

Wokingham Borough Council

Gorse Ride Project Residents Steering Group

Tuesday 31st October 2017, 11am-1pm
St Mary's and St John's Parish Centre
Meeting Notes

Residents / Stakeholder Attendees:

Chris Wallace	(CW)	Resident, Gorse Ride South
Steve Bowers	(SB)	Resident / Tenant / Finchampstead Parish Councillor
Annette Lenton	(AL)	Resident / Tenant / Billing Avenue
Harry Row	(HR)	Church volunteer, Nine Mile Ride
Ian Pittock	(IP)	Ward Councillor for Finchampstead South
Doug Bates	(DB)	Resident / Homeowner, Dart Close
Claire McEvoy	(CM)	Resident, Firs Close
Mike Jones	(MJ)	Resident / Homeowner, Orbit Close
Jo Launchbury	(JL)	Resident, Orbit Close
Esther Saxton	(ES)	Gorse Ride Schools
Matt Sales	(MS)	Resident, Whittle Close
Jim Gallagher	(JG)	FBC
Steve Bromley	(SBr)	Ratepayers Hall, California Association, 175 Nine Mile Ride
Roland Cundy	(RC)	Finchampstead Parish Councillor
Richard Rampton	(RR)	Finchampstead Parish Councillor

WBC / WBC representative Attendees

Louise Strongitharm	(LS)	Category Manager, Economic Prosperity and Place / Senior Manager for the Gorse Ride Project
Zareena Ahmed-Shere	(ZAS)	Senior Specialist (Estate Regeneration) / Gorse Ride Project Manager
Jennie Grieve	(JGr)	Community Development Worker
Simon Price	(SP)	Category Manager, Housing Operations
Matthew Viccars	(MVic)	Housing Officer (Neighbourhoods)
Marc Austin	(MA)	Ayre, Chamberlain, Gaunt (ACG) Architects
Jonathan Walton	(JW)	Vocalism (ACG's design team)

ITEM	SUBJECT	ACTION
1	Welcome and Introductions	
1.1	LS welcomed everyone to the meeting.	
1.2	Meeting attendees briefly introduced themselves and gave an overview of their role / contribution to the Group as recorded above.	
2	Approve the aim of the Group.	
2.1	The Group broadly agreed to the following aim as set out in the draft "Terms of Reference Document- October 2017"	
	"To ensure a meaningful and inclusive resident engagement in the forthcoming potential regeneration of the Gorse Ride Estate"	
2.2	SB asked why the Phase 2+ plans were referred to as "potential". LS advised that this was due to the fact that in March 2017 the Council's Executive agreed to re-develop Phase 1 only and look at the rest of the estate at a later date. They agreed to the long term intent to progress the regeneration of the main estate but no	

decision has been made yet on the approach and funding which is why we say it's a potential regeneration. The outcome of the feasibility and masterplanning work recently commissioned for Phase 2 + will be reported to the Executive in March 2018 so a decision can be made on the next steps.

- 2.3** LS informed the Group that most residents in Phase 1 have secured new homes. There are a few Arnett Avenue residents who have yet to agree a new home but we expect that to be arranged soon. Draft plans for the building of Phase 1 will be ready in New Year. When this is available we will consult with residents to inform the final planning application. As homes become vacant, they will be demolished promptly to make way for the new development. Phase 1 will provide approximately 40 new homes at a cost of around £6m.
- 2.4** To progress Phase 2+ WBC secured £250,000 from Central Government, which has funded ZAS's post and the various background technical studies / surveys to inform the feasibility work.
- 2.5** DB stated that residents were notified about the surveys but haven't had a response or update. JW advised that the initial surveys gave us baseline information about ground levels, flood levels, trees, ecology etc. It's all about fact finding and identifying the constraints. These records, views from today's meeting and further technical surveys will form part of the feasibility report. We want to know what you like and don't like so we can layer this information together with the information from technical surveys. This will give us a starting point for design development. It was voiced that not all the information may have been given by WBC. JW advised that the aim is to share information and be transparent, as this is the best way to achieve consensus on the way forward. It was re-iterated by the Group that residents wanted to know what is going on as soon as there is information to share. It is frustrating to have flurry of activity but then be kept waiting for an update. Officers agreed that it was absolutely right to be kept regularly informed and involved which is the reason for today's meeting and planned future engagement events that will shape the regeneration proposals. In future the team will ensure that information is released as soon as it is available.
- 2.6** JW further advised that his design team are gathering information about what is currently present. Through the Steering Group we hope to find out what people want. The next stage is to look at what could be there in the future ie development options. This work will go into a report which will be presented to the Council's Executive next year.
- 2.7** WBC are aware of resident's concern regarding the possible loss of security of tenure and Preserved Right to Buy. WBC will obtain external legal advice regarding the rights / implications for Council tenants if the properties are transferred to another housing provider and feedback to this Group. WBC estimate this information will be obtained within the next 6 weeks.

