

Orchard Park update

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You talked, we listened

In February and March, hundreds of people turned out to have their say on two options for transforming the Danes and the Thorpes areas of Orchard Park.

Now you have the opportunity to see exactly how your views have shaped a Draft Regeneration Plan, which sets out when and where the changes could happen.

Another series of events is being held over the coming weeks to give everyone the chance to comment on how millions of pounds of government funding could be spent on improving homes, streets and green spaces in the two areas.

The plan proposes a 'build first, demolish later' approach that could see the building of up to 680 new, eco-friendly, modern homes that would greatly improve the look of the area and allow people who wish to remain in Orchard Park the opportunity to do so.

Councillor Rick Welton, Hull City Council cabinet member with responsibility for regeneration and housing, said: "The feedback highlighted that there was significant support for demolition and rebuilding in some parts of the area coupled with a strong desire to keep the community together. We have listened to this in developing the Draft Regeneration

Plan and I would now urge people to come forward again to find out more and give their views on the detailed proposals."

Pauline Davis, Hull City Council's strategic director for housing investment and renewal, said: "The next period of consultation is a crucial stage in securing the funding to deliver the proposals for housing, which along with the new academy and revitalised shopping centre, are the first steps to creating a long-term plan for the regeneration of the whole of Orchard Park."

Your feedback

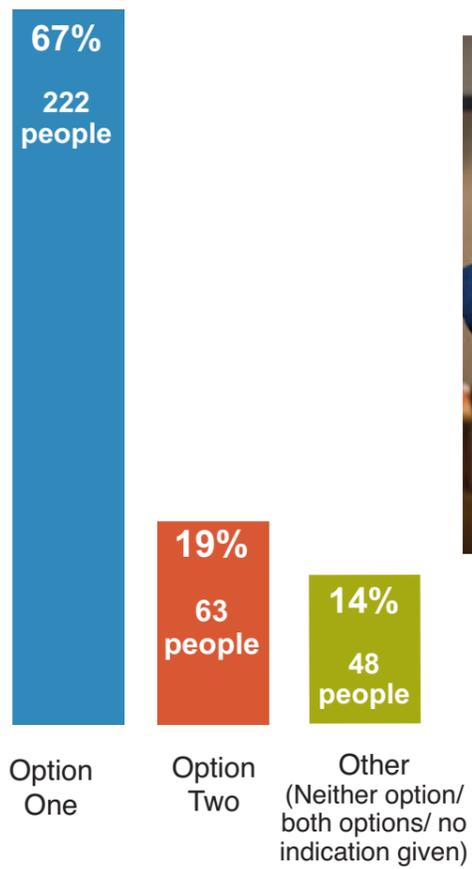
"Give the children of today a better, safer neighbourhood for the future."
Dane Park Road resident

"We need new houses because these houses have been up for ages and some are falling apart."
Jenthorpe resident

Nearly 500 local people attended one of 12 information events held during February and March as Hull City Council asked for comments on two options for how Orchard Park could change in the future.

Some 331 completed Response Questionnaires were returned during this first period of consultation. The majority of these showed support for Option One, the demolition and rebuilding of houses in the Danes and the Thorpes, with significantly less people preferring the idea of refurbishments set out in Option two.

Throughout the consultation there were a number of issues which were clearly more important than others. The chart below identifies the ones that came up the most during discussions with local people and also shows how Hull City Council has taken them into account:



"I think it would make the area look a lot better and also like the idea of energy efficient homes."
Gildane resident

"I've lived on this estate all my life and love it, and it can be a good estate again."
Kinthorpe resident

"It is about time that this estate was changed for the better. There are a lot of people that would welcome this change."
Homethorpe resident

You said . . .	We listened . . .
<i>There is a strong community spirit here, it's important that this isn't broken up.</i>	We will build first, demolish later, giving more people the opportunity to stay in the area. Every effort will be made to enable residents to stay on Orchard Park if that is what they want.
<i>There shouldn't be a loss of council homes.</i>	The Draft Regeneration Plan now proposes that 500 new council homes are built and around 300 houses demolished using the PFI funding.
<i>Properties in Orchard Park are a decent size, we don't want hundreds of "rabbit hutches" building.</i>	New homes will be of a similar size to existing properties.
<i>It shouldn't just be the Danes and Thorpes that benefit, the rest of the area also needs investment.</i>	Whilst the Draft Regeneration Plan proposes change in the Danes and Thorpes, it will now act as the first step of the development of a longer term regeneration strategy for Orchard Park as a whole.
<i>The whole estate should be involved and be able to have their say at every step of the way.</i>	At every stage of the PFI process we will: <ul style="list-style-type: none"> > keep you informed and up-to-date about the plans and proposals for your home and for the whole of Orchard Park > provide opportunities for you to get involved in developing the detailed designs for the new homes, streets and open spaces > provide easy ways for everyone in the community to have their say > offer you the chance to develop your knowledge and skills so that you can play a greater role in the regeneration process.

