



herefordshire housing

>People >Homes >Communities

February 2016

The Oval Re-Development

Gilbert Court & Beattie Avenue - Now



Beattie Avenue - Then



Keep up to date with all of the progress at The Oval on our HHL Facebook page.
Simply search for Herefordshire Housing and 'like' the page for updates.



Satisfaction surveys...

When you have been in your new home for between 3-12 months, we will send you a satisfaction survey through the post. The survey asks a variety of questions about your new home, we really do value your opinion. Your details are anonymous and for our office use only, so we encourage you to be completely honest with your feedback.

The feedback you provide us with helps us to continuously improve our services and ensure that the quality and design of our new homes are right for our customers. Your opinion is very important to us.

Here are the results so far for the Oval Regeneration Project, this is calculated by how many replies we have had and the scores received.

Q2 - July - September 2015	Q3 - October - December 2015
100% of Customers were very satisfied or fairly satisfied with their new homes	100% of Customers were very satisfied or fairly satisfied with their new homes

Here are a couple of comments people made on their survey form:

"Love it"

"It's a lovely area. Very quiet, people I live by are very nice and friendly."

"I am so thankful to Herefordshire Housing. Mark Butler has been fantastic"

*"It's clean and tidy, it's quite private and it's got a good feeling about it.
The only bad thing can be the traffic noise."*

"All in all very good service, I am a very happy lady"



Health & Safety Reminder...



It is finally starting to come to the end of winter and we still have the dark evenings. We ask that parents and carers please stay vigilant and remind their children of the following safety points as the development at The Oval continues.

- Take extra care when crossing the roads adjacent to the site
- Obey all safety signage
- Should a child's ball, toy or family pet make its way onto site, please remember that children should under no circumstances attempt to retrieve it. They should contact a responsible adult who in turn will contact our dedicated site team. The team will then retrieve the item and make arrangements for its return
- Please report any out of hours trespass on-site, via our out of hours contact number - 01207 503 293

If you would like to receive further information about how we manage our on-site Health and Safety please do not hesitate to contact Kevin Guest, Regional SHEQ Advisor for the Midlands and South on 01675 461660 or email: kevin.guest@keepmoat.com

To talk to someone from the dedicated site team please visit the site cabin opposite The Oval shops.



The Decant Programme

The plan below shows when each of The Oval areas will be handed over to Keepmoat for demolition (Vacant Possession).

All residents will be contacted by Mark Butler, Neighbourhood Officer, to discuss their housing options and will be moved out of the blocks in good time, before they are handed over for demolition.



The Decant Programme

Vacant Possession is the last date that Herefordshire Housing can hand over properties to Keepmoat ready for demolition. All residents will be moved out of their blocks in the weeks and months before this date. Details below.

Area	Addresses	VP last date
6	38—66 Broxash Drive 74—108 Kilvert Road	26 August 2016
7	1—35 Broxash Drive 2—36 Kilvert Road Jubilee Court	27 January 2017
The Oval Shops	Refurbishment approximately August 2017	



Reminder on Satellite Dishes– before fitting one.

Firstly, you **MUST** receive written permission from us. (Only Herefordshire Housing properties). This permission will only be given if the following conditions are met:

- You must not drill through external walls; this is not permitted, this will be classed as deliberate damage and a breach of your tenancy which could result in legal action being taken against you
- Satellite dishes must be located discretely, where possible at the back of houses and out of view from the street
- Satellite dishes should be connected to the cables installed in the loft space
- Work must be carried out in a satisfactory manner by a person competent to do the work
- You must accept full responsibility for and make good any damage done to Herefordshire Housing's property in the provision, installation or erection of satellite dishes
- You must accept responsibility for the future maintenance of any alterations and improvements carried out by you
- If you vacate the premises, alterations must be left intact and in proper order without any expense either to Herefordshire Housing or the incoming tenant. Alternatively, should you be required to do so, you will reinstate the property to the satisfaction of Herefordshire Housing without any expense to Herefordshire Housing or the incoming tenant
- You must obtain any necessary planning consent or Building Regulation approvals before commencing work



- Should Herefordshire Housing need to hire any specialist equipment to carry out maintenance to any part of their property as a result of this work, all costs will be recharged to you
- Herefordshire Housing reserves the right to inspect any installation or improvement made

PLEASE NOTE: If you receive written permission from us to carry out any adaptations, this is only valid for six months. Should the work not be completed within this time, you **MUST** obtain further permission from Herefordshire Housing.

Reminder about drainage, especially at Gilbert Court.