3 Note the Draft Terms of Reference for the Group

- 3.1** LS went through the draft Terms of Reference that had been put together for consideration / approval. This set out the purpose, aims and objectives for the Group. It also proposes membership makeup, quorum and that initially the group should meet monthly until the pending March 2018 Council's Executive decision on the outcome of this feasibility work. If the regeneration of the main estate (Phase 2+) is agreed, then it is proposed that the Steering Group will carry on until the project has been implemented.
- 3.2** LS stated that the proposal is for the quorum to include at least 3 residents, 1 councillor and 1 WBC officer.

- 3.3** It is proposed that this Group will steer decisions for the regeneration. People's roles within the Group are not just to represent personal interests but to disseminate information and feedback views of your neighbours.
- 3.4** Everyone was requested to take away the TOR and return their comments to ZAS by 7th November. **ALL**
NB: Electronic copy to be sent to SB in Word and not pdf format.
- 4 Nominations for the Chair and Vice Chair**
- 4.1** Nominations for the Chair and Vice Chair are being sought. Post Meeting update: ZAS send e-mail to request that group members put names forward to her by close of play on Tuesday 7th November. **ALL**
- 4.2** It was questioned on whether WBC officers would record the minutes. Council officers confirmed that they would take the minutes. JGr is taking the minutes of today's meeting.
- 5 Future Meetings and Regeneration Surgeries**
- 5.1** It was agreed that this would be a good venue for future Steering Group meetings. It was proposed that the next meeting should take place in early December (Mon-Wed) at 7pm at this Parish Centre subject to availability. ZAS will confirm arrangements.
- 5.2** ZAS and JGr will be running fortnightly Regeneration Surgeries from the Community House from Tuesday 14th November, 10-11.30am. The aim is to give residents a wider opportunity to ask questions and give feedback.
- 6 Development / Regeneration Progress update – Phase 1 / 2+**
- 6.1** JG asked if the Group will have an input into the Phase 1 design. It perhaps makes sense to have the same design for all phases? LS responded that the phases are not adjacent to each other so the design does not necessarily have to be the same.
- 6.2** JW added that for Phase 2 + that what you do is look at what would fit. Look at existing surrounding area, parking standards etc and residents / stakeholder preferences. Nowadays things are built in buff brick but we'll take on board suggestions from the community.
- 6.3** HR asked what will be the tenure mix of properties. Will there be so-called affordable housing? LS stated that the tenure mix is yet to be determined. However last year's approved Executive report made it clear that they have listened to those residents (Council tenants and owner-occupiers) who'd like to stay on the estate. To accommodate all those who would like to stay we will need to provide enough affordable homes for social rent on the new regenerated estate. Equally we need to work with the 42 owner-occupiers (many of whom have also expressed a preference to stay) to find the right solution.
- 6.4** HR asked whether there were any plans to build another replacement extra care housing scheme on the estate for the elderly as Cockayne Court is going. LS advised that there are no plans to develop new extra care housing on the estate. A recent study has shown that the new extra care facilities planned and being built

