

A photograph of a large, ornate fountain in Townhill Park, Southampton. The fountain has a central column with water spraying upwards, and several smaller jets of water spraying outwards from a base. The background is a stone wall.

Townhill Park Consultation

Changes to decommissioning timetable 2020/2021

Data, Intelligence & Insight Team – January 2021
Rev 4 June 2021

1. Introduction and methodology
2. Overall respondents
3. Suggested changes to the order of Plot 5
4. Suggested changes to the order in Plot 6
5. Suggested changes to the order within plots 7, 12 and 13
6. Impact and comments analysis on the overall proposals



Introduction and Methodology



- Southampton City Council undertook public consultation on proposed changes to the order of decommissioning in Townhill Park.
- The proposed changes were in response to local residents concerns and the council's review to enable a smoother flow of delivery of the redevelopment sites.
- The consultation took place between **05 October 2020 and 31 December 2020**.
- The aim of this consultation was to:
 - Communicate clearly to residents and stakeholders the proposed changes to the order of decommissioning.
 - Ensure any resident, business or stakeholder who wished to comment on the proposals had the opportunity to do so, enabling them to raise any impacts the proposals may have.
 - Allow participants to propose alternative suggestions for consideration which they feel could achieve the objective in a different way.
- This report summarises the aims, principles, methodology and results of the public consultation. It provides a summary of the consultation responses both for the consideration of decision makers and any interested individuals and stakeholders.
- It is important to be mindful that a consultation is not a vote, it is an opportunity for stakeholders to express their views, concerns and alternatives to a proposal. This report outlines in detail the representations made during the consultation period so that decision makers can consider what has been said alongside other information.



Southampton City Council is committed to consultations of the highest standard, which are meaningful and comply with the following legal standards:

1. Proposals are still at a formative stage (a final decision has not yet been made)
2. There is sufficient information put forward in the proposals to allow 'intelligent consideration'
3. There is adequate time for consideration and response
4. Conscientious consideration must be given to the consultation responses before a decision is made



- The agreed approach for this consultation was to use online and paper questionnaires as the main route for feedback. Questionnaires enable an appropriate amount of explanatory and supporting information to be included in a structured questionnaire, helping to ensure respondents are aware of the background and detail of the proposals.
- The consultation was promoted in the following ways:
 - A letter and paper copy of the questionnaire was sent to all Townhill Park residents and leaseholders of properties due to be decommissioned.
 - Tenants' Link
 - Your City Your Say E-bulletins
- All questionnaire results have been analysed and presented in graphs within this report. Respondents were given opportunities throughout the questionnaire to provide written feedback on the proposals. In addition anyone could provide feedback in letters and emails. All written responses and questionnaire comments have been read and then assigned to categories based upon similar sentiment or theme.



Summary of the proposed changes

Existing Order (agreed in 2017):

| Plot Number | Addresses | Estimated start date | Estimated completion date | Est length of decommissioning |
|----------------|--|--------------------------------|---------------------------|-------------------------------|
| 9 | Rowlands Walk (Odd numbers 1 – 131) | Currently being decommissioned | October 2020 | 18 months |
| 5 (Phase 1) | Benhams Road (Even numbers 2 – 32) | November 2020 | October 2021 | 12 months |
| | Benhams Road (Numbers 34 – 64) | | | |
| 5 (Phase 2) | Meggeson Avenue (Even numbers 144 – 164) | November 2021 | April 2022 | 6 months |
| 5 (Phase 2) | Meggeson Avenue (Even numbers 166 – 186) | | | |
| 13 | Hallet Close (Odd numbers 1 – 21) | May 2022 | October 2022 | 6 months |
| | Meggeson Avenue (Odd numbers 289 – 309) | | | |
| 12 | Meggeson Avenue (Odd numbers 311 – 331) | November 2022 | June 2023 | 8 months |
| | Meggeson Avenue (Even numbers 254 – 274) | | | |
| | Meggeson Avenue (Even numbers 276 – 296) | | | |
| 6 | Meggeson Avenue (Even numbers 298 – 318) | July 2023 | August 2023 | 2 months |
| | Meggeson Avenue (Odd numbers 107 – 125) including row of shops | | | |
| 7 | Meggeson Avenue (Odd numbers 107 – 125) including row of shops | September 2023 | June 2024 | 10 months |
| | Kingsdown Way (Odd numbers 1 -21) | | | |
| | Kingsdown Way (Odd numbers 23 – 43) | | | |
| | Kingsdown Way (Odd numbers 45 – 65) | | | |
| | Kingsdown Way (Odd numbers 67 – 87) | | | |

New proposed order:

| Plot Number | Addresses | Estimated start date | Estimated completion date | Est length of decommissioning |
|----------------|--|--|---------------------------|-------------------------------|
| 9 | Rowlands Walk (Odd numbers 1 – 131) | Currently being decommissioned | January 2021 | 21 months |
| 5 (Phase 1) | Benhams Road (Even numbers 2 – 32) | February 2021 | May 2021 | 4 months |
| | Benhams Road (Numbers 34 – 64) | June 2021 | September 2021 | 4 months |
| 5 (Phase 2) | Meggeson Avenue (Even numbers 166 – 186) | October 2021 | January 2022 | 4 months |
| | Meggeson Avenue (Even numbers 144 – 164) | February 2022 | April 2022 | 3 months |
| 5 (Phase 2) | Hallet Close (Odd numbers 1 – 21) | May 2022 | July 2022 | 3 months |
| 6 | Meggeson Avenue (Odd numbers 107 – 125) including row of shops | Likely February 2022 but could be before | April 2022 | 3 months |
| 7 | Kingsdown Way (Odd numbers 1 -21) | August 2022 | May 2023 | 10 months |
| | Kingsdown Way (Odd numbers 23 – 43) | | | |
| | Kingsdown Way (Odd numbers 45 – 65) | | | |
| | Kingsdown Way (Odd numbers 67 – 87) | | | |
| 13 | Meggeson Avenue (Odd numbers 289 – 309) | June 2023 | November 2023 | 6 months |
| | Meggeson Avenue (Odd numbers 311 – 331) | | | |
| 12 | Meggeson Avenue (Even numbers 254 – 274) | December 2023 | July 2024 | 8 months |
| | Meggeson Avenue (Even numbers 276 – 296) | | | |
| | Meggeson Avenue (Even numbers 298 – 318) | | | |

Summary of proposals in order:

| | | | |
|---|--|---|--|
| 1 | To bring forward the start date for decommissioning 166-186 Meggeson Avenue by around 1 month. | 4 | To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 1 year and 1 month |
| 2 | To delay the start date for decommissioning 144 – 164 Meggeson Avenue by around 8 months | 5 | To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 1 year and 1 month. |
| 3 | To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 1 year and 5 months | 6 | To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 1 year and 1 month |