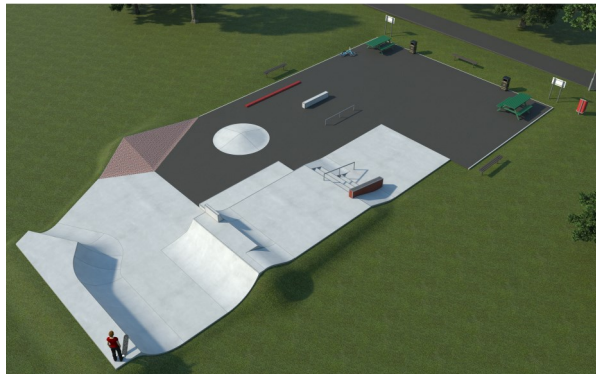
Please **DO NOT** dispose of nappies, wet wipes or any other sanitary products by flushing them down toilets. This could result in your home being flooded.

The cost of unblocking drains will be passed to the tenant(s) where non-flushable items are being flushed. Please warn your family and visitors and ensure that non-flushable items are disposed of in black, plastic sacks, along with the rest of your household refuse.



Newton Farm Skate Park - 'The Great Western Skatepark'

As part of our Value for Money efficiency savings campaign, colleagues saved an amazing £100,000, which was dedicated to renovating the Newton Farm Skate Park. After consulting with the community two requirements became clear, a newly renovated skate park and the introduction of a seating area for all ages.



The skate park itself has an edgy design and includes new features not previously seen at the site. We hope that these new features will draw people to the area and create a focal point for the community. The improved facility is within easy access for the wider community too.

A few Oval Regeneration Project facts

- 13 blocks of flats (198 flats) will be demolished in total by the end of the Oval Regeneration project (December 2017)
- 9 blocks of flats have been demolished so far (129 flats); 2 blocks (33 flats) will be demolished in 2016 and a further 2 blocks (36 flats) will be demolished in 2017
- 51 tenants from the demolished blocks have been permanently re-housed in the newly built homes at The Oval (37 houses and 14 flats)
- 66 families have been permanently re-housed in existing Herefordshire Housing accommodation in the area of their choice across Herefordshire
- By December 2017, 130 new units of rented accommodation will have been built in place of the old three-storey blocks of flats:

46 x 2 bedroom houses

16 x 3 bedroom houses

6 x 4 bedroom houses

28 x 1 bedroom flats

20 x 2 bedroom flats

14 x 1 bedroom bungalows.



Expected date of completion for the project

December 2017.

Councillor's Blog

Cllr Phil Edwards



Becoming re-elected to represent Newton Farm Ward as District and Hereford City Parish Council Member during May last year, recharged my batteries to lead and participate to further improve the local Environment in which we live.

Having represented the wider Belmont Area for some 18 plus years when I had described the concrete apartments as tenements, one of my key aims was to 'kick start' the Oval Regeneration scheme and what better way but to lay a couple of bricks with Ronnie Radford in new housing, replacing these old properties.

Some recent issues needing attention; muddy road surfaces, speeding and or noisy vehicles, inconsiderate vehicle parking, litter spillage (some from building sites) plus household litter, road closures (but due notice now given), completion of individual build sites prior to being lived in, what is planned for the former toilet site? Will we have our Outdoor Fitness site? Will the actual Oval site be refurbished and what will it look like?

HHL continue to consult on all of the above and thank you to all concerned.