within Wokingham will meet people's needs. However we are aware that there is a significant number of older residents within the estate so this work will take that into consideration by including housing that meets the needs of the elderly. SP added that affordability is high on the council's agenda. Affordable social rent equates to 50-60% market value. WBC has listened to people's concerns that 'Affordable Homes' still aren't necessarily what everyone can afford. There is the need to provide accommodation to suit needs of the elderly. The consultation told us that bungalows were a major asset for the community. We are aware that we will be taking out 7 bungalows from Phase 1. We have to kick-start the project and Phase 1 gives us the opportunity to start away from the main estate and give capacity to provide people homes to live in so that we can start the decant.

6.5 It was questioned whether there were any risks associated with Phase 1. LS summed up that the usual development risks would always be there (eg in securing planning permission) but there are no known show stoppers. Funding required of £5.7m has been allocated, this not only covers the construction costs of the new homes but also all the associated infrastructure such as roads, parking, street lighting etc.

7. Phase 2 +

7.1 CM stated that there is a desire to move plans forward, with everything being in limbo for ages. With Phase 2, it's frustrating for residents, they have felt let down as there is no certainty that anything is going to happen as the funding is not secured. WBC is expecting people to get involved and help shape plans when they have been disappointed so many times. It was voiced that it was reasonable for WBC not to give a definite decision, until they do know, so expectations are not raised. SP responded that the reason for the regeneration not being progressed previously was out of WBC control as Central Government had changed the goalposts on funding. He further advised that residents were informed of the stalled position and the reasons behind this at an earlier consultation. Going forward WBC will keep residents informed.

7.2 AL stated that residents had recently heard that only short term and not long term tenancies would be offered as with the Phoenix Avenue development. But prior to that they were assured that everything would stay the same, including right to buy rights. CW added that the last thing people want is to be put into Berrybrook Homes etc. LS stated that with Phoenix Ave, there was a decision to do short term tenancies (as residents were not returning) but it doesn't have to be applied to Gorse Ride. We need to find out what tenancy rights could be retained, eg security of tenure etc which is why WBC are seeking legal advice so we can guide you on the housing options. Some members of the group asked why this has not already been done, WBC has had plenty of time to sort this out. LS accepted this as a fair point. WBC expect this legal opinion would be issued within 6 weeks by Christmas.

LS/SP/ZAS

7.3 SB asked whether WBC will provide advice on the various options and will tenants have a choice of options or is that decided by Council. LS advised that ultimately the council will make a decision but it will be informed by views of the Steering Group, tenant's opinions / preferences. SP added that in reality the decision will be influenced by finance as the council will have to make it work with the money it has.

7.4 CW pointed out that people living nearby will also be affected. SP stated that WBC have got 4 strategic development locations and there will be associated movement of people across the borough. This is an opportunity to meet people's needs (not necessarily housing aspirations). AL added that it feels like everything is being taken away from us.

- 7.5** based on the facts. LS responded that that's what WBC want too, officers are listening and want to give residents / stakeholders all factual information which will become clear upon conclusion of the feasibility work. HR stated that as the decision about funding will be made in March 2018, will WBC officers be able to make a firm commitment then. LS confirmed this position.
- 7.6** MA stated that the plan is to get people round the table to share ideas / receive comments to inform design development until Christmas. In parallel ACG's design team will also be talking to WBC's planners, highway, tree, flood risk officers and Councillors, etc. We want to have newsletters, steering group, online information, public exhibitions etc.
- 7.7** MJ added that elderly residents should feel that they have got somewhere they can stay for the rest of their lives. He also asked whether there will be consideration given to installing electric points for recharging cars.
- 7.8** There was a discussion on the point that the take up of new homes by the elderly may have an impact on people on benefits. Will social services be able to make up the shortfall in rents etc.? SP stated that he did not think there would be a huge difference in the rent levels.