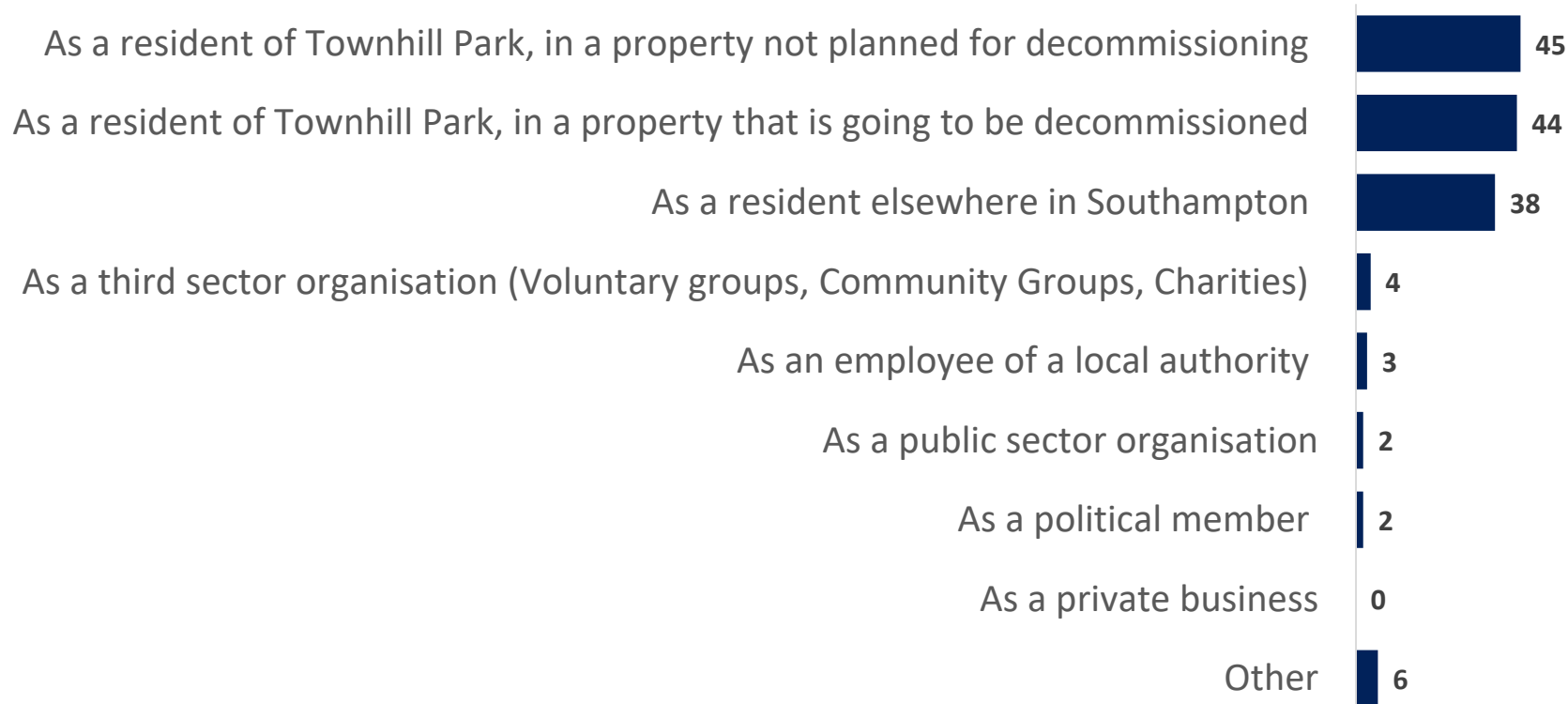
Who were the respondents?



- Overall, there were **141** separate responses to the consultation.
- Most respondents, **88**, were residents of Townhill Park, of which **44** live in a property due to be decommissioned.

Respondents were asked which of the following best described their interest in the consultation:

Total respondents





About the respondents

- 44 responses were from residents living in properties to be decommissioned.
- The table below shows total responses from each block to be decommissioned and the total responses for each plot.

| Addresses to be decommissioned | Total respondents by Block | Total respondents by redevelopment plot | |
|---|----------------------------|--|---|
| Benhams Road 2-32 | 4 | Plot 5 Total 14 respondents | <i>sizes for these groups are small, please keep this in mind when interpreting the results</i> |
| Benhams Road 34-64 | 3 | | |
| Meggeson Avenue 144-164* | 2 | | |
| Meggeson Avenue 166 – 186* | 2 | | |
| Hallet Close 1-21 | 4 | | |
| (*proposal to swap the order of the 2 blocks) | | | |
| Meggeson Avenue 107-125 Includes the shops and LHO | 2 | Plot 6 Total 2 respondents | |
| Kingsdown Way 1-21 | 4 | Plot 7 Total 14 respondents | |
| Kingsdown Way 23-43 | 2 | | |
| Kingsdown Way 45-65 | 3 | | |
| Kingsdown Way 67-87 | 5 | | |
| Meggeson Av 289-309 | 1 | Plot 13 Total 3 respondents | |
| Meggeson Av 311-331 | 2 | | |
| Meggeson Av 254-274 | 5 | Plot 12 Total 9 respondents | |
| Meggeson Av 276-296 | 3 | | |
| Meggeson Av 298-318 | 1 | | |
| Preferred not to say | 1 | | |



Summary of results

- At least 70% of respondents agreed with each proposed change in the timetable for decommissioning. The results of each proposal are explained in more detail in the presentation

| Townhill Park Decommissioning Order: Summary of changes and results | | | |
|---|--------------------------------|-------------------------------|-----------|
| Proposed change | % in agreement with the change | % disagreeing with the change | Neither |
| Plot 5 - To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by around 1 month. - To delay the start date for decommissioning 144-164 Meggeson Avenue (Plot 5) by around 15 months from November 2020 to February 2022. However, it is possible this may be shorter and instead be an 8-month delay. | 70 | 9 | 21 |
| Plot 6 - To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 17 months. | 71 | 10 | 19 |
| Plot 7, 13, 12 - To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 13 months. - To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 13 months. - To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 13 months | 70 | 13 | 17 |
| | Positive impact | Negative impact | No impact |
| Impact of the proposed changes to the timetable on residents | 46 | 21 | 33 |

