energy consumption for environmental and cost-benefits.
- **Supporting economic growth** - ensuring that regeneration provides opportunities for local employment, training, mentoring and education to help local communities to take advantage of new economic opportunities and local suppliers in the City and surrounding areas benefit from increased demand for their products and services.
- **Improving community infrastructure** - such as improved local healthcare provision, better access to primary schools, training and digital hubs to improve employability and health, as well as a range of shops to provide affordable, good quality, locally produced goods and food.

BUSTING SOME OF THE REGENERATION MYTHS



Q. Homes will be knocked down and rebuilt in the next 12 months?

“The regeneration process is still in the very early stages and could take up to 20 years to complete. If the regeneration does go ahead it will happen in phases with the first phase starting in at least 3 years’ time”



Q. Parking and traffic problems will get worse?

“This a major concern for residents. We are working with the City and County Council to ensure that any proposals help to improve the current issues by looking to increase the number of parking spaces and improve key road layouts”



Q. All existing green space is going to be built upon?

“To get the regeneration started the proposed masterplan includes development on some green space to enable us to build new homes/shops and community facilities.

To balance this the partners would work with residents to improve and re-energise existing green spaces and make best use of new ones, for example through the provision of play areas, allotments and orchards.”



Q. Current residents will not be able to move back ?

“We will work with residents to ensure that, where ever possible, they will only have to move once and that if they do have to move away from their community they have the opportunity to move back into a home that meets their housing needs.”



Q. I currently pay a social rent, will this stay the same?

“Tenants currently paying social rent will be offered a replacement home that meets housing needs on a social rent.

The actual social rent charge will be based on the size and type of property, whether this is in Matson, Podsmead or elsewhere in Gloucester.”



Got a question or feedback?

Visit: www.shapethefutureglos.co.uk

Email: regen@gch.co.uk

Call: 01452 424344

Join our Facebook group:
‘Help Shape the Future of Matson & Podsmead’

THE REGENERATION JOURNEY SO FAR...

In December 2016, GCH bid, with City Council support, for a government grant to create a potential master plan for the regeneration of the Matson and Podsmead Neighbourhood.



SEE THE
FULL
REPORT
ONLINE

In March 2017 GCH got the news that they had been successful and began to make plans to work towards the development of a community-led masterplan for both areas.

Since then they have created a regeneration team made up of GCH, City Council and Council staff working together with a range of masterplanning, financial and community engagement advisors.

This team has been actively working with residents and community partners since last summer and during that time they have;

- Held community events, including community walkabouts, picnics and drop in sessions
- Produced 3 information newsletters
- Developed and launched a dedicated website (www.shapefutureglos.co.uk), which includes a wide range of information about the project including the iterative versions of the proposed masterplan.
- Set up a weekly drop-ins in both communities, Matson being based at the hub on the parade of shops
- Ran 'future communities' workshops with young people from local primary and senior schools

- Launched the Matson & Podsmead Community Advisory Panel (this will split into separate panels, one for each neighbourhood in the near future)

All of these events and activities have provided really valuable feedback which has helped to drive the development of the proposed masterplans for each neighbourhood. This has shaped the Supplementary Planning Document – a guide for redevelopment - that will be consulted on by Gloucester City Council over winter 2018/19.

The masterplans identify a potential future layout of the neighbourhoods showing existing and proposed housing, streets, open spaces and public buildings. The Supplementary Planning Document is a design guide setting out the principles for redevelopment over the next 15 – 20 years. All developers will have to abide by this document.

What happens next?

The regeneration programme is still in the early stage of confirming the principles of the design approach. It's been very important to get community input to this early stage so that the 'ground rules' - what kind of new development and where it should go - can be agreed. The partnership recognises that more time is needed to look at options and have extended the consultation period until September

The diagram below shows the whole of the programme up to 2021. It is only at this point that the final, detailed design for the first phase of development on each estate would be ready for construction.

The phasing of development would take many years. The regeneration process is likely to take between 15 to 20 years to complete.