8 Phase 2 + Feasibility and Masterplanning – presentation by Architects ACG

- 8.1** LS informed the Group that following a tender process WBC had appointed Basingstoke based architects ACG to undertake feasibility assessment of the main estate which potentially could be a future Phase 2+. ACG representatives MA and JW led the discussions from this point.
- 8.2** ACG are currently looking at identifying the constraints and opportunities within the Phase 2+ study area.
- 8.3** ACG are not involved with Phase 1 which is a much smaller site and is being progressed by a different architect.
- 8.4** The Group questioned whether the Steering Group will have an input into Phase 1. LS confirmed that they will be formally consulted on the plans in the New Year.
- 8.5** ACG are working to the brief to find facts (baseline information) to see what can be improved. There are approx. 177 homes within the boundary. Brick built homes in Whittle Close are out of scope and Vicarage Close homes are included within the study area. MA said it would be helpful if people could stick pins representing their homes (on boards) so we can see the spread of representation within the Steering Group. ACG Presentation Boards will be displayed in the Community House (17 Billing Ave).
- 8.6** ACG want to know what residents would like to have included in the re-developed estate. We know what's available currently (parking, green spaces etc) and hope to meet people's needs which will be reflected in the new plans.
- 8.7** HR asked how high will the buildings go and will a blocks of flats be included within the new development. JW and LS responded that there will be a mix of new homes, some bungalows and blocks could go up to 3 floors but it's about getting the right balance that responds to the surrounding area and creates capacity to rehouse all those who want to remain on the estate.
- 8.8** CM asked how many more homes over the 177 are intended. LS stated that WBC had no desire to squash lots of units in but we do need to look at the needs of the Borough when planning new homes. JW added that with more homes, you need

more parking and amenity spaces etc so there's only so far you can go to design within the policy parameters without breaching requirements.

- 8.9** ES commented that kids play out within Gorse Ride as the estate is enclosed. Are safe spaces for kids play while the development is in progress being considered?. This is particularly important as part of the estate will be unsafe due to disruption / building work. What about safe walking routes to school during construction? It's hard for children who will be living through the redevelopment as it is likely take several years and will affect their time at school. MA noted these are very valid points which will need to be taken into consideration when drawing up the feasibility / phasing plan and feedback will need to be collected as proposals evolve. JW stated that we also need to work out where people will move to before they move back to Gorse Ride. ACG have a landscape architect within the team who will work to ensure these points are addressed.
- 8.10** HR asked if families will have to leave the estate and their children move schools during the build period. LS responded that WBC would try to offer people the chance to stay on site and only have to move once, so that there is minimal disruption.
- 8.11** CM stated that it would be good to know which part of the estate will be cleared and re-developed first and which roads would be affected. LS responded that we do not have this information yet.
- 8.12** CW asked what would happen if the new build on Phase 1 are not compatible with resident's needs. SP asserted that WBC would need to respond by putting together the whole puzzle as the project progresses. Overtime some people may stay, other people's needs may change and they may decide to move away thereby dropping out from the regeneration process. LS confirmed that practical arrangements need to be found to meet resident's needs.
- 8.13** Responses were given to the following additional questions - Haven't you found families already that are a good fit for Phase 1? Will new people move into Phase 1 that aren't from Gorse Ride? LS stated that if Phase 2 + didn't happen, people would still move into Phase 1 as the approx. 40 new homes will have been built.
- 8.14** There was a discussion on the terrible parking issues around FBC and the need to plan carefully for parking around the estate. If parking areas are not provided, cars will block driveways and roads and park on the grass as they do with homes near the FBC. It was acknowledged that Wed and Fri mornings were particularly bad for access around this area.
- 8.15** JW made the observation that WBC's parking standards / requirements are relatively generous compared to other boroughs. He asked whether people use their garages. It was usual for people to use their garage for storage rather than parking their vehicles. Garages take up room so if they are not being used for their original purpose perhaps we could offer purpose built storage space somewhere and create more parking spaces instead of garages.
- 8.16** MJ observed that car ownership on the estate is very high due to poor public transport provision. Some people have 5 cars per household. SP pointed out that garages are managed and maintained by the council. Elsewhere, while good garages are being refurbished, where garages are not used or dilapidated, they are being cleared to create parking spaces instead. Parking is always a concern regarding new developments so this must be thought out.
- 8.17** There was a suggestion that electric parking points should be installed. JW advised that this is not being provided outside London right now and it is not something that

the design team will be incorporating. In future, people may be able to link up to lamp posts for an electric charge.