Competition Winner

If you attended one of the information events earlier in the year you may remember that everyone who completed an event evaluation form was entered into a prize draw to win £100 of shopping vouchers. The lucky winner was Mrs Coult from Clanthorpe.

It's a home for life!

All new homes built as part of the transformation of the Danes and the Thorpes would be Lifetime Homes. But what exactly is a Lifetime Home?

The Lifetime Homes Standard aims to make the ups and downs of daily living easier to manage and covers a number of interior and exterior features of a property.

These include things like good space requirements, which benefit most people in a variety of ways – for example wheelchair users, parents with small children and the equipment they require (pushchairs, prams,

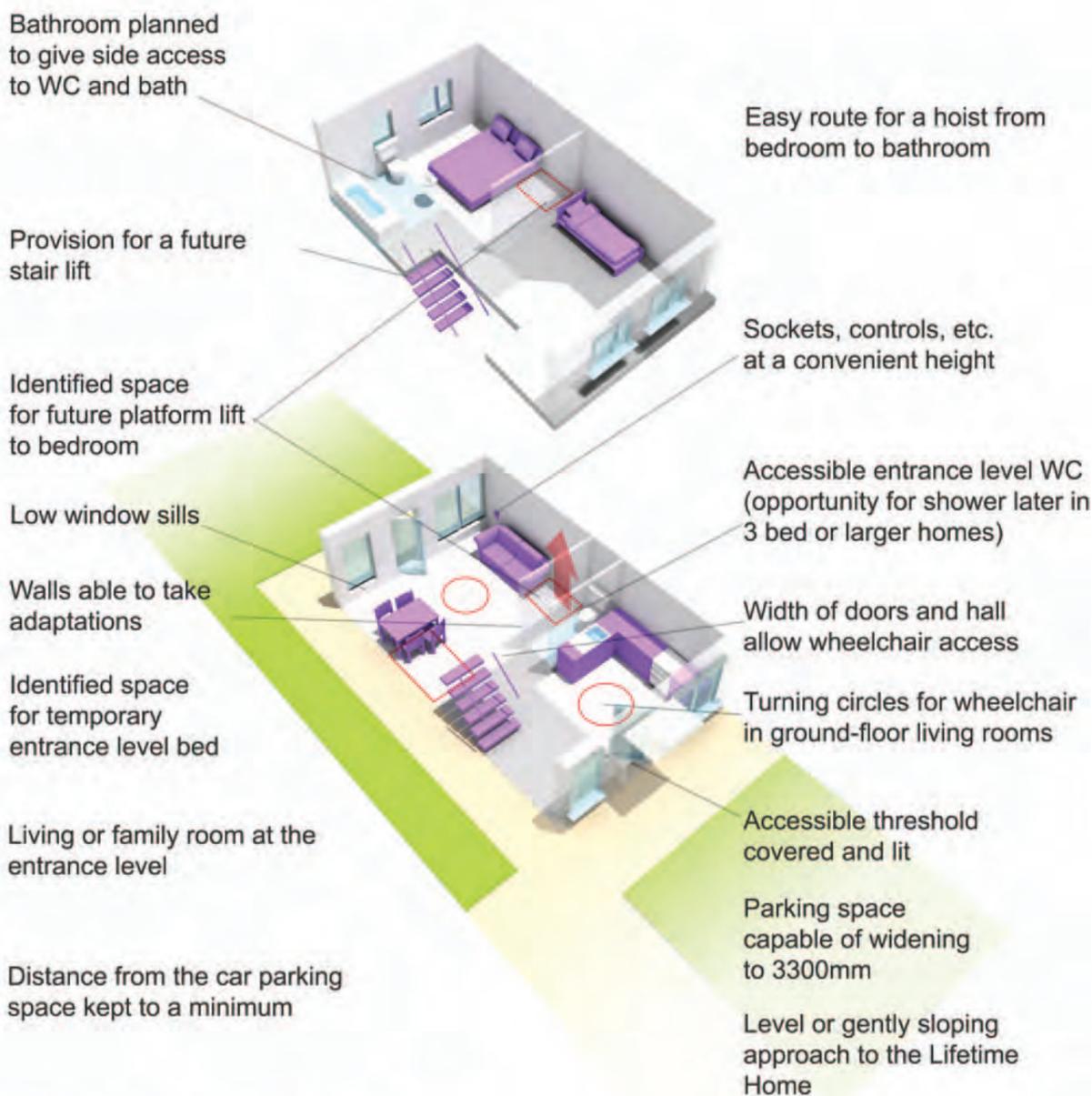
toys), people carrying shopping or other large items in and out of the house, older people who find it easier not to use stairs and people with a range of temporary or permanent mobility impairments.

