

neighbourhood news



home

Kells Woodhouse & Greenbank

• Issue Two • Spring/Summer 2009

Welcome to your latest edition of Neighbourhood News!



The new bungalows have been designed to fit in with the existing style of houses in Woodhouse. They will be built to be as energy efficient as possible to help keep running costs to a minimum.

2008 was a very busy year. Consultation on the Woodhouse Evolution Project took place, The Project Office on Windermere Road has opened, the ground condition survey at Greenbank was completed and environmental improvements to Basket Lane, Kells have already begun. The Project Team would like to thank

everyone who came along to the open days for their time, ideas and thoughts.

In addition Pulse Regeneration have visited various groups and talked to local people to gauge interest in and support for a neighbourhood service centre.

2008 was also a good year for the

South Whitehaven Neighbourhood Wardens and thanks to your growing support they have now secured funding until April 2010.

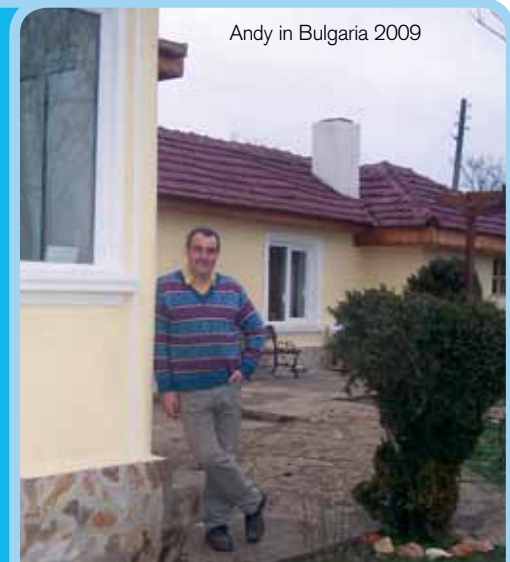
There is still a lot of work to do and we still need your support, help and feedback, however 2009 will be an eventful and exciting year.

Uncle Bulgaria!

Andy Thompson, Project Director of South Whitehaven has moved on to pastures new. On New Years Day Andy, his Wife, son and two dogs set off for a new life in Bulgaria!

We have received emails from him since he got there, and they seem to be settling into the "Good Life" in a small village outside Varna.

We would like to take this opportunity to thank Andy for all his hard work and vision for South Whitehaven. Andy has asked us to keep him informed of the progress.



Evolution Come Alive!

Woodhouse Evolution has been given the backing of West Lakes Renaissance, Home Group and Copeland Borough Council with all organisations approving the funding needed to pave the way to improve the housing options on the estate.

Copeland Homes can now move ahead with plans to build the first new homes in Woodhouse for more than fifteen years, with the majority of the thirty seven new homes being bungalows.

Planning applications have been approved and it is hoped builders will be on site later in the year.

There will be further phases of new build in the future. We'll be finding out more about the homes people want but it is likely that the emphasis will remain on bungalows.

Walls come tumbling down



During the summer, more obsolete one-bedroom flats were demolished in Woodhouse. These properties were not popular with local people. Where the flats stood at Woodhouse Road, the land has been seeded and will be public open space.

Decent Homes for everyone in South Whitehaven

Over the next two years, all Copeland Homes' properties in South Whitehaven that will not be affected by Woodhouse Evolution will be brought up to the national Decent Homes Standard. Some properties will need more work than others and this will be completed by 2011. It will be managed by our Asset Management team. One of their Contract Surveyors will visit you to discuss what your home needs.

If you would like to know more about decent homes, please call our Customer Service Centre on 0845 155 0980

All the properties that will be getting the Decent Homes Plus external works, as part of Woodhouse Evolution, will have the internal decent homes standard work done alongside the external works.

Local Lettings Policy

A Local Lettings Policy for Woodhouse has been given a green light by the Copeland Homes' Board. The policy means that residents affected by the Woodhouse Evolution plans will get top priority for the new homes being built over the next few years. However, the new homes will still be allocated according to housing need.

That means that bungalows will be offered to people aged 55 or over or whose household includes someone who is disabled. If there are more people eligible than there are bungalows, then priority will be given to people based on the length of their tenancy.

The new-build programme will include some four-bedroom

houses. To be eligible for one of these, residents will have to have three or more children or have other satisfying criteria under the current allocations policy.