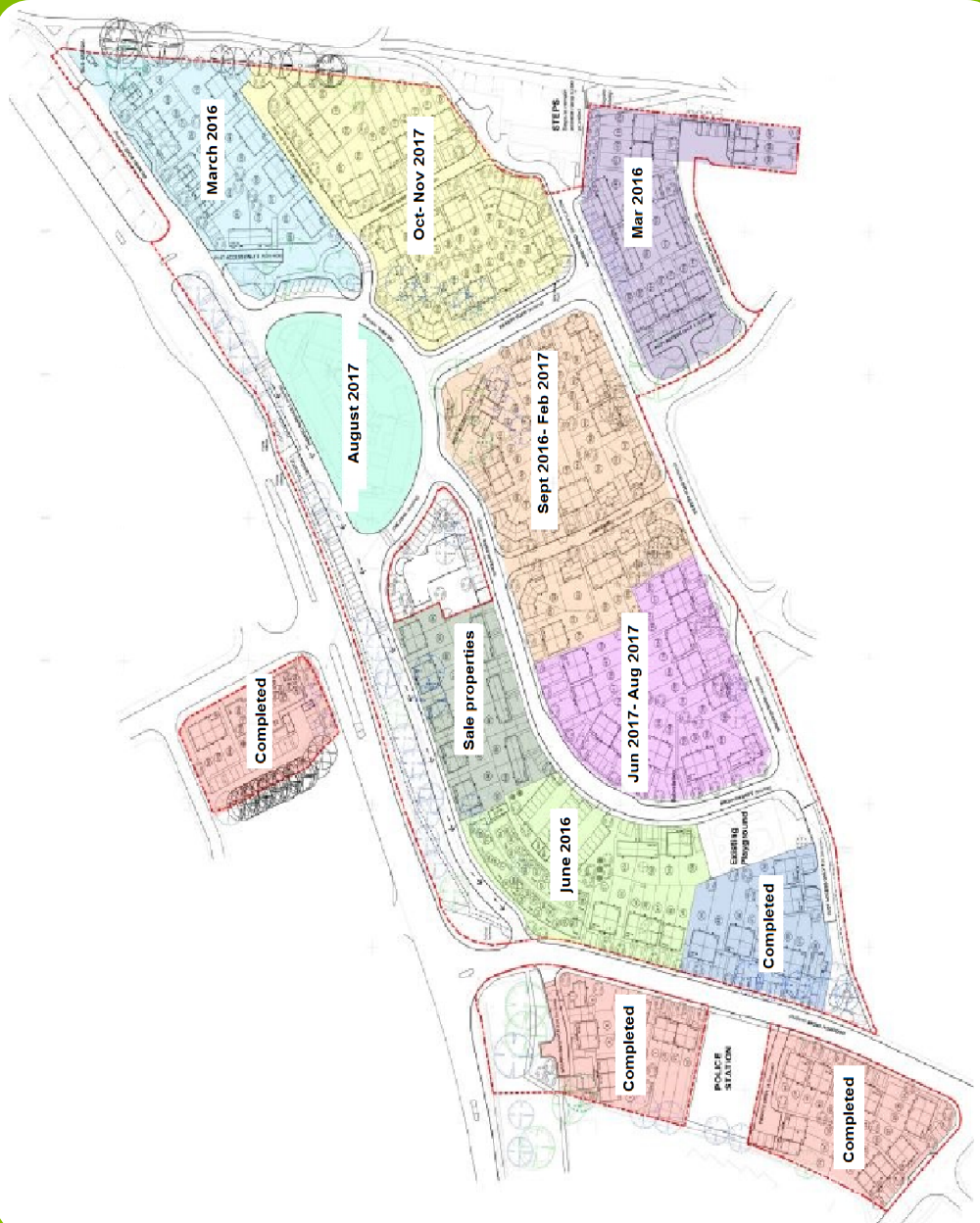
Reaching out beyond The Oval, I have assisted home owners with billing queries after environmental improvements were carried out to some of the Cornish apartments, managed to gain some further street resurfacing, thanked Peter for arranging the Skate Park Renewal, requested new notice Boards for Brampton Road and Sycamore Avenue areas from our City Council, and installed new oak signs at Belmont Haywood Country Park which were successfully bid for by the Country Park supporters and funded by HHL.

Former Councillor Miss Powell declined to take up her role at Hereford City Parish Council so I was able to welcome Mark Dykes as her replacement after a by-election took place. Both he and I wish to draw your attention to the **Hereford City Community Led Plan** currently out to consultation. I have deposited hard copies at the NF Info Centre for you to complete or you can respond on line at <https://www.snapsurveys.com/wh/s.asp?=144620162827> and these responses will be collated during the Spring.

On a final note, I have a small nucleus of volunteers who have joined our **Newton Farmers** local environment group which is insured under the Country Park Supporters volunteer scheme, to assist in reducing litter throughout Newton farm. If you wish to help, please contact me via phoning 350688 or email pjedwards@herefordshire.gov.uk

Programme Dates

Here are the estimated handover dates for each of the building phases





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Invitation to our 2nd **drop in session!**

Monday 15th February between 4pm
and 6pm at **Newton Farm Community**
Centre.

Come and join us at Newton Farm Community Centre to
find out more about The Oval Regeneration project and
what will be happening in your community soon.

Colleagues from across the organisation will be available to
answer any questions you may have or discuss any of your
concerns.

No appointment necessary, just come and see us when its
convenient for you between 4pm and 6pm.

The drop in session will be held at:
21-23 The Oval, Newton Farm, Hereford, HR2 7HG

We look forward to seeing you there!

Contact Details

Herefordshire Housing

Decanting and the Oval Development

Mark Butler 0300 777 4321 mbutler@hhl.org.uk



Housing Management issues

Newton Farm including the Oval Development area

Geoff Layton 0300 777 4321 glayton@hhl.org.uk



For issues regarding the construction sites– contact the site manager

Richard Watts (Site Manager)

07531097751 richard.watts@keepmoat.com



Neil Parton (Assistant Site Manager)

07976424526 neil.parton@keepmoat.com



The Site office is located opposite Newton Farm Information Centre