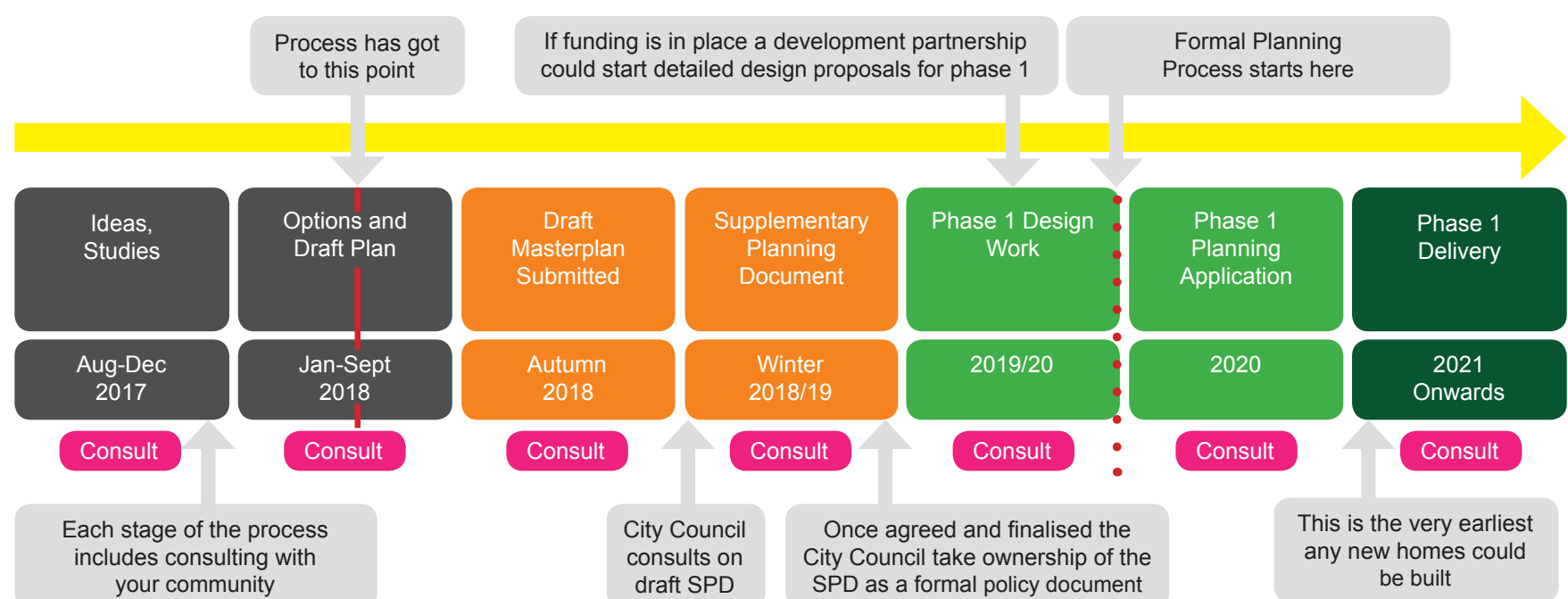
That's why everyone is encouraged to get involved, including younger families and young people, putting forward their views and ideas into the design process.

What is the Supplementary Planning Document and why do we need it?

The SPD provides the framework and guidance for future detailed design and regeneration of both estates.

The SPD sets out the overall principles and design 'rules', helping to coordinate future development over the years it will take to regenerate the estates.

Make your views count, keep contributing to each stage. If you haven't been to any of the community events yet, please come along to the next event on **Tuesday 15th May between 4 – 7pm at The Redwell Centre**