All tenants who want to move to an existing Copeland Homes' property will be given Band 1 Priority for re-housing. To make sure that we are meeting the needs of Woodhouse

households, 25% of all our lettings throughout Copeland will be offered to Woodhouse Evolution residents.

To date 19 people have moved and we have completed on 11 buy-backs.

Moving house – what tenants can expect from Copeland Homes

The Copeland Homes Project team has now met with all the residents who may have to move home as part of the Woodhouse Evolution project. Kai Diesveld, Regeneration Project Officer, said that the visits had given residents the chance to advise Copeland Homes where they wanted to move to and what help they needed to make their move a success.

During the visits people told us where they wanted to move to and explained what type of property they wanted – a house or a bungalow, for example. Now we have that information we are starting to look for homes that are already empty and available. If one comes up in an area, or of a type, requested by a Woodhouse resident needing to move then we let them know and, together, decide if they would like to move to that home.

If people are eligible for one of the new homes to be built, it may be possible to pre-allocate a plot. If that happens, then residents can

work with us, and our architects, on the interior design and layout of the property so that it meets all their needs.

Once a property has been found which a resident wants to move into, Copeland Homes will arrange for carpets and blinds or curtains to be moved to the new home. If new ones are required, because the old ones don't fit, they can be chosen from a range of products offered by our Whitehaven-based supplier. We also help to arrange for gas, water and electricity services to be transferred. In addition broadband and satellite services can also be moved if tenants have these supplied to their property. The final stage is actually moving house. We will agree a date and arrange for a local removal company to move all furniture and belongings to the new home. After residents have settled in, we will call to make sure that everything has gone smoothly and that there aren't any problems.

Copeland Homes is also able to

look at special needs, such as moving a shed or a greenhouse. They will also make sure that any special adaptations residents may have, such as walk-in showers for disabled household members, are fitted to their new home.

Owner occupiers have also been visited by Copeland Homes to discuss which of the many options available they may like to consider. Copeland Homes will always pay the market value, set by an independent Chartered Surveyor, for any homes they buy. Owner occupiers will also get a Home Loss Payment, based on 10% of the value of their home, and the same help moving house and transferring services that are offered to tenants.



The Project Office

The Project Office based on Windermere Road was officially opened on the 31st October by a group of residents who are involved in the Woodhouse Evolution Project.

Kai Diesveld, Regeneration Project Officer will spend a lot of his time there as will other staff and agencies involved in the Evolution Project and Decent Homes Programme. The office does not have set opening times but if the shutters are up please feel free to call in and share your views or catch up on progress.

Copeland Homes is committed to making a difference to your community and that's why we have a base in your community.



Bringing Services to South Whitehaven



Pulse Regeneration Team

Pulse Regeneration has been commissioned by a number of key partners including Copeland Homes, Copeland Borough Council, Cumbria Police, and the South Whitehaven Neighbourhood Management Board to test if there is a need for a Neighbourhood Centre that would provide services to local people living in South Whitehaven.

In order to identify the need and demand for the centre Pulse has undertaken consultation with the local community in Kells, Woodhouse and Greenbank and also with potential service providers. Pulse would like to say a big thank you to those that met with them, helped them in sending out surveys

and those that filled them in! Feedback from the surveys has been positive, with returns received from various locations and community groups including luncheon clubs, schools, shops and community centres. 92% of those surveyed said that they would support the development and 84% said they would use a neighbourhood service centre in the area. In terms of the services and activities people would use, popular responses included access to health services, pharmacy, computer facility, after school club, Holiday care and children's activities and a library. They did not want to use office space, kitchen and function rooms, as some of this is already provided by existing facilities in the area. The preferred locations for the centre were Kells and Woodhouse.

Some of the potential services that have been highlighted as an option for the centre are space for a pharmacy, new library, some council services and drop-in facilities, such as Credit Union collection point and Citizens Advice Bureau. The Police and PCSO's have also expressed an interest in having a base there.

Once the Viability Study has been completed the Partners involved in the project will begin to look at what the next steps will be and how it can be funded. If you would like to know more about the project or would like to fill in a survey form please contact Kai Diesveld at the Project Office or call in at St Peters and they can arrange for a form to be sent out to you.

Meet your friendly Neighbourhood Wardens

The Wardens have been involved in a huge number of initiatives and community projects in the last 18 months all designed to improve quality of life for local people in the South Whitehaven area.



Paul Hamilton has been working to clean up our estates. 'Estate Walkabouts' take place every month and involve service providers and Paul walking the estate, agreeing a binding timetable to clear up the problems they find. Paul has also been working with residents from Greenbank to develop a community garden.