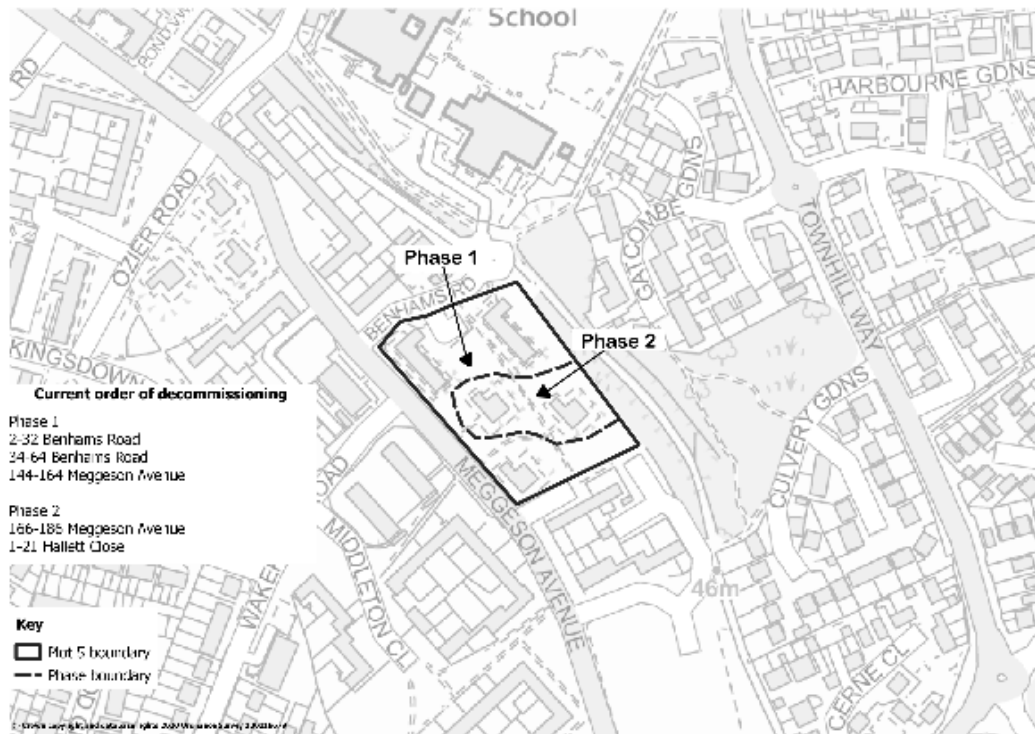


Suggested changes to the order of plot 5

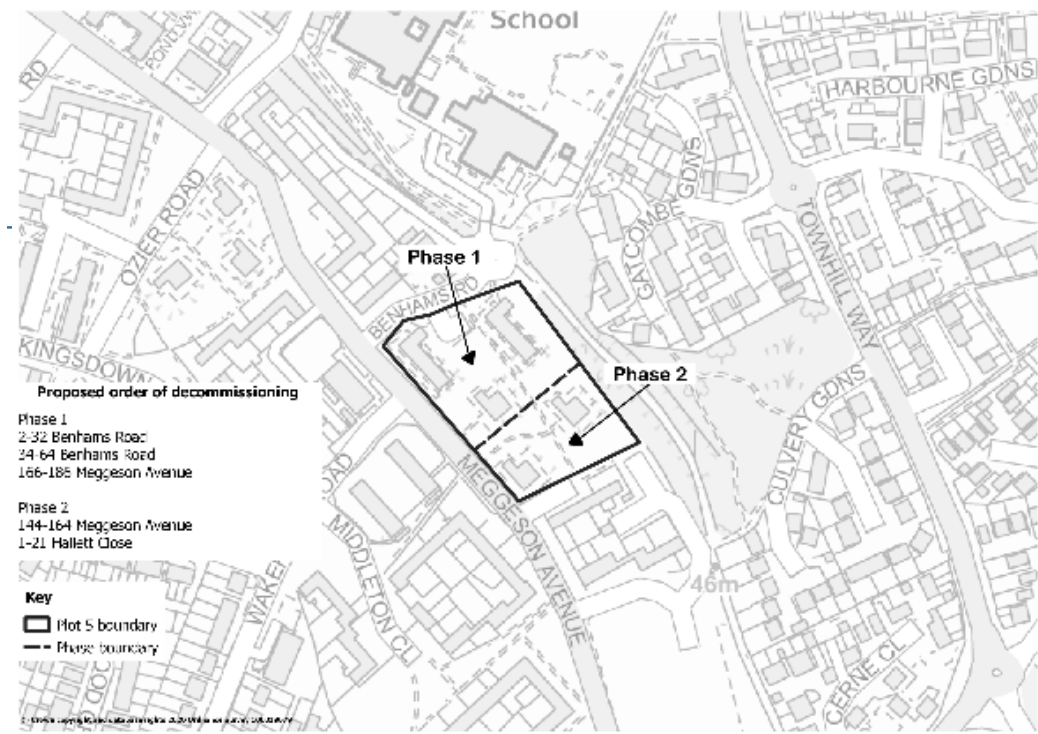


Proposed changes to plot 5 timetable:

- To bring forward the start date for decommissioning 166-186 Meggeson Avenue (phase 1) by around 1 month.
- To delay the start date for decommissioning 144-164 Meggeson Avenue (phase 2) by around 15 months from November 2020 to February 2022. However, it is possible this may be shorter and instead be an 8 month delay.



Current order of decommissioning for plot 5



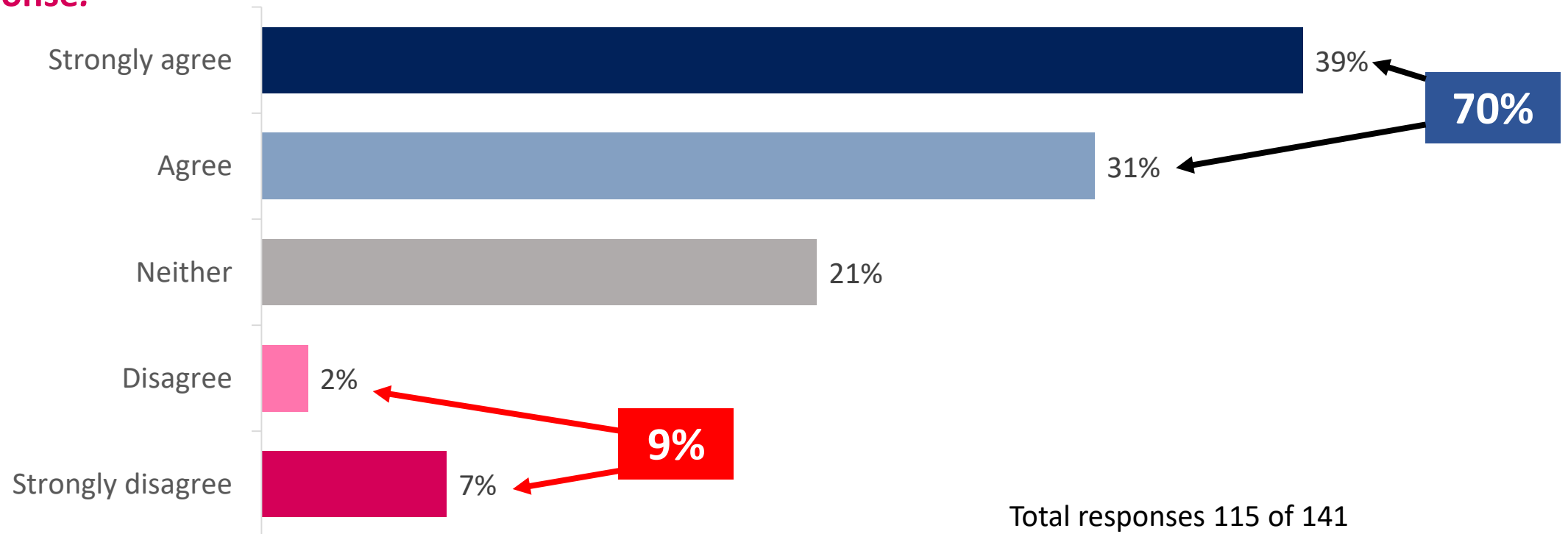
Proposed order of decommissioning for plot 5



Key findings: • **70% of all respondents agree with the proposed changes to the timetable for plot 5**

Proposal: Question: To what extent do you agree or disagree with the suggested changes to the order of 166-186 Meggeson Avenue and 144-165 Meggeson Avenue (Plot 5)?