8.18 JW emphasized that for these sessions to be productive if people put forward questions the Project Team can put together their responses and send these out to the Group. MA added that he would like the Steering Group members to stick pins in the map where they live, and indicate whether they are a Council tenant or homeowner. Also let the team know where you buy your groceries, which routes you take, which school you use, which paths you use and how we can make them better, where you socialise and relax, where you go to eat and drink, where you go for activities etc. This information will allow the design team to build a picture and start to see where the pedestrian links should be. Also let the design team know which spaces on Gorse Ride are good or bad and if there are things you particularly like or dislike. Take a photo and send it to us.

8.19 ES asked whether the design team would like feedback from families and children at the school. Everyone agreed that this information would be very welcome and prove useful. JW emphasized that the Steering Group members need to share this information with their neighbours to feedback is truly representative of what people feel. We will send the presentation information and feedback questions to everyone who has left their e-mail address and contact details. Electronic communication will be quicker and cheaper for everyone.

9 ACG'S PRESENTATION BOARDS:

JW and MA set out the contents of each of these Boards and the feedback to questions that the design team are seeking.

9.1 Board 1 – Introduction – What's happening and When - Indicative Timeline

Key Timeline Dates:

- Mar 2017 Wokingham Borough Council's Executive agrees to the long term intent to progress the regeneration of the Gorse Ride Estate.
- 5th Oct 2017 Council Appoints Design Team with Ayre Chamberlain Gaunt as Project Lead for the Phase 2+ feasibility work
- 31st Oct 2017 Initial engagement with Steering Group. Get to know the local issues + aspirations. Clear, agreed strategy + objectives
- 14th Nov 2017 Regeneration Surgery Drop In 10-11.30am Community House, 17 Billing Avenue
- 28th Nov 2017 Regeneration Surgery Drop In 10-11.30am Community House, 17 Billing Avenue – visioning with residents and understanding of key issues enabling design development
- 7th Dec 2017 (tbc) Optioneering with Steering Group. Consensus on which is the Preferred Option to take forward as the Masterplan – Post meeting update – Steering Group will meet on 6th Dec 2017 at 7pm
- 12th Dec 2017 Regeneration Surgery Drop In 10-11.30am Community House, 17 Billing Avenue – Masterplan Optioneering with residents. Consensus on the Preferred Option to take forward as the Masterplan
- 25th Jan 2018 Preferred Masterplan presentation to the Steering Group. Masterplan development.

Steering Group, Regeneration Surgery, questionnaires, various technical studies will all feed into the development of options by early December, then the

development of a Masterplan based on the preferred option towards late January 2018. The Masterplan will show blocks and spaces rather than what's inside the houses.

