

Future Samuda

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Future Samuda

Welcome to this edition of our newsletter updating you on the proposed regeneration of four blocks on the southern part of the Samuda Estate. We have named the project “Future Samuda”.

We have also created a Future Samuda website to help you keep up to date with the news, events, and progress with the project. You will have lots of ways to tell us what you think through our up-and-coming events and on the website.

Please scan the code on the right or go to futuresamuda.co.uk to register or ring **07766 906 138**.



Project update

We have been working with your Residents Steering Group (RSG) to select architects that will be working alongside us and the community over the coming months. BPTW architects were selected. They have a lot of experience in working with residents and on regeneration projects. The BPTW team will be helping residents and One Housing produce a plan for what a regenerated Samuda estate should look like.

The RSG also asked us to hire a resident advocate – an independent consultant whose job is to represent the interests and views of the residents on the estate. Mike Tyrrell will be your resident advocate. He is hugely experienced and will be working alongside the Independent Tenant and Resident advisor Ray Coyle, from Open Communities to support you.

You will get the opportunity to meet Mike, Ray and the architects in the coming weeks.

In the meantime, you can contact:

- Mike Tyrrell **07958 225 416**
- Ray Coyle **0800 073 1051**



Your feedback

Getting to Know You

Last year, we spoke to the residents of Dagmar Court, Halyard House and Talia House to find out what you like and dislike about your homes and neighbourhood. We wanted to give you the opportunity to meet the team and tell us what you think about the possible regeneration of the estate.

The Samuda team contacted all 166 occupied households in Dagmar Court, Halyard House and Talia House. The surveys were carried out between 25th August and 18th October by Monica Holder and Sam Murfitt from the team. Surveys were completed in person and over the phone, and at different times of the day and early evening. The results from the Getting to Know you survey are set out in the following pages.

This followed a similar survey carried out in November 2020 at Kelson House. The report on the results of that survey were published and circulated to residents in December 2020.

It is also available to view on our website.

Key findings



We asked respondents **what is your preferred method of communication? Would you prefer email or post?**

Of the 81 respondents, over two thirds (67%) told us they preferred to be contacted via email, or both.

We have noted your preferred method of communication which we will use from now on.

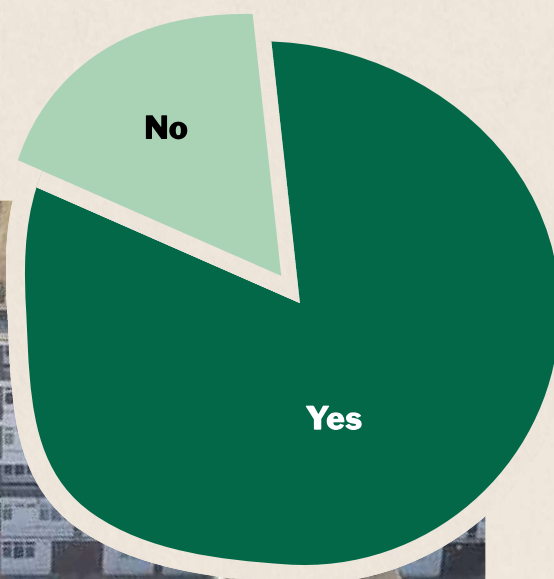
How long have you lived at your home?

Less than 5 years	Between 5 - 10 years	Up to 20 years	Over 20 years
12	17	9	16

Most respondents at Talia House told us they had lived in their homes **for over 20 years**, and according to our survey the people in that block are the most established in their homes.

Could your home be improved?