Overall response:

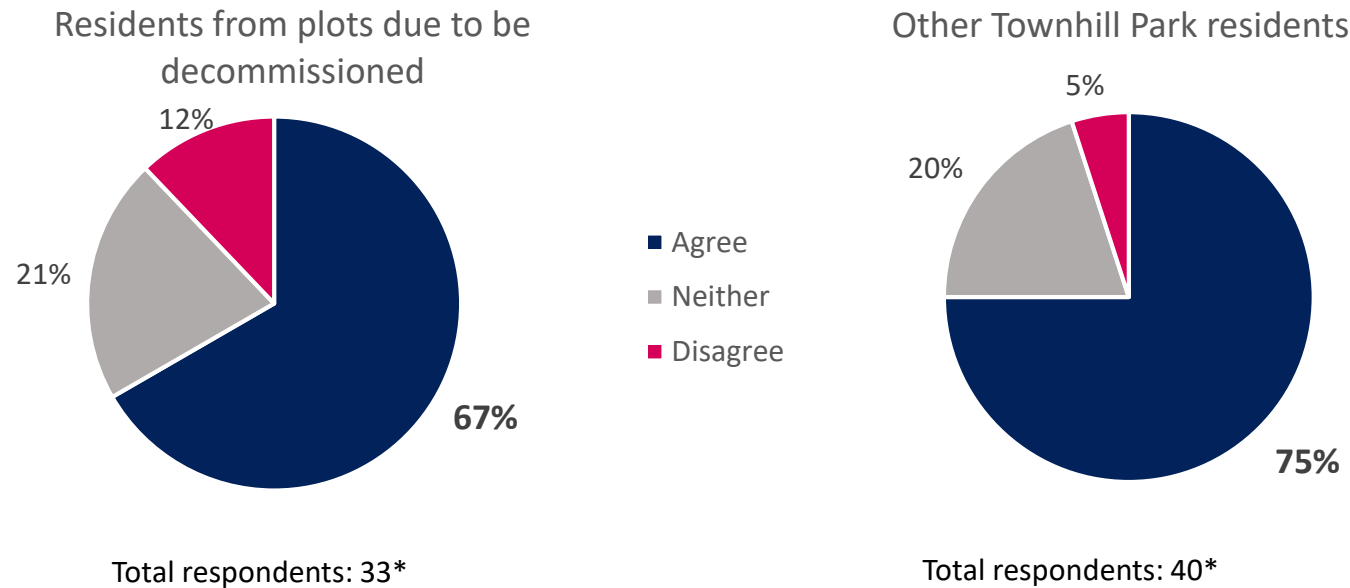




Suggested changes to the order of plot 5

- Further analysis:**
- There were slightly lower levels of agreement reported by residents of the properties due to be decommissioned in Townhill Park (67% agreed)
 - Compared to other Townhill Park residents (75% agreed)
 - Of the 12 responses to this question from plot 5: **8 agreed** and **3 disagreed** (1 neither)

Proposal: Question: To what extent do you agree or disagree with the suggested changes to the order of 166-186 Meggeson Avenue and 144-165 Meggeson Avenue (Plot 5)?



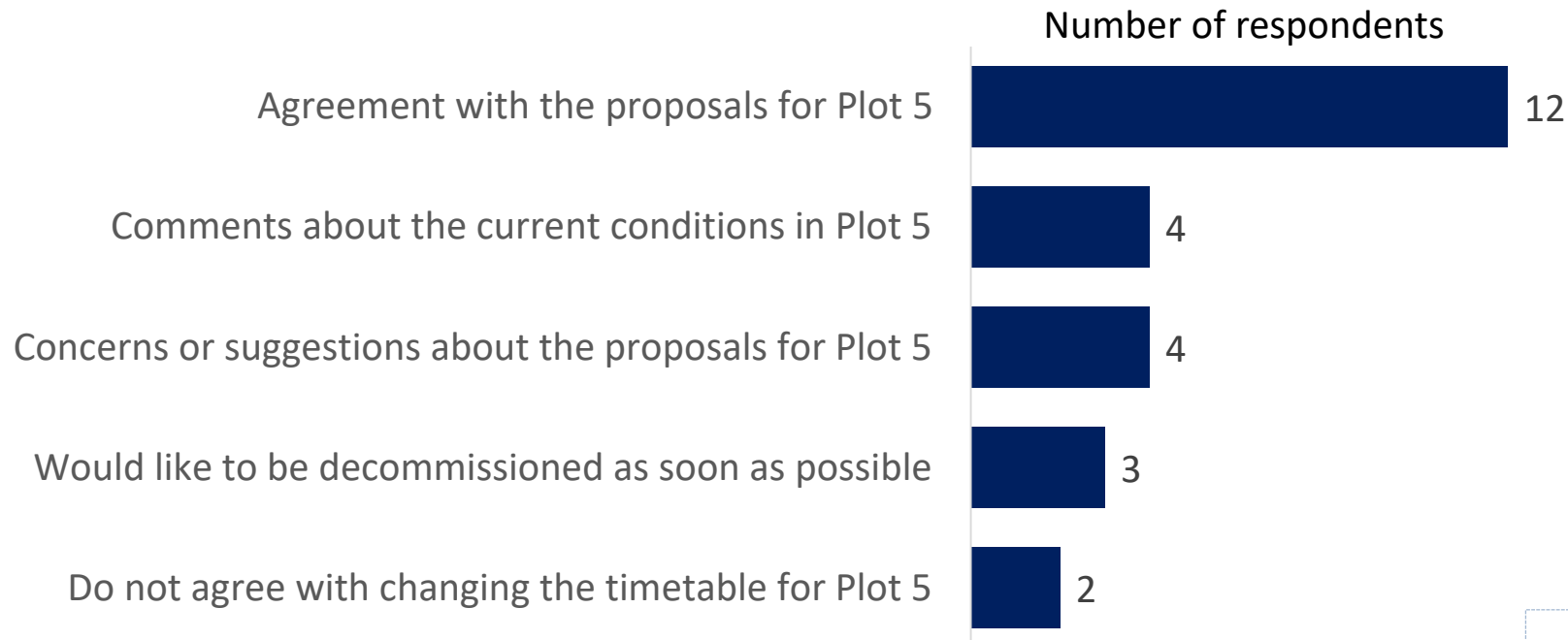
** sample sizes for these groups are small, please keep this in mind when interpreting results*



Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of **18** respondents provided a comment specifically on the proposed changes to the order within **plot 5**. The following graph shows the total number of respondents by each theme of comment and the subsequent slides show the comments in full.

Free text comments on Plot 5



Respondents may have made multiple points in their comments, so may be counted in multiple themes.

