



## Media Release

**UNDER EMBARGO UNTIL 08:00 Thursday 8<sup>th</sup> October 2009**

### **Full Steam Ahead as My North Town Gains Planning Approval**

Pavilion Housing Association's £100 million regeneration scheme for My North Town in Aldershot is going full speed ahead today as it received planning approval by Rushmoor Borough Council Planning Committee. This followed extensive public consultation over a period of six months, revisions to the MasterPlan and commercial negotiations as well as extensive consultation with Rushmoor and Hampshire County Council officers.

Upon hearing the news, the Pavilion Housing and My North Town Design Team gathered for a celebratory official photograph to record this momentous occasion.

An exhibition of the detailed application proposals, including the various types of new homes that will be available was held at the North Town Base on 7<sup>th</sup>, 9<sup>th</sup> and 12<sup>th</sup> September. Residents could also view a virtual tour of the regenerated estate and this is now on My North Town website: [www.mynorthtown.net](http://www.mynorthtown.net). People liked what they saw and had no overriding concerns or issues.

If all goes smoothly, demolition and building work is expected to start in Phase One in Spring 2010. This will include replacing the older persons' home, Alma House. The MasterPlan has been divided into six possible phases with the last one expected to complete in 2017.

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The proposed timing for the first three phases of the Renewal Project is:

Start work on site for Phase One	Spring 2010
Complete Phase One & start Phase Two	Spring 2011
Complete Phase Two & start Phase Three	Autumn 2012

Pavilion Housing will now find a contractor for the project. It will advertise in the European Journal to the whole of Europe including the UK, for contractors to bid for the work. The notice will run for 39 days and will take up until the end of November.

Interested contractors must submit an "Expression of Interest" and will then be invited to make a submission. There is a strict Award Criteria which is published and contractors will be scored against this Criteria. It is hoped that contractors can be short listed before Christmas.

In the New Year, the short listed contractors will receive a "Tender Package" and there will then be a six week tender period until the end of February. All short listed contractors will be interviewed. The newly formed My North Town Residents' Consultative Group will be invited to participate in this process.

The appointment of the contractor will take place at the end of March with the appropriate lead-in period. Once the legal agreements for planning, highways works and contributions are completed it is hoped that work can begin on site in Spring 2010.

The vision for My North Town is to regenerate the North Town Renewal Area by providing high quality, environmentally sustainable homes and facilities. Pavilion Housing Association, in partnership with Rushmoor Borough Council, will continue to work closely with local residents and community groups to deliver the new homes, job opportunities and community benefits.

**Hazel Warwick**, Group Director of Development for First Wessex said:

*"Pavilion Housing Association is immensely proud of its plans to regenerate the area for the benefit of many generations to come. We have listened very closely to resident views.*

*"We will now begin to undertake a detailed housing needs survey concentrating on Phase One and Phase Two to ensure that people are moved in a timely, efficient and considerate manner. We urge all affected residents to contact us if they have any queries. Our Enquiry line of **0800 358 0459** is still available and in November and December we will be holding drop- in Rehousing Surgeries for everyone at the North Town Base every other Thursday 4-6pm"*

*“ In addition, our newsletters will continue to inform residents and the wider community of our progress.. We value continued feedback from North Town residents and the wider community”.*

**---ENDS---**

**For media enquiries please contact:**

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**Notes to Editors**

My North Town renewal project is the proposed £100 million redevelopment and regeneration scheme of Pavilion housing within the North Town estate of Aldershot. It also includes a number of commercial premises and leasehold properties.

There are approximately 500 homes in the area and the majority are occupied by Pavilion Housing residents. My North Town’s aim is to strengthen the existing community and provide buildings suitable for the next generation – comfortable, economical, eco-friendly homes in a mix of housing styles with courtyard communities and gardens. The project wants to build on the existing sense of community already felt in North Town. My North Town will be a safer, more attractive environment better suited to the needs of all sections of the community.

The project funding is available from three sources: grants from the Government’s Homes & Communities Agency (HCA); private sector finance and from First Wessex Housing Group’s own resources. The funding will enable complete replacement of the existing 500 homes, with the potential to develop a further 200 homes in future phases as long as planning permission can be obtained.

All of the current homes for rent will be replaced with new homes with affordable rents or for shared ownership. It is hoped that any later phases will provide a proportion of private ownership homes.

The project will transform the estate over a period of seven years and will involve new building to replace the existing blocks of flats and retail units. The My North Town Renewal Project’s long term aim is to produce a greater mix of housing, both more variety of sizes of homes including more houses with gardens and different types of ownership such as, general needs renting,

shared ownership and private ownership. All the homes will be built to the latest modern design and environmental standards.

As part of the regeneration proposals Pavilion Housing aims to improve the existing shops as well as provide a brand new and much improved North Town Base community facility. The plans include the provision of additional small shop units to benefit to the local community and help to stimulate and regenerate the shopping facilities on North Lane.