Lifetime Homes are designed to support the changing needs of individuals and families at different stages of life and include features such as:

- > wide doorways and hallways;
- > wheelchair accessibility space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere;

- > covered and illuminated entrances;
- > wheelchair accessible downstairs WC that can be adapted to also include a shower;
- > bathroom and WC walls that are capable of taking adaptations such as handrails;
- > the ability to easily install a stair lift or elevator;
- > easy to open windows that are within reach for all;
- > switches and sockets at heights that are usable by all.

Diagram of Lifetime Homes features



Produced by PRP © Crown copyright 2008
Diagram indicative only



A typical bathroom layout showing Lifetime Homes features



Typical layout of a Lifetime Home entrance

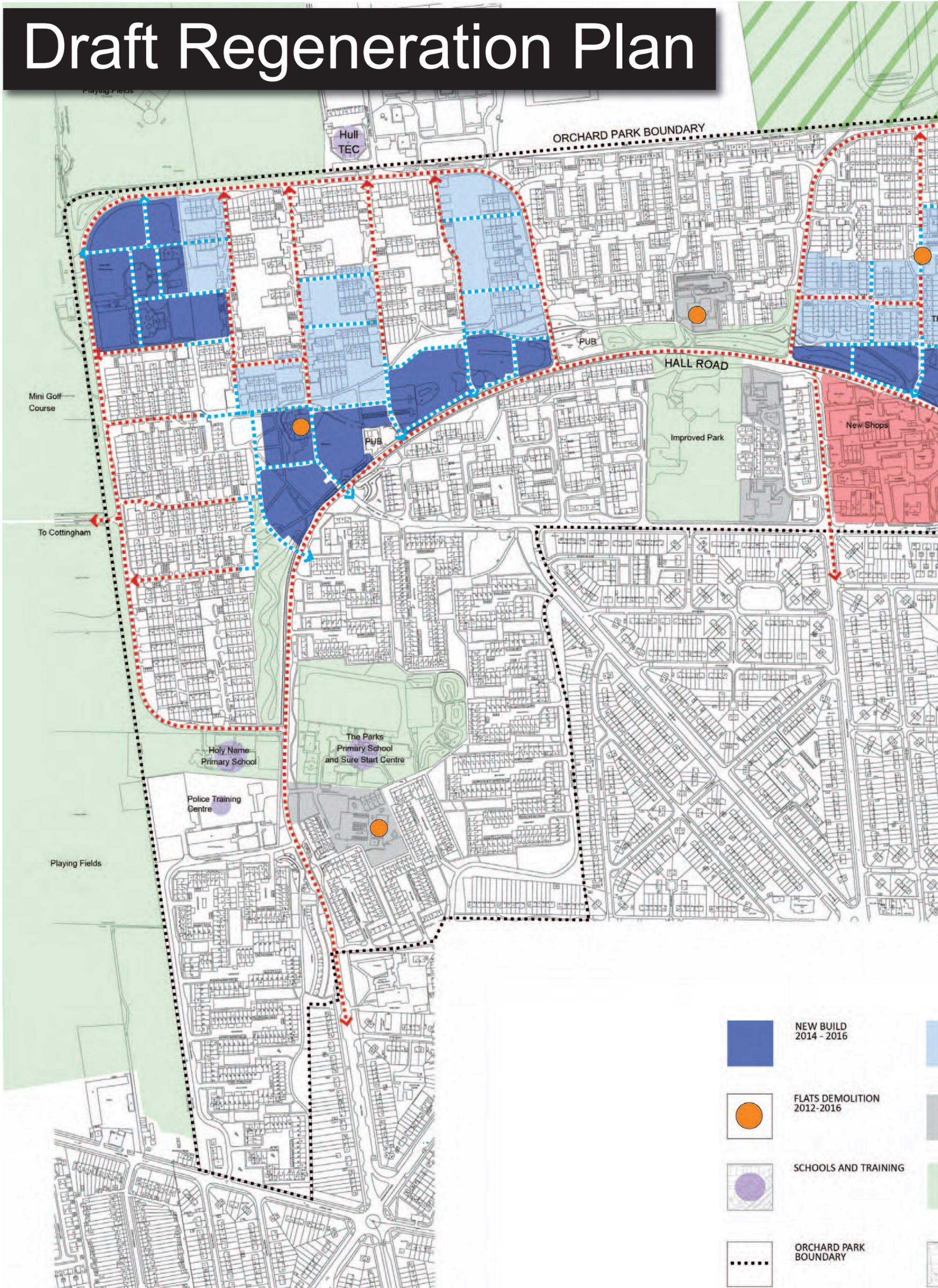
Eco-friendly and cheaper to run!