- 9.1.2** HR asked if there was an overall budget or is it wide open for the redevelopment. LS advised that there is no allocated budget and it will depend on the number of homes/design, etc.
- 9.1.3** CW asked whether the new homes will be traditional build. JW answered that the design team are not looking at construction methods at this moment, but further down the line will need to consider different construction mechanisms / materials as this will have different cost implications. An observation was made that Council built homes are likely to be constructed to higher specification than private homes. A question was raised on whether the homes will be built to housing codes to which the response was that the Code for Sustainable Homes no longer exists. WBC has a prescriptive policy on design standards, room sizes etc. LS added that regardless of who the end landlord is, the Council will be renting the homes long term therefore would want homes that are built to last and cost effective to run. This approach is different from private developers who do not have a long term stake.
- 9.1.4** There was a discussion around what eco features / green elements may be incorporated within the fabric of the new homes to reduce CO2 emissions and raise sustainability standards. WBC should lead the way on this scheme. SP advised that there has been no decision made on this. JW informed the Group that they are looking at run-off and natural drainage / flooding patterns on the site. Permeable paving etc will be considered to help reduce risk of flooding on site.
- 9.1.5** A group member asked about the inclusion of solar panels. JW responded that the emerging proposals need to meet certain policy requirements/standards re reduction of CO2 emissions. The team will adopt a fabric first approach so that homes don't need as much heating etc which will then give an energy rating. There is also a requirement to look at the wider principles.
- 9.1.6** Another question was asked on whether the new homes will have electric or gas. JW informed the group that a utility survey will be undertaken to identify the services that exist and where they lie. It is probable that to reduce cost the design team will need to work with the existing provision and that will influence the new street pattern of the regenerated estate.

9.2 Board 2 – Background and Gorse Ride images and findings of 2015 consultation

- 9.2.1** Results Summary
- With exception of bungalow tenants, generally support for redevelopment.
 - Strong, stable community – over 50% residents lived on estate for 10 years +
 - High proportion want to stay in the area
 - Positive features - friends and neighbours; open green spaces; proximity to local facilities (shops, schools, bus routes)
 - Negative features – condition of houses; overall appearance of the estate

Board 3 – OS map of study area showing location of current homes and ask for views about area

- 9.3** Changes to the project scope since 2015 include:

- 9.3.1**
- 1-4 Vicarage Close have been added into the scope
 - 19-26 Whittle Close have been taken out of the scope

The following 12 Questions seek resident's views about the area.

- 9.3.2**
1. Where do you live? If on Gorse Ride Estate, where on the Estate?
 2. How long have you been living there?
 3. What's the neighbourhood like to live in? What's good about it? What's less good about it?
 4. Locally, where do you or your households:
 - a) Play? Hang-out? Get fresh air?
 - b) Socialise/relax?
 - c) Buy groceries?
 - d) Eat/drink?
 - e) Meet/ do activity with others?
 - f) Have to go to get to work, school etc?
 5. Any particularly good or bad points about any of these spaces and places worth noting?
We have been asked to review the feasibility of an increased housing mix provision.
 6. What routes do you take to get to these places? Pleasant journeys? Or unpleasant ones?
 7. What is/was the estate like to live on? What's good about it? What's less good about it?
 8. Are there any aspects/areas/spaces of the estate that you particularly like, or liked (historically)?
And that we should try to capture or reproduce in some way in our designs?
 9. Are there any aspects/areas/spaces of the estate that you particularly dislike, or disliked (historically)?
And that we should try to address or be careful not to reproduce in our designs?
 10. Do you or members of your household ever hang out / play anywhere on the estate other than your home? Where? Why? How good are those spaces?
 11. What are your thoughts on other local new developments?
 12. Any lessons we can learn for this phase of the development?

Board 4 – Site Analysis summary showing schools, public transport, routes, trees etc.

- 9.4** Asks the following questions:
- Tell us what you would like to keep?
 - Tell us what you would like to change?
 - Show us your favourite places
 - Show us places you avoid
- 9.4.1**

Board 5 - Site Analysis Summary. What we have learnt about the area so far?

- 9.5**
- 177 Homes on site
 - 135 council tenants,
 - 42 home ownership
- 9.5.1**
- Parking
- 195 off street parking spaces,
 - 107 garages
- Private Amenity
- 8240 Sq. m Front Gardens
 - 11965 Sq. m Rear Gardens
- Public Amenity
- 1950 Sq. m of play space
 - 6955 Sq. m of green space

9.6 (Board 6 – constraints and opportunities).

- 9.6.1** The team will be categorising trees (some will come down, some will stay) and identifying flood risk zones. Will aim to retain trees where possible to integrate into

landscape and will not remove trees without good reason. There are no TPO's at the moment. The Council cannot TPO its own trees. Information on flooding will be taken from the Environment Agency data. SP made the point that where WBC undertake development they are required to conform to policy and are scrutinised more than other private developers.

