



# 'Thumbs up' to draft MasterPlan!

We are very pleased with the high level of interest and participation of residents at our Draft MasterPlan drop in events at the North Town Base last month.

Over 275 people attended the events and generally responded positively to the plan being pleasantly surprised by the size of the new properties. Most residents were anxious to find out when the proposals would affect them and when they were likely to move – for over half of the residents on the estate it will be at least four years before they are directly affected.

We've analysed the individual feedback and have produced a detailed response to 24 of the top queries raised at the events.

Hazel Warwick, Group Development Director for First Wessex Housing Group says

"We are very pleased at how well the Draft MasterPlan has been received by residents and thank

you for your continued participation. We hope you will continue to like our proposals and look forward to seeing you again in June to discuss the final MasterPlan."

Come and see the MasterPlan at the North Town Base on:

<b>TUESDAY 16 JUNE</b>	12noon – 8pm
<b>WEDNESDAY 17 JUNE</b>	9am – 4pm
<b>THURSDAY 18 JUNE</b>	5pm – 8pm
<b>FRIDAY 19 JUNE</b>	9am – 4pm
<b>SATURDAY 20 JUNE</b>	9am – 12noon

**Everyone welcome!**



# Draft Masterplan

Here is the draft that was shown to residents at the consultation in April. Our proposal to create a series of small courtyards was well received and there was strong support to provide a replacement for Alma House in Phase One. So the final plan is very similar but the architects have made a few small changes. Come along and see the final MasterPlan between 16–20 June at the North Town Base.



## ***Your concerns at the draft MasterPlan events... and our responses:***

***Many residents would like to see traffic calming measures along Pegasus Avenue as HGVs use it as a cut-through.***

We have raised this issue with Hampshire County Council's Highways Department and we are investigating whether there could be traffic calming measures along here and the possibility of one way roads using the existing road layout

***You would like the ground floor flats to have private gardens as some residents take great pride in their gardens.***

Our architect is currently looking at this possibility for the MasterPlan and will try to provide as many as possible to the ground floor flats.

***Some residents have concerns about dust and major disturbance during the building works.***

All construction activities will be separated from the neighbouring residents by secure, decorated and well-maintained fencing/hoardings and these will keep the construction activities in a self contained area. We therefore do not think that residents will be overly inconvenienced. There will be some noise disturbance but this will be in the day and we will let the surrounding residents know the details of when work will commence in advance.

Under current Health & Safety regulations all demolition operations have to have, amongst many measures, effective systems to suppress dust/dirt. This usually consists 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 My North Town it is likely that the mist spray method will be used exclusively so all the dust and dirt from the demolition will be contained within the perimeter of the construction area behind the fencing/hoarding.

There will also be wheel washing to ensure vehicles leaving the site do not bring the dirt/dust off the site on their tyres.

***Some residents would like to see a block of flats only available to older people.***

We are currently looking at this proposal to designate a block to Over 50s.

***There is a need for more direct bus services to Farnborough and services to the doctor's surgery at Border Practice.***

My North Town Design Team will bring this to the attention of the County Council and will let residents know of the outcome of these discussions.

***Residents are not keen on maisonettes having a communal door.***

As the maisonettes are mid terrace it is not possible to have a separate entrance. However the entrance is only shared with one other household.

***Is enough three bedroom housing being built in the first three phases as this is less than the current scheme?***

The calculation of bedroom requirements has come from the survey of existing resident needs. However there is flexibility built into the scheme to allow for additional three bedroom properties to be built and this can be allocated at a phase by phase planning stage. We will ensure that we provide accommodation to meet future generations' requirements.

***Residents disliked the lack of windows in kitchens and bathrooms.***

Where possible windows will be provided but in some flat layouts we are not able to do this. There will be a good extractor fan fitted for ventilation purposes and often there will be a door to the kitchen to contain any odours from cooking.

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## ***Residents want to see any measurement in feet and inches as well as metres.***

These were provided for the second half of the consultation week following the requests and plans displayed in the future will have these shown. Measurements in feet and inches are also displayed on the website: [www.mynorthtown.net](http://www.mynorthtown.net)

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## ***There is still some confusion over the two compensation payments available – disturbance allowance and the homeloss payment.***

Please read carefully the leaflet that we prepared at the beginning of the consultation. If you have lost your copy then you can view and download another copy on our website [www.mynorthtown.net](http://www.mynorthtown.net) or phone our enquiry line and we will be able to assist you individually with your query.

In summary, Homeloss Payment is a statutory compensation payment you receive due to your current home being part of the redevelopment scheme. This amount is currently set at £4,700 but is increased by the Government each year. This is paid to you once you have

permanently moved less any money owed to Pavilion Housing.

Disturbance Allowance is an additional allowance to your homeloss payment and covers the physical costs associated with moving.