As well as being spacious and adaptable the new homes will also be built to meet level four of the Code for Sustainable Homes, a guideline developed to drive up standards in construction.

Typical features in a level four home include: cavity, loft, and under floor insulation; recycling of water on-site; high efficiency boilers with low carbon emissions; "dusk till dawn" sensor external lighting; low energy internal lighting; use of renewable timbers; high performance, double

glazed windows and doors; the use of modern technology such as electricity generating solar panels. Homes built to this standard could see annual heating bills cut by up to 75%.

Draft Regeneration Plan





The Draft Regeneration Plan would deliver:

Up to 680 new, high quality and energy efficient Lifetime Homes set in secure gardens and green spaces, of which:

- > Around 500 would be council homes, of which:
 - 40-50% would be 3-bed houses;
 - 30-40% would be 2-bed houses;
 - 10-15% would be 2-bed apartments;
 - 1-5% would be 4-bed houses;
 - 1-5% would be 2-bed bungalows;
 - 1-3% would be 5-bed houses.
- > Around 180 would be for sale on the open market;
- > Demolition of around 300 existing council houses and 75 privately-owned houses to make way for the new homes and green spaces;
- > A network of new and improved green spaces across the area, including two new community parks at the heart of the Danes and Thorpes.

All of the above proposals are dependent on government funding. (See page 8 for next steps).

Future of the flats: update

As reported in the previous issue of the Orchard Park Update, the final decision on the future of the area's seven high-rise blocks will be made in the autumn when Hull City Council's Cabinet considers a report detailing the options for the flats and their residents.

This report will take into account what people living in the flats said during April and May when Housing Liaison Officers carried out over 200 one-to-one visits.

Anybody that lives in one of the high rise blocks but didn't book a one-to-one meeting can discuss their needs with a Housing Liaison Officer by calling 01482 318 418.

Developing a long term plan for the whole of Orchard Park

One of the biggest issues that came out of the first round of consultation earlier in the year was that the whole of Orchard Park requires investment and improvement.

Whilst it was generally acknowledged that the Danes and Thorpes were the best areas to start work in, it was also identified that the Courts and Shaws would also benefit from regeneration work. As such, Hull City Council is looking to develop a longer term plan for the whole of Orchard Park.

The first steps to a new Orchard Park

The Vision for Orchard Park

Over the next 10-15 years, a coordinated approach to regeneration will bring about the transformation of Orchard Park. Excellent local schools, community facilities and shops will be delivered alongside revitalised homes and streets, encouraging existing and future generations of residents to stay in the area.

Together with high quality, welcoming parks and good connections to jobs in the city centre and the East Riding, Orchard Park will be a place of opportunity for all.



Housing - a vital piece of the jigsaw



The regeneration of Orchard Park has already started. With the opening of The Orchard Centre and plans for a new learning academy and shopping centre moving forward, local services are being transformed.

Housing is another vital piece of the jigsaw because:

> increasing the quality and choice of

housing will complement the plans to improve schools, shops and local services;

> alongside new, high quality parks and green spaces, it will improve the image of Orchard Park and help make it one of the most popular places to live in the city;

> along with plans for the new learning academy and shops, the investment in housing will deliver a huge boost to the local economy, helping to create jobs and training opportunities for local people;

> regenerating the housing will help

attract even more investment into the area;

> any new homes will set a new standard for housing in Orchard Park - delivering improved living conditions and cheaper fuel bills for local residents;

> new homes for rent and for sale will improve the choice of housing - creating a housing ladder that will provide different kinds of housing at different stages of people's lives and encouraging the children and grandchildren of existing residents to stay in the area.