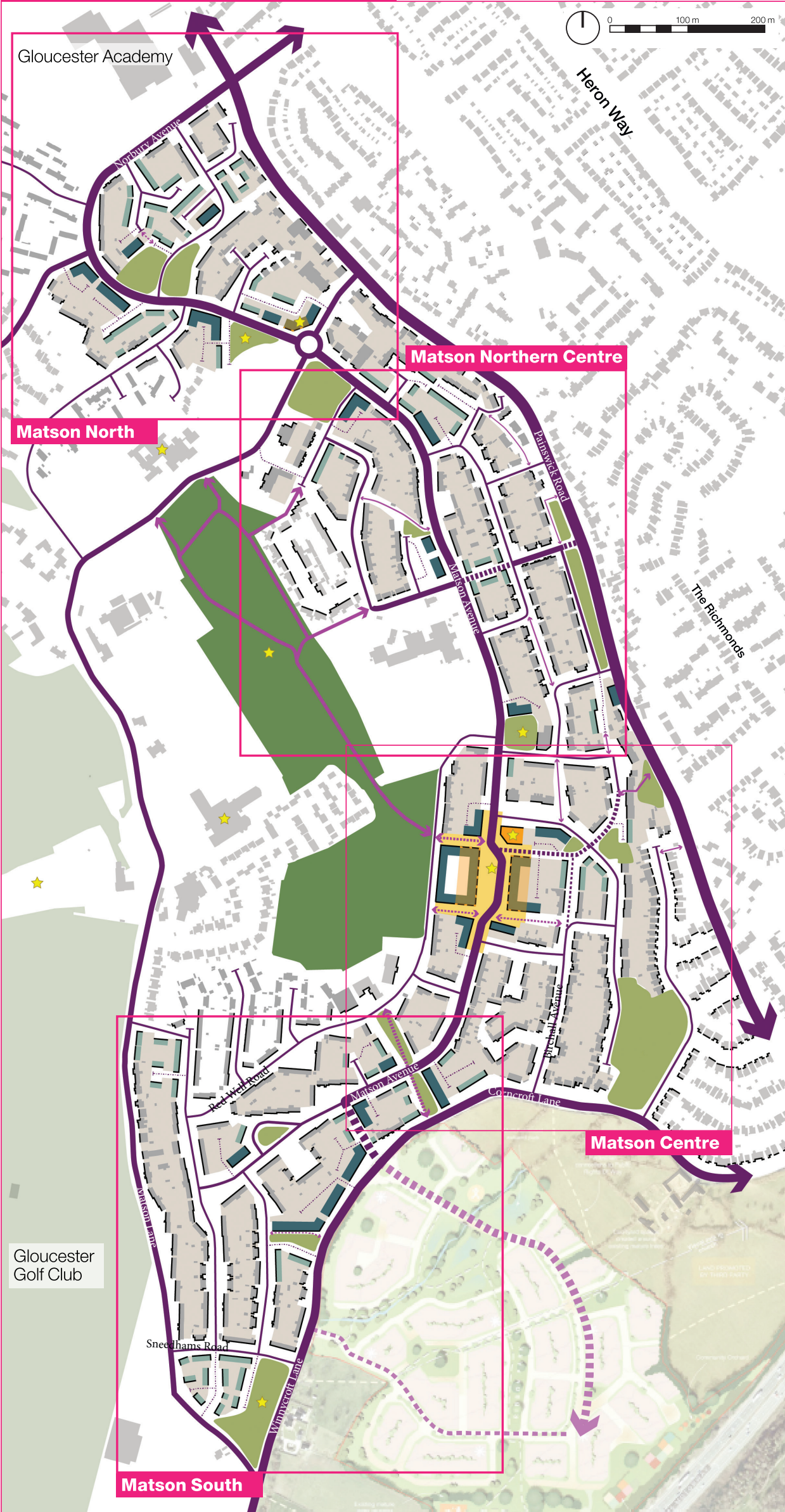
THE MASTERPLAN

The masterplan you see here has been progressed as a result of consultation with the local communities, stakeholders and strategic partners.

This masterplan is an illustrative part of the SPD.