Dagmar Court	Talia House	Halyard House	Yes = 78%
86%	76%	66%	



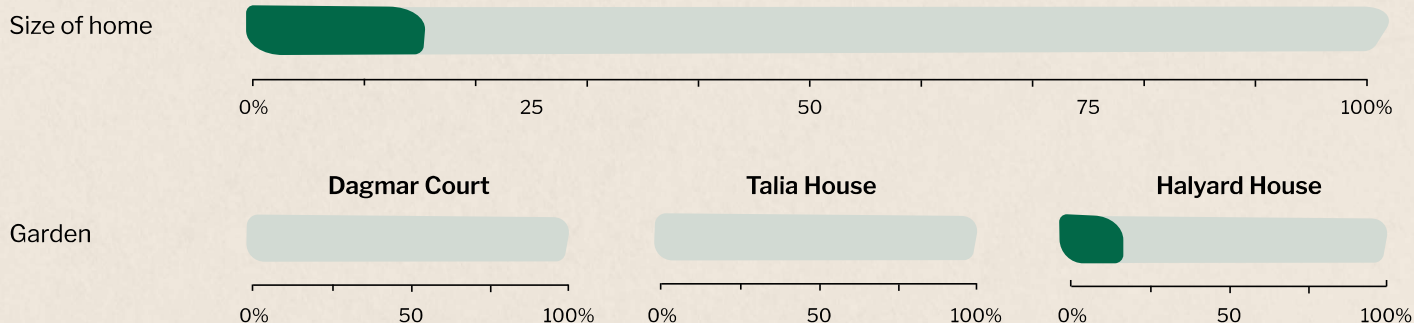


Key findings continued

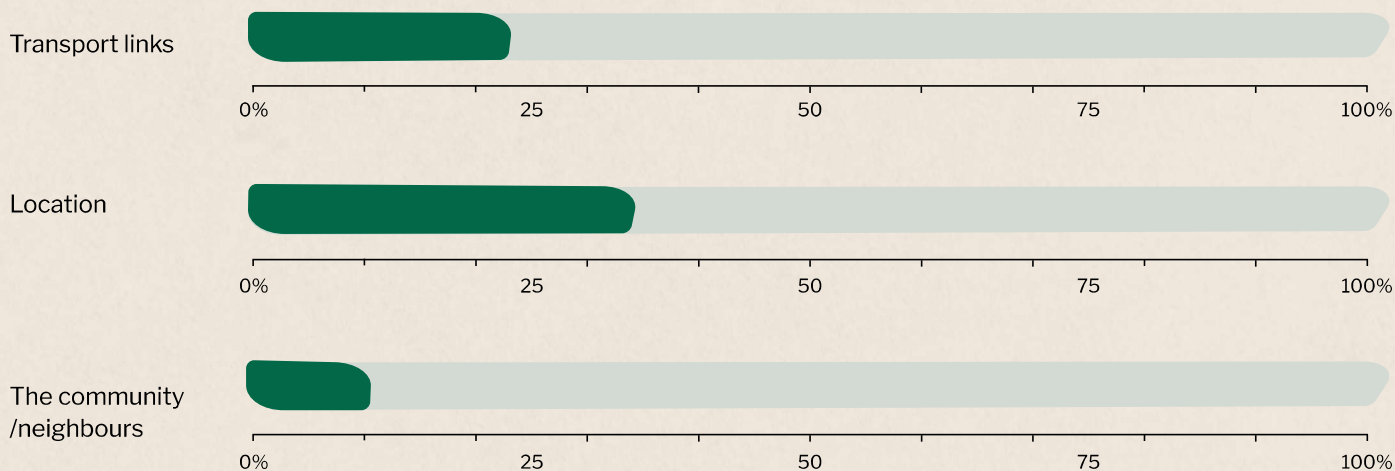
We asked residents to comment on what they liked and disliked about their home and neighbourhood. The number of respondents who mentioned each issue raised is quite small. They do however provide some insight and the results for common themes are shown here.

What do you like about your home?

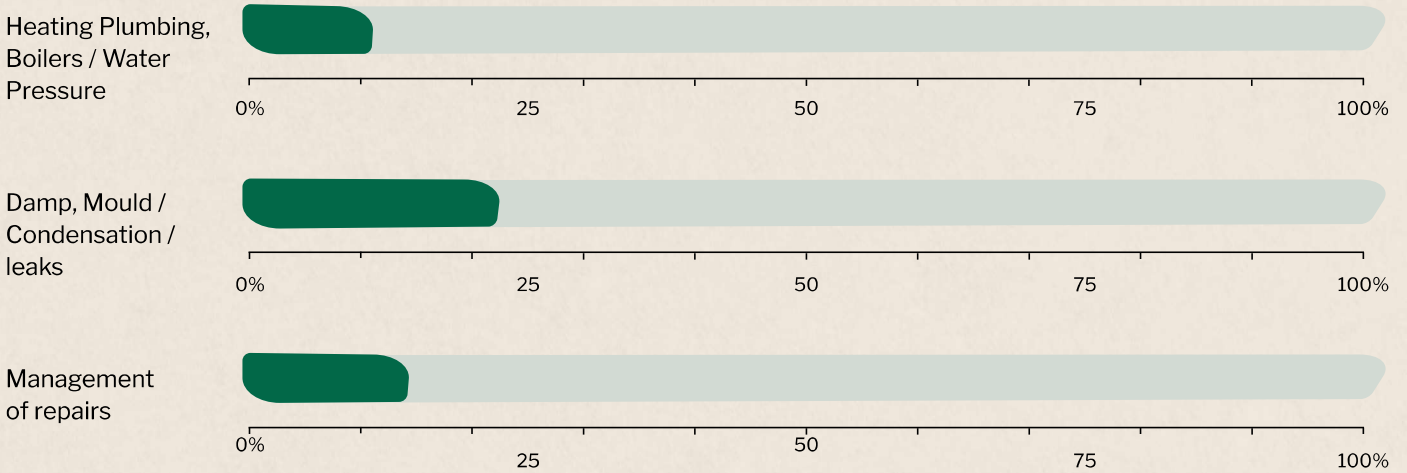
Those respondents who do have gardens also commented positively about this feature, while 16% of respondents told us that they like the size of their home.