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## ***There was a mixed reaction to keeping the existing road names***

The MasterPlan shows that the current Denmark Square will disappear but we think that many residents would like to retain the other road names. Also all the new courts will need new names. We would like to hear your views when you come to see the MasterPlan.

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## ***Are the new flats going to have balconies?***

Yes the majority of flats will have them and they will be proper balconies that you can stand on rather than just decorative.

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## ***One resident was concerned as she cares for her mother and asked if they would have to move apart.***

In this sort of situation we will do our best to allocate a property where you can live together or be very close to one another.

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## ***Is there an opportunity to continue to rent a garage?***

There will be no garages in this development but there may be some other garages in nearby estates that can be rented.

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## ***Is there going to be disabled parking near the flats?***

Yes there will be adequate provision for disabled parking throughout the new development.

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## ***Is there going to be more than one communal/park area?***

The MasterPlan shows our proposal to relocate the play equipment in the central open spaces. However we propose that the space in the centre of each of the new courts will be planned in consultation with the residents who will live there.

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## ***Is there going to be a lift in all flats?***

There will be a lift in the four storey blocks of flats but not in those with three storeys.

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## ***Will there be a multi-sports court for older children?***

No, as this is provided at Woodland Walk and Ivy Field which are very nearby.

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## ***Can there be an area specifically for dogs?***

No there will not be a special area for dogs but there will lots of dog waste bins in the development for dog owners to use. We are looking at ways to improve access to walks and open spaces next to the estate for dog owners and walkers alike.

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## ***How are you dealing with bin storage to the houses?***

These will be housed in an individual bin store at the front of each property.

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***You also wanted to know about the criteria Pavilion Housing and Rushmoor Borough Council will be using to allocate properties in the new development. A copy of our Allocations Policy will be available at the MasterPlan events and sent to every resident.***

# Residents' consultation group

We would like to set up a residents consultation group made up from residents representing each part of the estate. We are looking for volunteers who would like to continue to work with us so that we can respond to the needs and concerns of residents as we develop the project.

We will hold meetings every 4 to 6 weeks, probably at the Base in the early evening. We would like to select about 12 residents making sure that we have reps from all phases and all parts of the estate. This means one rep for every 2 or 3 communal entrances or blocks.

At these meetings we would update resident reps on the overall progress of the project, including our planning application, appointment of contractors, any amendments to our plans.

Resident reps would be able to raise issues of concern from their neighbourhoods.

However, the meetings will not discuss any matters that are confidential to individual residents.

Also, residents who volunteer to be involved in the group cannot expect any preferential treatment in relation to the project.

Residents on the group will work with Pavilion to achieve the best outcomes for residents as a whole.

If you would like to get involved in this group or you want to know more about it first, then please come along and speak to one of the staff team at the MasterPlan consultation events. If you can't make that, then call us on our enquiry line 0800 358 0459.

The first meeting of the group will be held in July.

“Why not take up this great opportunity”

The magazine for My North Town residents

## FREE HEALTH CHECK

### Maple Vue Children Centre's Open Day

**Saturday 6th June 10-3pm.** Appointments are limited.

They will be offered on a 'first come first served' basis.

**CALL SUE ON 01252 362660 TO PRE-BOOK OR JUST TURN UP!**

#### What will happen at the Health MOT?

##### Weight and height measurement:

A measurement will be taken to work out if you are a healthy weight for your height by using our BMI (Body Mass Index) calculator.

##### Blood pressure

A digital blood pressure monitor will be used to measure your blood

pressure using a cuff which will be wrapped around your upper arm.

##### Glucose screening and total cholesterol check

A pin-prick test that involves taking a tiny drop of blood from your finger will determine blood glucose and total cholesterol levels.

#### How long will it take?

Approximately 15 minutes.

#### Appointments

On a first come first served basis or if you prefer pre book by calling Sue at RHL on 01252 362660.

#### Turn up for your Health Check

Avoid drinking coffee for half an hour to one hour before.

One of our specially trained fitness instructors will conduct the tests in a private area.

#### Get your results immediately

Depending on your results you may be referred to your GP or simply offered a lifestyle advice pack.

You will get your results straight away along with lifestyle information to help you cut your risk if applicable.

If your levels are above recommended guidelines you will also be given a letter to take to your GP.



If you would like this information translated into any other language or made available in large print, Braille or audio format please contact our Enquiry Line:



**m** Enquiry Line  
 FREEPHONE  
**0800 358 0459**  
[www.mynorthtown.net](http://www.mynorthtown.net)

My North Town is a regeneration project delivered by Pavilion Housing Association



Part of the First Wessex Housing Group



In partnership with Rushmoor Borough Council



Pavilion Housing Association is a charitable Industrial and Provident Society Registration No. 28040R. Housing Corporation Registration No. L4082 – Member of the National Housing Federation. Pavilion Housing Association incorporating Hewitt Homes is a subsidiary of First Wessex Housing Group an Industrial and Provident Society Registration No. 29389R.