Proposed layout



Existing layout - Aerial Photograph

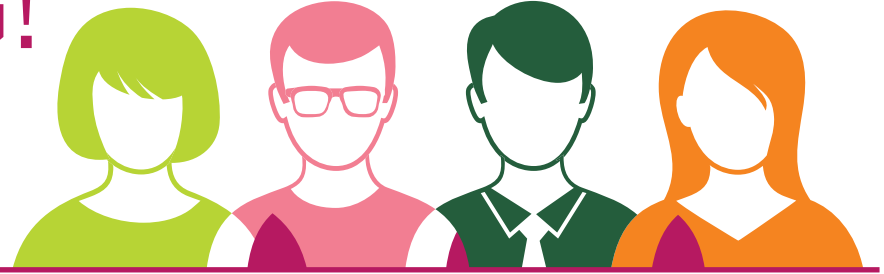


- Key
- Existing vehicular routes
 - Proposed vehicular routes
 - Existing pedestrian routes
 - Proposed pedestrian routes
 - Existing buildings
 - Proposed houses
 - Proposed Flats
 - Proposed flats above shops and/or community uses at ground floor
 - Retained open space
 - Proposed public open space
 - Central neighbourhood area
 - Proposed community centre
 - Community facilities

NEW COMMUNITY ADVISORY GROUP IS UP AND RUNNING!

Matson & Podsmead Community Advisory Group is now in place and has held it's first two meetings.

HELP
SHAPE THE
FUTURE of
MATSON & PODSMEAD



The group will enable each community to have a stronger voice and greater representation throughout the entire regeneration process.

There have been two meetings so far. The first meeting took place on 1st February and the second on 15th March at the Hallmark Hotel in Matson.

The group is made up of residents and community representatives from both Podsmead and Matson. It has agreed to meet every 6 weeks to ensure that all those interested can help guide and shape the future regeneration of their community.

The group will be chaired alternately by a Podsmead resident, followed by a Matson resident so that each community is represented.

GCH have provided initial facilitation and will continue to provide ongoing administrative support and will cover the costs of the meetings.

Looking ahead, as the group becomes more established it will split into two so that each community has its own Advisory Group.

Over time it will be important to consider how each group becomes a more established entity such as a Community Management Trust like the Moat House Trust in Coventry.

There was much discussion at both meetings including the purpose and ways of working.

It was agreed that the Group has a responsibility to work together to influence change for the better.

Members of the Group agreed to act as a channel of information and to report back on all the issues discussed at the meetings, to their friends, family and neighbours.

The Group will be a way of using everyone's collective knowledge and experience of each community to help inform future changes and choices for the benefit of existing and future residents. The Group will represent the views of the whole of each community at every stage of regeneration, to make the process the best it can be.

This means the panel will be fully involved in the consultation process at each stage of planning and the phasing of site preparation and construction activities up to 2021 and beyond by:

- Helping to promote community meetings and similar consultation events;
- Scrutinising the role and activities of other organisations, like the City Council, the NHS Trust for Gloucestershire, the Policy Authority and transport providers, etc during the regeneration process;
- Working closely with and supporting existing community groups and organisations like GL Communities, Podsmead Big Local, Together in Matson and Matson, Robinswood & White City Community Partnership
- Making clear to each community what is and isn't possible in the regeneration process and why
- Shaping the "offer" for those affected by the project

An important next step for the group will be to help appoint an Independent Community Advisor to help each community really get to grips with the planning and re-development details and how this will affect them.



The panel will enable each community to have a much stronger voice and greater representation throughout the entire regeneration process.

The next Matson & Podsmead Community Advisory group meeting is Monday 21st May at Gloucester City Homes, Bruton Way with refreshments at 6pm for a 6.30pm start.

All residents are welcome to attend. If you can make it please email: regen@gch.co.uk or call: 01452 424344
Transport will be provided for those who need it.



YOUR QUESTIONS ANSWERED



Who is behind this initiative?

Gloucester City Homes, Gloucester City Council and Gloucestershire County Council are working together to develop a wide partnership involving local residents, community groups, local schools, health services, the police, environmental groups and community partners.

If I have difficulty getting to or don't feel comfortable attending, 'big' meetings – how can I get involved?

Please contact us and we will be happy to meet with you individually.

How will we be kept informed?

There will be regular newsletters, local briefings and consultation meetings, online website and social media updates, as well as the new community advisory group for each community.