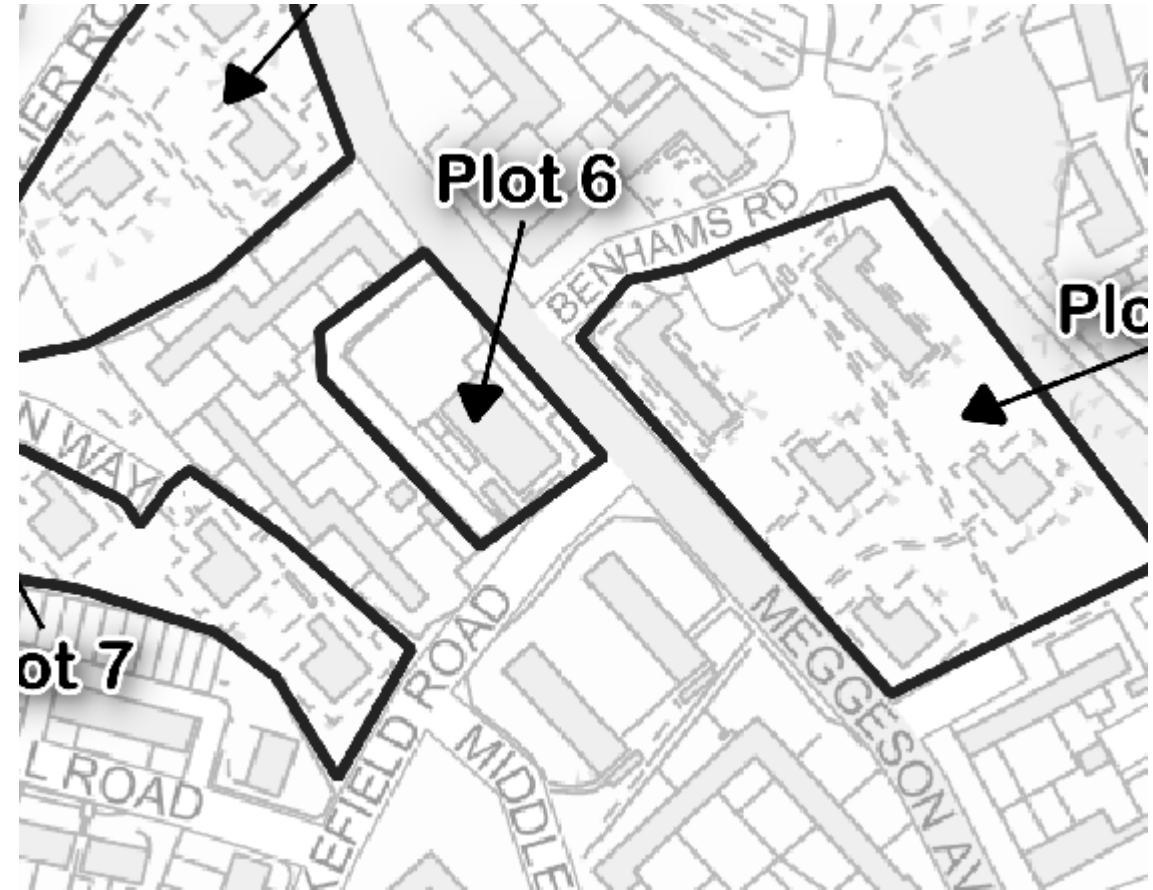


Suggested changes to the order in Plot 6



Proposed changes to plot 6 timetable:

- To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 17 months.

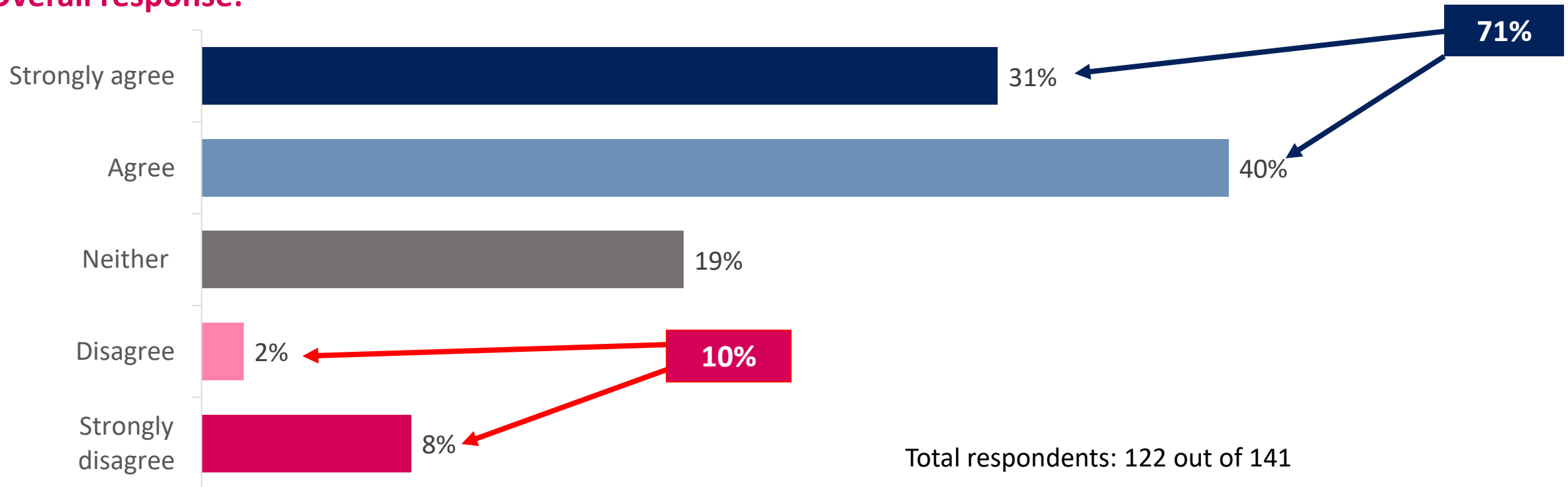




Key findings: • **71% of all respondents agreed with the proposed changes to the timetable for plot 6**

Proposal: Question: To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?

Overall response:



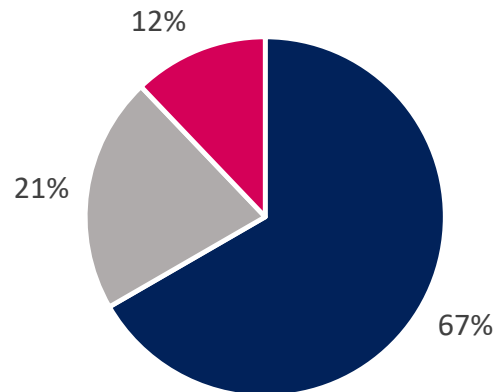


Further analysis:

- There were slightly lower levels of agreement reported by residents of the properties due to be decommissioned in Townhill Park (67% agreed) compared to other Townhill Park residents (80% agreed)
- Of the 2 responses to this question from plot 6: **1 agreed** and **1 disagreed**.