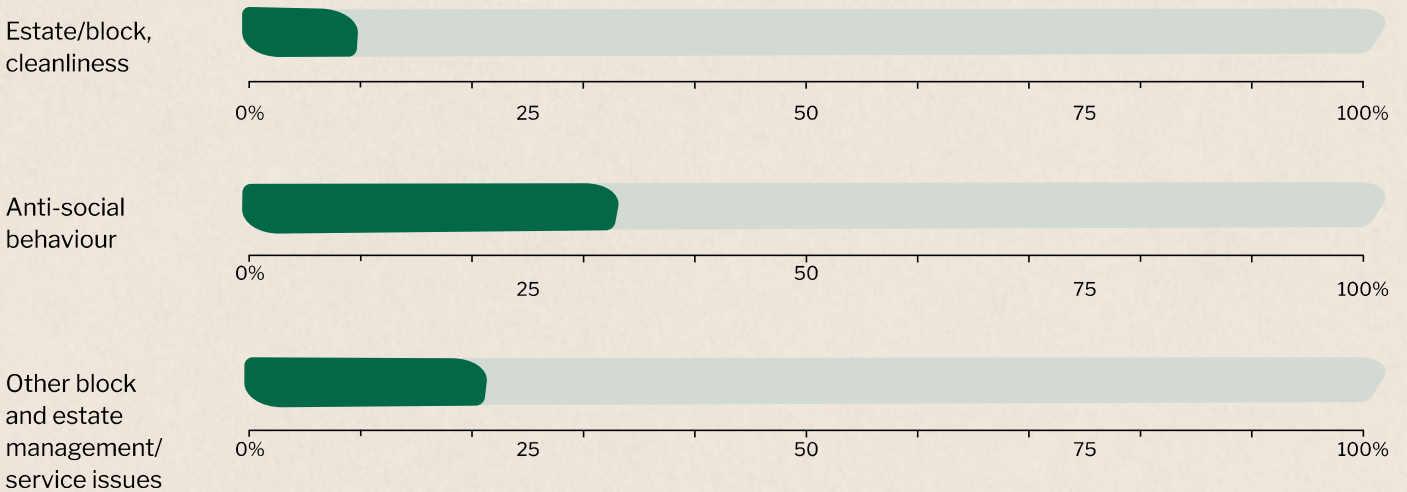
What do you like about your estate?



What do you dislike about your home?






What do you dislike about your state?






The common themes emerging when asked these questions are summarised as:

Likes

-  The location and transport links
-  The community
-  The size of my home

Dislikes

-  Estate and block cleanliness/ management
-  Leaks/water issues
-  Anti-social behaviour

Options appraisal

While carrying out the survey we took the time to speak to residents about the regeneration project and explained what an options appraisal is.

What is an option appraisal?

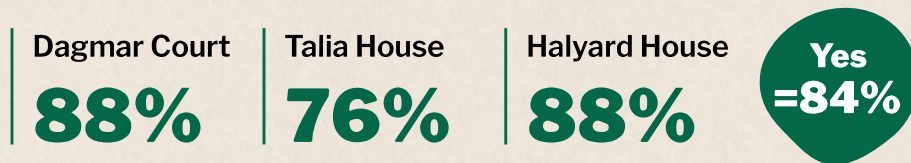
Residents will be at the heart of the of any regeneration proposals. An options appraisal helps us identify the best way to progress.

Different options for regeneration, based on the priorities set out by the residents will be developed by the architects.

We will hold a series of public meetings, drop-in surgeries, public exhibitions, one-to-one meetings, and questionnaires over a period of months to receive your comments and feedback. The options are changed as a result of what you tell us. As the options become more detailed, residents, One Housing and consultants will review them. This is to make sure that they meet as many of the residents aspirations as possible. They will also check that the plans will be affordable and be likely to gain planning permission.

Eventually a single preferred option will be chosen. If that option involves redevelopment or refurbishment, then the proposal will be put to a residents' vote or 'ballot'.

We then asked, are you supportive of the options appraisal underway at Kelson House, Dagmar Court, Talia House and Halyard House?