Will there be a lot of disruption to our lives, homes and businesses during this regeneration?

If regeneration goes ahead it is highly likely that there will be a certain level of disruption to some people's lives, homes, businesses and local facilities. We would do all we could reasonably do to minimise this and work with you through our resident teams. However regenerating an area does often mean some improvement demolition and rebuilding, together with the associated inconvenience to local people whilst that work takes place. The outcome should however improve things for all residents.

Will we be able to stay in our existing homes?

Some residents will not be affected and they will remain in their current homes. If you are affected, you will be offered suitable alternative options, which may include a move to a new home in the community, or if you want, you could move to other areas, close by or further afield.

What happens to any businesses or local groups that might be affected by future proposals?

Existing businesses and local groups will have been given every opportunity to participate in the consultations and to help shape the plan. If there are proposals to move or replace existing facilities then we hope this will be as a direct result of those discussions and the aim will be to either improve or provide brand new facilities on the regenerated estate.

What about any planned improvements to my home – should I not make any changes/ adaptations now?

It all depends on whether you are directly affected by any proposals and when these might be likely to take place. It's best to keep an eye on the proposals and then discuss with us when these might happen. You can then make an informed decision on whether to improve your home and if so when.

Will there be any financial assistance for moving such as home loss/ disturbance payments?

Yes, there will be a detailed programme of support for any directly affected households. The full extent of this will only be known when specific proposals for regeneration are brought forward after the plan is agreed, the City Council have adopted it as a Supplementary Planning Document and outline planning permission is granted.

Will there be any opportunities for new jobs for local people?

Yes – our aim is to increase local jobs, training for jobs, and ease of access to jobs for both estates. There are also likely to be jobs available for local people on any construction work that takes place in both communities.

Does this mean our rents will go up?

It could do. It all depends. If you are moving to a new home then this is likely to have cost more to build than your current home and the rents are likely to be higher to help pay for the cost. However to compensate the new homes will have been built to a much higher energy efficiency standard and so this should result in lower energy costs.

There are many factors that will help to set future rent levels, such as the type, size and facilities that will be provided. We will only be able to clarify this when detailed planning proposals come forward.

Those people eligible for Universal Credit or Housing Benefit would still get help with their rents.

What happens to any tenants or home owners affected by the regeneration proposals?

If you are a tenant or home owner who lives in a home which may be affected, we will come and see you and discuss the range of options which could be available to each household, including support and compensation.

We will also be appointing an independent resident advisor who can help residents understand any proposals, their rights and provide support to them.

Some areas may not be affected by the plan for many years and only after further detailed consultation.

Will you be building any additional homes to meet local housing needs?

As part of the regeneration we would be trying to make better use of the existing space and build additional homes to meet local housing needs. The number of additional homes will depend greatly on the number of homes demolished and people's views towards using some of the current green space for building new homes. It could however be possible to build around 350 additional homes in Podsmead and around 450 additional homes in Matson.

YOUR QUESTIONS ANSWERED (CONTINUED)

Will we get more GPs, pharmacies, health clinics?

We are working closely with health and social care providers such as the NHS, County Council and independent providers, to improve local health and social care facilities and support. More homes and people in the area would help to justify and support improving existing or providing new facilities on both estates.

Will it affect shops, libraries, schools and services?

Yes – the aim is to improve the range and quality of facilities in Matson and Podsmead. This may involve increasing the number of homes over time. The extra people this would bring to the area would help to support shops, schools and local services, and improve public transport.

Will we get more parking spaces?

It's highly likely this will be the case – current planning guidance generally requires more parking spaces than were provided at the time the estates were first built. We would also be hoping to improve roads and footpaths, bus routes and improve both Matson and Podsmead's connections with neighbouring housing, employment and recreational areas and the city centre.

Will it affect our greenspace?

It may do in certain places, but we do recognise the importance of providing good quality green space.

To get the regeneration started we will need to replace some existing green space with new homes/shops/facilities/green space. This would allow us to rehouse people from another area on the estate and we could then regenerate the area they have moved from.