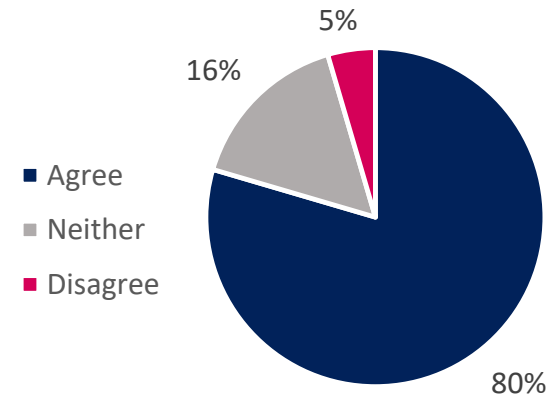
Proposal: Question: To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?

Residents of plots due to be decommissioned



Total respondents: 33*

Other residents of Townhill Park



Total respondents: 44*

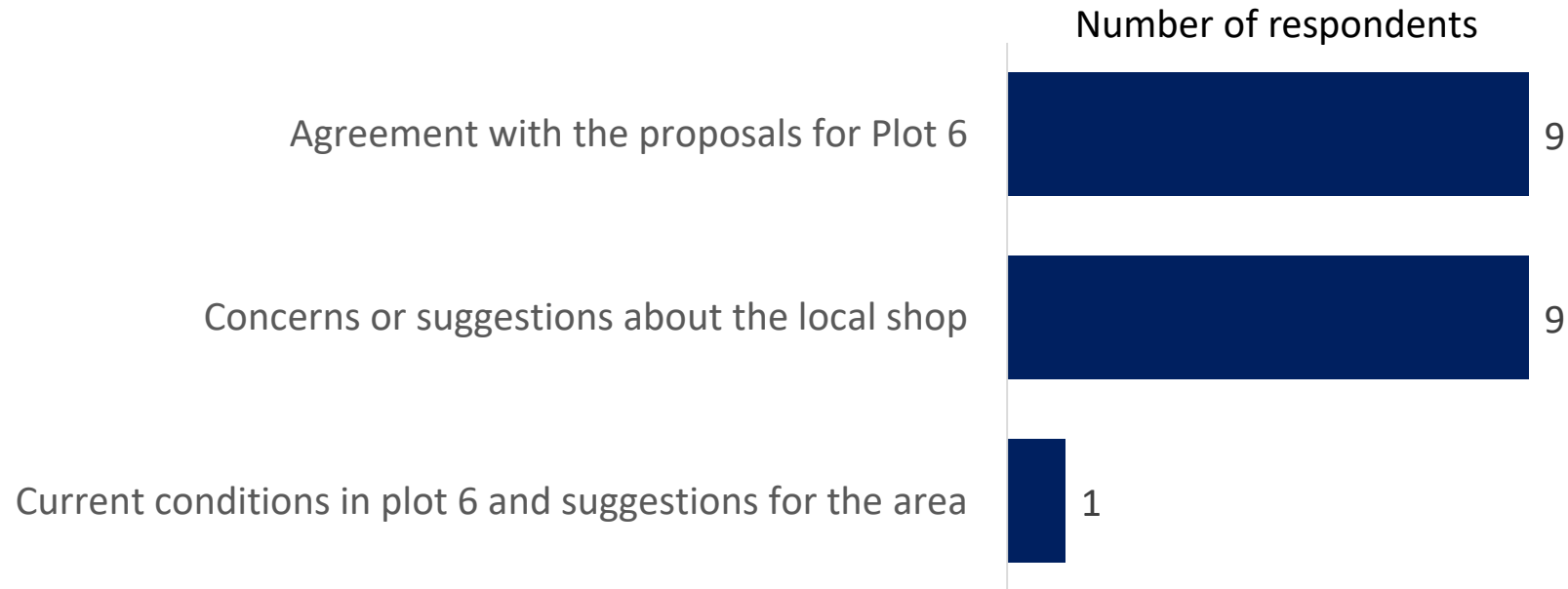
** sample sizes for these groups are small, please keep this in mind when interpreting results*



Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of **17** respondents provided a comment specifically on the proposed changes to the order within **plot 6**. The following graph shows the total number of respondents by each theme of comment.

Free text comments on Plot 6



Respondents may have made multiple points in their comments, so may be counted in multiple themes.



Suggested changes to the order within plots 7, 12 and 13

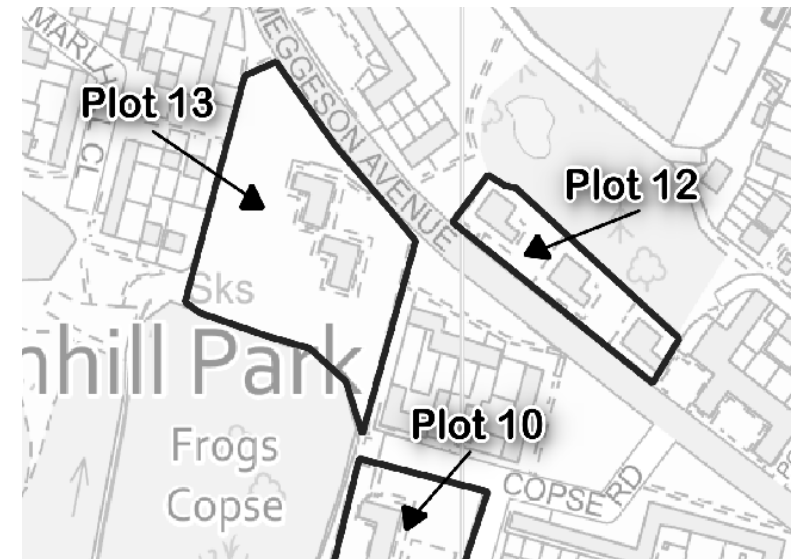


Proposed changes to plots 7, 12 and 13 timetable:

- To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 13 months.

As a result of starting the decommissioning of 1-87 Kingsdown Way sooner, this would result in the following proposed delays to Plots 12 and 13:

- To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 13 months.
- To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 13 months.