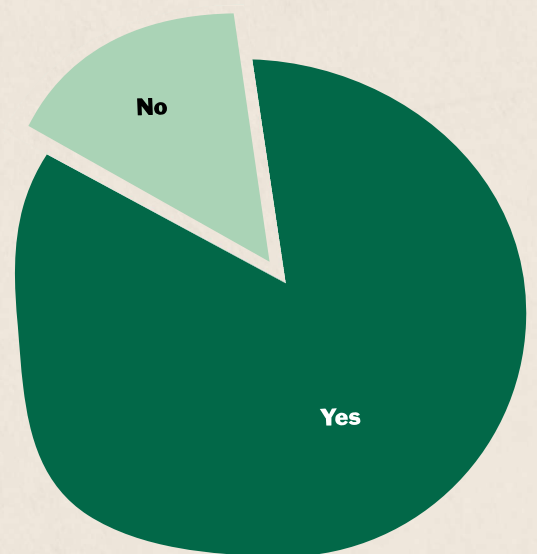
Do you have any concerns about the options appraisal?

42% of respondents raised queries and concerns. We aim to be able to address all of these during the project.

Most respondents were positive about the options appraisal approach to delivering the regeneration.

We compiled a word cloud to show the most frequently used words when commenting on the options appraisal (the larger words show that this was mentioned more often). A significant proportion, 42% of respondents did raise queries and concerns. We aim to be able to address all of these issues over the lifetime of the project. The answers to your frequently asked questions (FAQs) can be found on our website. We will continually review and update the information we give you.

The FAQs will be published and circulated during the life project.



Conclusion

Of residents who responded, 84% told us that they supported One Housing considering options appraisal approach. This gives the project team confidence to progress the project.

The majority of respondents told us that their home could be improved.

We also noted that most respondents told us they had concerns regarding estate management issues and home repairs. We have passed this information on to the relevant teams. We regularly liaise with colleagues' repairs and estate management, and the Samuda regeneration team are happy to support residents with resolving issues.

Next steps

The Getting to Know You survey has given us some insight on your views about your home and estate. Over the course of the project, you will have the opportunity to shape the plan by telling us what you think.

The first stage of this project will to work with residents in the four blocks to develop a vision document that show their aspirations for a better home and neighbourhood.

Form now until the end of the year we will organise a programme of consultation events. We will be working with you to better understand your priorities and concerns. We want to hear your views on the communal areas inside the blocks and around the estate. We also want to know what you think about the access routes and pathways between the river, Manchester Road and beyond. We would like to know how you currently use these spaces and understand how you would like them to change or stay the same.

01

Round 1

Launch the project

We will explain more about regeneration and the process for developing a vision.

Following this first round we will continue to consult with you in the summer and autumn to develop a document which clearly sets out how you see the future for your homes and neighbourhood. **The proposed timetable for this year is:**

02

Round 2

Summer 2023 (June/July)

03

Round 3

Autumn 2023 (Oct/Nov)

Following this engagement we will produce a Vision document.

This will show the community's view on the future of your homes and neighbourhood. It will be made available to the public and will be used by architects and developers to design regeneration options for the estate. It will help us progress to the next stage of the regeneration project. In that way your views will shape the project by informing the vision, and in the longer term, proposals for our investment in your homes and neighbourhood.

Dates for your diary

Please come along to one of our events to find out more about the project.

Thursday 16 March

Exhibition and workshop



4.30 – 8pm



Club 55
55 Stewart Street

Monday 20 March

Coffee morning drop in

9.30am – 12 noon

Club 55
55 Stewart Street

Presentation and discussion

6 – 7.30pm

Online
Scan QR code
or call to register



Wednesday 22 March

Estate walk about

1.30 – 3pm

Meet outside Nisa
Manchester Road

After school workshop

*Children and young people
are welcome.*

3.30 – 4.30pm

Club 55
55 Stewart Street

Saturday 25 March

Exhibition and workshop

11am – 2pm

Marquee outside Club 55
55 Stewart Street

Tuesday 7, 14, 21 and 28 March

Drop-in/one-to-one meetings

10am – 12 noon

Our office
Castalia Square

Regeneration is a long process. We expect that it will take up to two years to consult with residents over the future of the Samuda Estate and to decide upon a preferred option for regeneration. This option would be put to a resident ballot at the end of those two years.

Looking forward to the completion of the options appraisal stage of the regeneration project, we anticipate the next steps to progress in the following way:

- Getting a development partner on board - From winter 2023/2024
- Developing a preferred regeneration option (the option appraisal) - From winter 2024
- Resident Ballot - November 2025

Have your say

Scan QR code to get for more information
and register or ring **07766 906 138**.