During the regeneration we would also want to make it clear what are private gardens, communal gardens (such as those around flats) and public open space for the enjoyment of the whole community; and to enhance, where possible, those green spaces.

Can we still make our views known about the master plans?

Yes – there will be further engagement events, residents will receive notification of these through the post and information will be available on our website. We will continue to consult right up to the finalisation of the master plans for both estates.

Will it affect our homes?

It may do depending on whether we are improving or replacing existing homes or building additional new homes. If your home was to be affected, we would come and talk to you personally before proceeding further. We want to work together with you to improve homes in your neighbourhood.

Will there be any further consultation after the master plans are completed?

Yes – there would then be further consultation by the City Council on turning the plan into a Supplementary Planning Document. Following that further consultation would take place at outline planning stage and then again when detailed planning is applied for the different phases of any regeneration. So there will be plenty of opportunity to make your views known for many years to come at different stages of the process.

How will you take account of our views?

From the very beginning, in mid 2017, we have been listening to residents, community groups, shop owners and a number of different interested parties, incorporating views into the emerging plans for Matson & Podsmead. The finished plan should take account of all the views that have been expressed and try to incorporate as many of the ideas as possible.

How long could it take and when could it start?

The whole process for both estates could take around 15-20 years, but the early phases could start in around 3 years, once a plan is agreed. The work would be completed in phases over a number of years and we would keep consulting with residents and interested parties throughout, to ensure we are providing what is needed.

Are home-owners affected, or just tenants?

It could affect homeowners and tenants, depending on what is included in future proposals for regeneration. We need everyone to express their views about their homes, shops, community facilities, transport links, green spaces etc.

Our specialist masterplan team want to work with residents to identify how to provide better homes in specific areas by either improving them or replacing them with new ones.

Why do we need such major changes to our Community, when just a few houses need improving/repairs?

We could continue to do some improvements and repairs to existing homes, but this would not address all the issues that residents, Councils and other organisations have raised; including the need for new and better homes, shops, community facilities, transport links and green spaces.

How will this be paid for?

Whilst there is currently no specific funding set aside for regeneration of these two communities yet, once approved, the plan for each community would form the basis for us to bid for public and private money to help deliver those improvements over time.



MEET KAREN...

Karen is the GCH Housing Officer for Matson South and Central and is your point of contact for Regeneration of Matson.

Contact Karen using the details on the back of this newsletter.

**WE NEED YOUR
FEEDBACK**



THE REDWELL CENTRE

*The home of 'Together in Matson'
youth & community project*

PLEASE COME ALONG

**The next community event will take
place on Tuesday 15th May at
The Redwell Centre between 4 and 7pm.
Presentations will run at 4.30 and 5.30pm**



At this event residents will have an opportunity to see the latest draft of the masterplan, ask any questions or raise any concerns and seek clarity on the planning process as it moves forward.

We will also be asking residents for their thoughts and ideas about what local services, shops and community facilities they would like to see and ideas for the use of open space.

WEEKLY DROP IN SESSIONS

Pop along if you are unable to make the next event, have a question or query, want to look at the large scale plans or want to speak to one of the regeneration team.

**Every Tuesday between 11am – 2pm at
the Shape the Future Hub on Matson
Parade (next to the shops)**



Gloucestershire
COUNTY COUNCIL

**Gloucester
City Council**
Transforming Your City



GOT A QUESTION OR FEEDBACK?

Contact us on...

Visit: www.shapethefutureglos.co.uk

Email: regen@gch.co.uk

Call: 01452 424344

**Join our Facebook group:
'Help Shape the Future of Matson & Podsmead'**

Jeśli chciałbyś otrzymać ten dokument lub jakiekolwiek informacje na temat projektu regeneracji w języku polskim, proszę skontaktuj się z GCH pod numerem telefonu **01452 424344** lub napisz na adres mailowy communications@gch.co.uk.

Podczas kontaktu z nami prosimy o uwzględnieniu informacji czy mieszkasz w Matson czy w Podsmead.