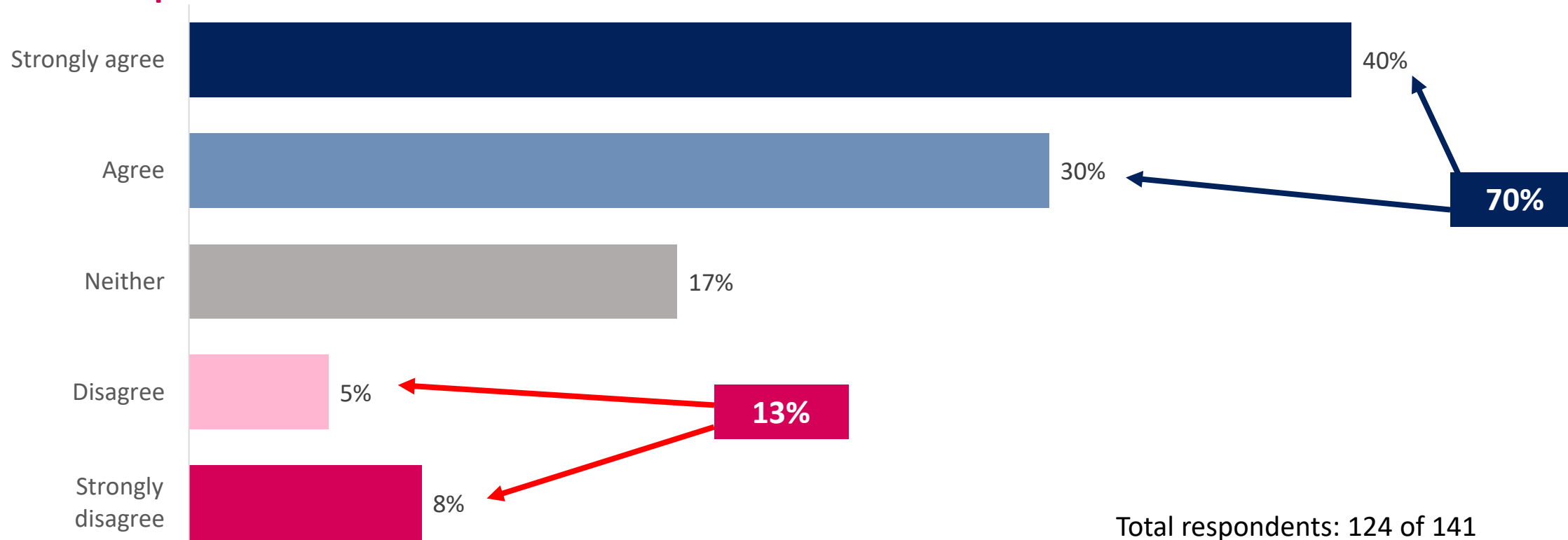




Key findings: • 70% respondents agreed with the proposed changes to the timetable for plots 7, 12 and 13

Proposal: Question - To what extent do you agree or disagree with the suggested changes to the order of 1 – 87 Kingsdown Way (Plot 7), 289-331 Meggeson Avenue (Plot 13) and 254-318 Meggeson Avenue (Plot 12)?

Overall response:

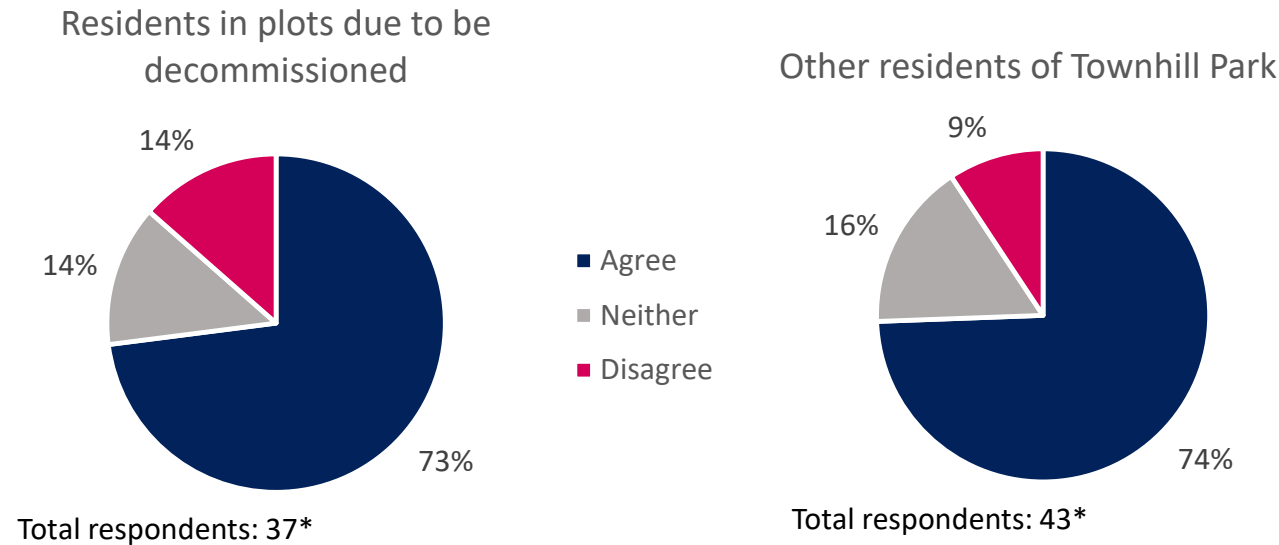


Total respondents: 124 of 141



- Further analysis:**
- Levels of agreement were similar when comparing those that are residents in plots due to be decommissioned and other residents of Townhill Park.
 - Of the 14 respondents from plot 7: **12 agreed** and **0 disagreed** (2 neither).
 - Of the 12 respondents from plots 12 and 13: **7 agreed** and **4 disagreed** (1 neither).

Proposal: Question - To what extent do you agree or disagree with the suggested changes to the order of 1 – 87 Kingsdown Way (Plot 7), 289-331 Meggeson Avenue (Plot 13) and 254-318 Meggeson Avenue (Plot 12)?



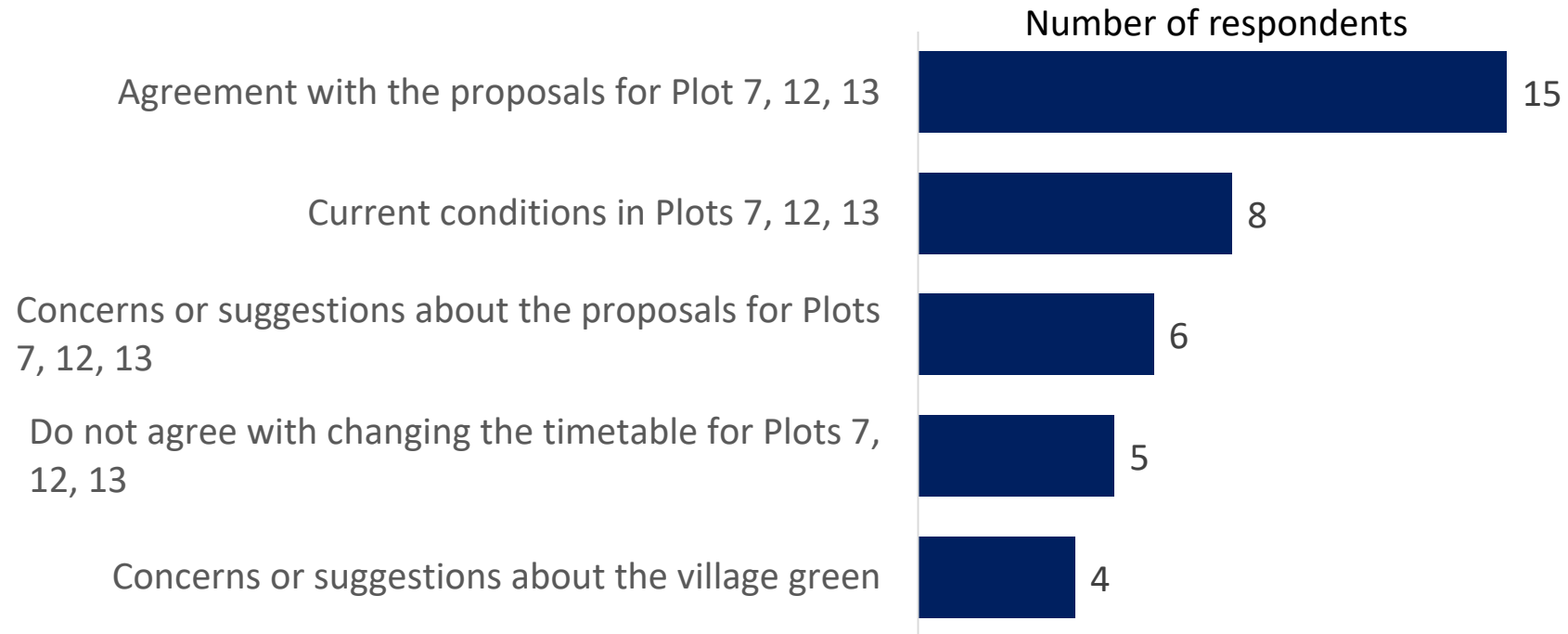
** sample sizes for these groups are small, please keep this in mind when interpreting results*



Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of **29** respondents provided a comment regarding the proposed changes to the order within **plots 7, 12, 13**. The following graph shows the total number of respondents by each theme of comment.