9.6.2 LS asked the group whether they had experienced any flooding on Gorse Ride Residents claimed that they have not had any experience of flooding apart from gutters. MA stated that according to information held by Thames Valley some bungalows were flooded in 2007. JW asked the question to a Women's Group and apparently some houses in Orbit Close were often flooded and this information should be with WBC Tenant Services.

9.6.3 There will be a wider consultation for the homes outside the red line border as the development may affect them (roads etc).

9.7 Board 7 - What can we learn from built precedents?

9.7.1 This board displays images of recent local developments that have gone through planning system to give the group an idea of materials, colours, roof styles etc.

9.7.2 The team are asking for views on these built housing schemes and what features they like or dislike.

9.7.3 SB asked whether modular build would be considered. JW answered that this is all to be decided, modular is possible and timber framed has benefits.

9.7.4 IP asked whether it would be possible to orientate buildings / design layouts so that there is an option for people to install solar panels on roofs. JW responded that the team would be looking to orientate developments in natural way so that it benefits from the sun. It may be better for some homes to have flatter roofs so that height does not create shade on gardens. All these things will need to be considered.

9.7.5 MJ commented that the meeting was not discussing Phase 1 but it is an important part of the regeneration programme. MS added this was the case as potentially residents from the main estate could be moving into these new homes. LS advised that the draft plans will be tabled at the next meeting

ZAS/LS

9.7.6 CM commented that it would be nice for the new development to blend and integrate into the wider area so it doesn't stand out.

9.7.7 LS summarized that in terms of parking provision, from the feedback it appears that off street driveway / parking bays and on street road parking is preferable to garages. MJ emphasized that some sort of storage provision would be needed if garages were to be removed. AL added that each home needs sufficient allocated parking spaces that are wide and deep enough to accommodate vehicles. Currently each home has one garage and a driveway so it would make sense to provide 2 parking spaces per home. .

9.7.8 LS asked how well used is the green area by children. MS stated that his daughter used it all the time. CM asserted that it was important to provide a large green space in the middle of the estate that was not too far from the children's homes. IP added that having smaller ones slotted in between people's homes was not needed.

9.7.9 CM commented that teenagers feel isolated and trapped on the estate due to lack of public transport and private transport and suggested that we speak to them to get their views. SP advised that youth groups did run. Kickx club met on a Thurs

MA/JW/JG

evening and could be consulted. Also ask JG at FBC to consult with younger people.

10 Communications / Events

10.1 Project progress will be communicated through community newsletters, steering group, regeneration surgeries, online, public exhibitions etc.

To sum up:

- Communication sharing. Use schools etc for their communication streams. (Gorse Ride and Nine Mile Ride Schools) JGr's Community Newsletters.
- People to give their feedback
- Consult with children and young people
- Steering group to meet evening in December, 7pm is a good time which will enable more people to attend
- Regeneration surgeries at the community house
- Launch website with updated information

**ZAS / JGr
ALL
MA/JW/JG**

10.2 MJ asked how owner occupiers will be treated. LS advised that WBC will have individual discussion with owners once proposals are clear. It will be probably be cheaper for the Council to offer home owners a new house within the new development rather than buying their current home. SP added that many people are at different points in their life and may have difficulties around mortgages, so this could be a win / win from both party's perspective.

10.3 CM asked whether the same be offered to vulnerable tenants. If they wanted to move off the estate could that happen, or will they have to stick here? SP advised that there are processes to go through. People can go on the transfer list now if they wish to move. However once the committee has approved Phase 2+, people on the transfer list will change to 'decant status' which means they will be moved to a higher priority within the transfer list.

10.4 JW requested that when people their contact details and feedback could they state if they are representing a group. That way we can reach more people.

ALL

11. Any other Business

None

Post Meeting Update - Date of Next Meeting to take place 6th December 7pm at same venue.