Orchard Park



Design matters

During the first stage of consultation, local people were given the chance to express an interest in becoming involved in the design process for any new housing built in Orchard Park.

In early June a workshop was held and over 100 people who did want to get more involved were invited to become Design Champions for Orchard Park.

The Design Champions' role will be to act as advisors to the Council and any developers that are appointed to build new homes in Orchard Park. They will have an input on any designs for these new homes and will ensure that the views of the people of Orchard Park are reflected in any final designs.

If you are interested in becoming a Design Champion please contact 01482 616 238 or email orchardparkpfi@hullcc.gov.uk for further information.



Orchard Park Design Champions attend their first meeting

How to have your say

Tuesday 6th July marks the start of the second stage of consultation which aims to ensure that everyone living in Orchard Park has the chance to view, and comment on, a Draft Regeneration Plan, which sets out in detail how, where and when the estate could change in the future.

This second period of consultation will again see a number of events held across the area that will allow you to ask any questions that you may have and also put your views in writing.

All of the comments received will be considered by the Council before a detailed and

in-depth bid for government funding is submitted in the autumn. The government is then expected to make a decision on the outcome of the bid in early 2011.

The focus of this detailed bid will be the transformation of large parts of the Danes and Thorpes areas of Orchard Park. However, the Council recognises that wider investment in the area is needed and as such has taken the step of working towards creating a longer term plan for Orchard Park. This would work to create a case for more sustained government funding to improve those areas not outlined for improvement in the Draft Regeneration Plan.

**YOUR COMMUNITY,
YOUR HOME,
YOUR FUTURE**

**Come and see the plans
and give us your views**

Tuesday 6th July

Thursday 8th July

Saturday 10th July

Tuesday 13th July

Thursday 15th July

Saturday 17th July

Tuesday 20th July

Thursday 22nd July

Saturday 24th July

12-7.30pm, Thorpepark Primary School

12-7.30pm, Hull Training, Danepark Road

9am-12.30pm, Community Hall, The Orchard Centre

12-7.30pm, Thorpepark Primary School

12-7.30pm, Thorpes Resource Centre, Homethorpe

9am-12.30pm, Community Hall, The Orchard Centre

12-7.30pm, Hull Training, Danepark Road

12-7.30pm, Community Hall, The Orchard Centre

9am-12.30pm, Community Hall, The Orchard Centre

If you are unable to get to the events and would like to arrange transport or a home visit, please call 01482 318 418 and speak to a member of the Orchard Park consultation team.

One-to-one meetings

Hull City Council is committed to keeping communities together and to supporting people who could be directly affected by the changes that may take place.

With this in mind, everyone living in the areas to be redeveloped is being offered the opportunity of a one-to-one meeting with a Housing Liaison Officer who will explain in detail exactly what options will be available if your home is eventually confirmed for demolition.

If you do live in a directly affected area and haven't yet booked your one-to-one please call 01482 318418 as soon as possible.

Although the changes will not happen overnight and there will be consultation throughout the process, we are keen to ensure all those people whose homes are earmarked for demolition understand how and when the plans could affect them, what their re-housing options will be and what compensation and relocation support will be on offer.

Residents who aren't affected by the first phase of work but who would like more information on the support and financial assistance available should come to one of the information events being held throughout July or email orchardparkpfi@hullcc.gov.uk

Next Steps



We

Publish the results of the earlier consultation and a Draft Regeneration Plan based on what you have told us.

Consider what you have said.

August 2010

September / October 2010

Consider your views and the Draft Regeneration Plan at Council Committees, along with proposals for the multi-storey flats.

October - December 2010

Submit the Draft Regeneration Plan to Government (if approved by the Council).

Early 2011

Let you know the outcome of the funding bid.

Spring 2011 - Autumn 2013

Begin work to choose a development partner who will build the homes in the Danes and Thorpes and maintain them for the next 25 years.

2014

Phased new-build and demolition work to start- building of Council homes expected to take 4-5 years.

You

Give us your views on the Draft Regeneration Plan.

Start working with us to develop the detailed designs for new homes, streets and open spaces for the Danes and Thorpes

Get involved in choosing a development partner and give feedback on design concepts.