Free text comments on Plots 7, 12, 13



Respondents may have made multiple points in their comments, so may be counted in multiple themes.



Impact of the proposals and further comments

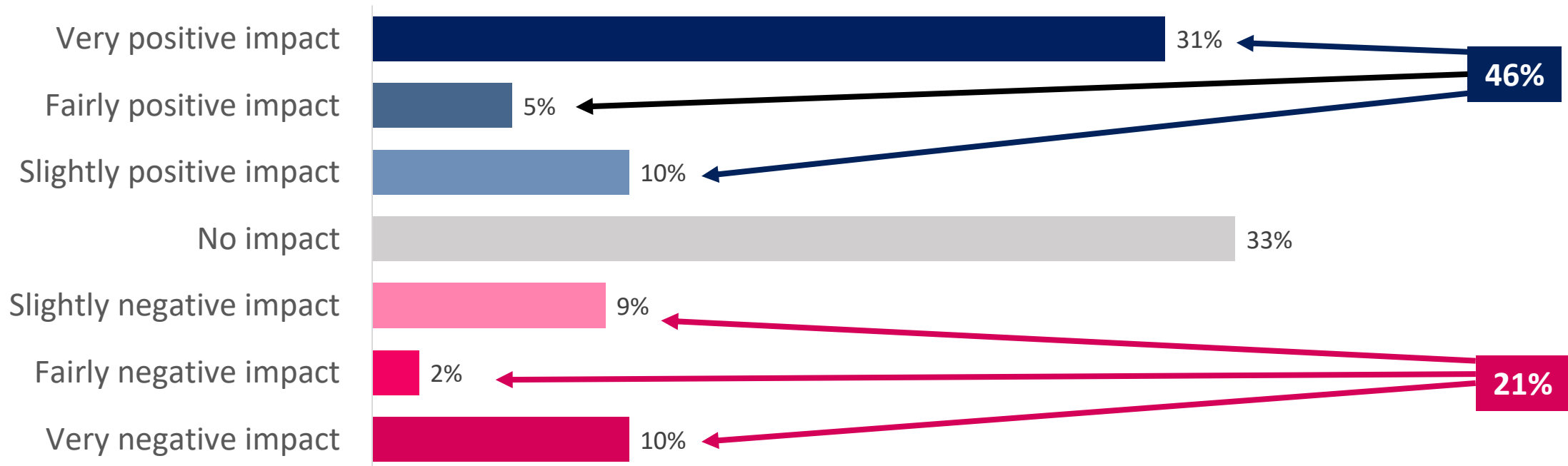


What impact would timetable changes have on residents?

Key findings: • Most residents reported either a positive impact or no impact from the proposed changes (79%) = (46% positive + 33% no impact)

Proposal: Question: If the suggested changes to the decommissioning timetable happened, what impact would this have on you, your family or your community?

Overall response:

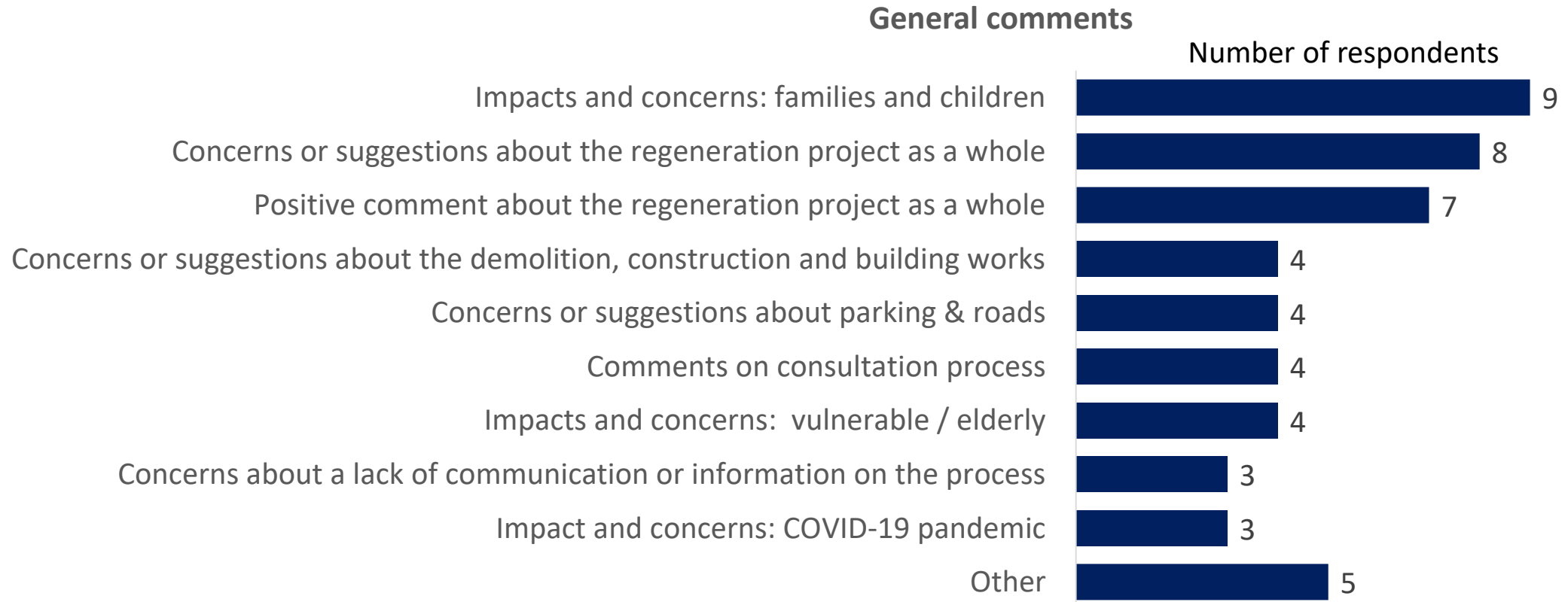


Total respondents: 111 of 141



Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of **37** respondents provided general comments that were about the proposals generally. The following graph shows the total number of respondents by each theme of comment .



Respondents may have made multiple points in their comments, so may be counted in multiple themes.