The North Town Base will be a significantly enlarged and improved community facility with dedicated meeting space, rooms for clubs and societies, office and administration as well as the storage in a modern and up-to-date building for a number of users and groups to utilise the facilities at the same time.

The new Base and for the shops in North Lane will be in the later phases of the project which will not commence until after 2013. Nearer the time, Pavilion will ensure there are temporary arrangements to enable community groups using the base to continue with minimal inconvenience.

In addition to the public events Pavilion Housing Association has met with every affected resident and has produced the following leaflets for residents and community groups:

- General Frequently Asked Questions and Answers
- Frequently Asked Questions and Answers for Pavilion Tenants
- Having to Move? A leaflet that explains what home loss and disturbance payments will be paid to affected residents.
- A series of My North Town Newsletters

All of these leaflets can be downloaded from the website [www.mynorthtown.net](http://www.mynorthtown.net) Or requested by calling the FREEPHONE number **0800 358 0459**

The Design Team (Architects, Kenn Scaddan Associates; Planning Consultants, Gregory Gray Associates and Consultant Engineers, Upton McCougan) has involved all residents and community groups.

At the events residents, the wider community and community groups of North Town met with all concerned to help shape the future of this important renewal area. Following this, the MasterPlan for the estate was produced and forms the basis of a planning application on 17 July 2009.

### **Summary of Public Consultation Phase**

**20 February** Public announcement of the Project  
Pavilion Housing Association begins individual interviews with residents directly affected by the My North Town

	Renewal Project to ensure that individual needs and wishes are recorded.
<b>9-14 March</b>	Public exhibitions and community drop in sessions begin with in North Town
<b>April</b>	Neighbourhood Workshop to consult on Draft MasterPlan
<b>16-20 June</b>	Exhibition of Final MasterPlan
<b>17 July</b>	Planning application submission
<b>7 October</b>	Planning Decision
Spring 2010	Work begins on Phase One

**Pavilion Housing Association** is part of the First Wessex Housing Group which was formed in 2005. The Group manages around 17000 affordable homes primarily in Hampshire and with some activity in Surrey. It has recently completed a public consultation of a similar size project and has demonstrated it skills in the area of regeneration.

Pavilion Housing Association is the largest provider of housing association homes for rent in the Aldershot, Farnborough, Ash and Farnham areas. Pavilion Housing Association, in partnership with Rushmoor Borough Council, has the financial support, the planning, development and community consultation expertise to make this important renewal project a success – one to benefit the residents and community of North Town now and one that is sustainable for future generations.

**First Wessex Housing Group** comprises Atlantic Housing Limited, First Atlantic Housing, Pavilion Housing Association, Portsmouth Housing Association, Fernhill Care Limited and Wessex Property Limited.

Portsmouth Housing Association: provides homes in Portsmouth, Fareham, Gosport and Havant. It also provides a wide range of community regeneration services across South East Hampshire.

Atlantic Housing and First Atlantic Housing: provide a full range of affordable housing including rented, supported, shared ownership and key worker housing. A large support portfolio includes housing for older people, extra-care housing, dementia care housing, housing for people with learning disabilities, people recovering from mental illness and some specialist accommodation. They cover a geographic area spanning Eastleigh, Southampton, Winchester and the New Forest.

Fernhill Care: provides care services for tenants of First Wessex Housing Group and other landlords and for individuals in the community with support needs. It specialises in domiciliary, extra- and dementia care.

Wessex Property Limited: the group's in-house repairs and maintenance organisation.

[www.firstwessexhg.co.uk](http://www.firstwessexhg.co.uk), [www.atlantichousing.co.uk](http://www.atlantichousing.co.uk), [www.pavilionha.co.uk](http://www.pavilionha.co.uk), [www.phagroup.org.uk](http://www.phagroup.org.uk)

**Rushmoor Borough Council** has worked for many years in partnership with Pavilion Housing Association, following the large scale voluntary transfer of the housing stock

in 1995. PHA is a preferred development partner with the Council and has delivered many affordable homes for rent and shared ownership with funding from the local authority and the Homes and Communities Agency.

The Council has worked jointly with Pavilion Housing and the local community on successful community development projects and works closely with the housing management team to ensure that their residents receive a good quality service from their landlord.

**Kenn Scaddan Associates** based in Portsmouth is the appointed architect for the scheme and has worked with First Wessex Housing Group for many years on a wide variety of housing and mixed-use schemes.

The practice has been in existence for 25 years specialising in social housing and has developed an expertise in Urban Regeneration such as the My Town project together with a significant number of commissions in the Health and Special Needs sectors.

**Gregory Gray Associates**, Farnborough-based Town Planning Associates has led urban renewal and affordable housing projects on behalf of public authorities and Housing Associations. The practice is working with the Architect and Rushmoor Borough Council Planning and Housing Departments to develop this important regeneration project. The Practice will be responsible for the coordination and submission of the planning application and assistance on the community consultation.

**Upton McCougan**, Highways and Drainage Consultants will advise on technical design and engineering details including working with the Highways Authorities, Thames and South East Water Authorities and the Environment Agency.