Anne Stephenson has been rolling out a property marking system called Smartwater. Smartwater discreetly marks personal belongings, which are then registered with the Smartwater company. Should any of the items become lost or stolen and then recovered by Police, they can be traced to their home address.



Jason Ferguson has been raising awareness about the environment in young people in South Whitehaven, highlighting the 'Reduce, Re-use and Recycle' message. Jason organised a trip for thirty young people from South Whitehaven to Whinlatter Forrest, where they learned about the need to recycle more.



Terry Barry has worked with South Whitehaven's new Speed Indicator Device (S.I.D). S.I.D records the speed of passing motorists and reminds them that they need to be aware of speed limits.

The Wardens are now based at St Peters Church Hall, Lakeland Avenue in Woodhouse where they can work more closely with the rest of the Neighbourhood Management team. You can contact the Wardens by calling 01946 591911.

Love your Neighbourhood

Over 500 residents were involved in a 'Love your Neighbourhood' initiative which has been hailed a huge success by Residents, Wardens and South Whitehaven Neighbourhood Management. 19 skips were placed on estates in Greenbank, Hensingham, Mirehouse and Woodhouse for residents to get rid of any unwanted bulky waste. By the end of the

week an incredible 41 tonnes of waste had been collected and 61% of this was able to be recycled. 66 bags of unwanted clothing was also collected and donated to the Air Ambulance Appeal and a staggering 240 old televisions were handed in. Local vets, The Galemire Veterinary Hospital also joined in the week by micro-chipping 78 resident's pets.



Improving the environment in Kells

Work to improve the environment in Kells is picking up, with work to improve the lane serving the rear of Basket Road and the rugby pitch next to Haig Pit already finished.

The next phase of improvements will include re-surfacing the lane and building new walls, with gates, on the rear boundary of homes between 1 and 42 Basket Road. The project is being delivered by Home North West on behalf of Copeland Borough Council.

Consultation took place with residents of Basket Road, and a lot of positive and useful comments were received about the design of the property boundaries and construction materials. Since this consultation, a design team has been appointed and has drawn up proposals for each individual property, as well as for the road surface.

Many residents said that they would like to see some kind of traffic calming to prevent cars and bikes speeding up and down the lane. The design team has now included a number of traffic calming measures in the design of the new road to address this problem. The works are due to be completed later this year.



Green light for Greenbank

Greenbank has been included in the current Decent Homes Standard programme, as a result of the Ground Condition Survey undertaken earlier this year. The survey revealed that although there are shallow mine workings underneath the estate, it would be possible to go ahead with work to improve the current houses. However, it isn't technically viable to build new homes or to replace the bridge rooms with extensions. Curtins, the engineering firm who undertook the survey, are now exploring alternative options for the bridge rooms. They have also looked at the Clockages and have advised that cosmetic improvement works are all that is needed for these local landmarks.



Woodhouse Community Action Group

The Woodhouse Community Action Group continues to make a real difference in the way people can get involved in improving life on the estate.

Last year the Group organised a number of successful community based events and carried out a survey on the quality of life on Woodhouse.

The Group also has an influence in the way decisions that affect your community are made, such as the Woodhouse Evolution Project, the new CCTV camera which are being installed, and the way the estate is policed.

So if you've got an opinion on how the estate is run; the Woodhouse Community Action Group is the place to voice it.

The group meets at 5.30pm at Woodbank Evangelical Church every six weeks on the following dates:-

28th May

20th August

12th November

9th July

1st October

10th December

How to contact us for more information

Home North West Project Team

Home North West, Moor Park,
Crosby, Maryport,
Cumbria CA15 6SG,

Copeland Homes Advice Service ☎ **0845 155 0980**

E-mail:

Kai.Diesveld@homegroup.org.uk

South Whitehaven Neighbourhood Management Team

St Peter's Hall, Lakeland Avenue, Woodhouse.

☎ **01946 591216**

The Project Office
☎ **01946 695753**

Meet your new County Councillor.



Wendy Skillicorn was elected in the recent by-election as you Kells Sandwith ward councillor. Wendy will be holding drop-in sessions at St Peter's Hall, Lakeland Avenue, Woodhouse every Tuesday from 1-3pm until 28th April. Wendy is keen to learn your views and see how she can help.

If you have any concerns or questions about your area, please contact Wendy on 07935360996 or 01946 692628.