

Southampton Park Consultation

Changes to decommissioning timetable 2020/2021

Intelligence & Insight Team – January 2021
June 2021

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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):

Addresses	Estimated start date	Estimated completion date	Est length of decommissioning
Rowlands Walk (Odd numbers 1 – 131)	Currently being decommissioned	October 2020	18 months
Benhams Road (Even numbers 2 – 32)	November 2020	October 2021	12 months
Benhams Road (Numbers 34 – 64)			
Meggeson Avenue (Even numbers 144 – 164)			
Meggeson Avenue (Even numbers 166 – 186)	November 2021	April 2022	6 months
Hallet Close (Odd numbers 1 – 21)	May 2022	October 2022	6 months
Meggeson Avenue (Odd numbers 289 – 309)			
Meggeson Avenue (Odd numbers 311 – 331)			
Meggeson Avenue (Even numbers 254 – 274)	November 2022	June 2023	8 months
Meggeson Avenue (Even numbers 276 – 296)			
Meggeson Avenue (Even numbers 298 – 318)			
Meggeson Avenue (Odd numbers 107 – 125) including row of shops			
Meggeson Avenue (Odd numbers 107 – 125) including row of shops	July 2023	August 2023	2 months
Kingsdown Way (Odd numbers 1 -21)	September 2023	June 2024	10 months
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
	Meggeson Avenue (Even numbers 166 – 186)	October 2021	January 2022	4 months
5 (Phase 2)	Meggeson Avenue (Even numbers 144 – 164)	February 2022	April 2022	3 months
	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:

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
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.
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?

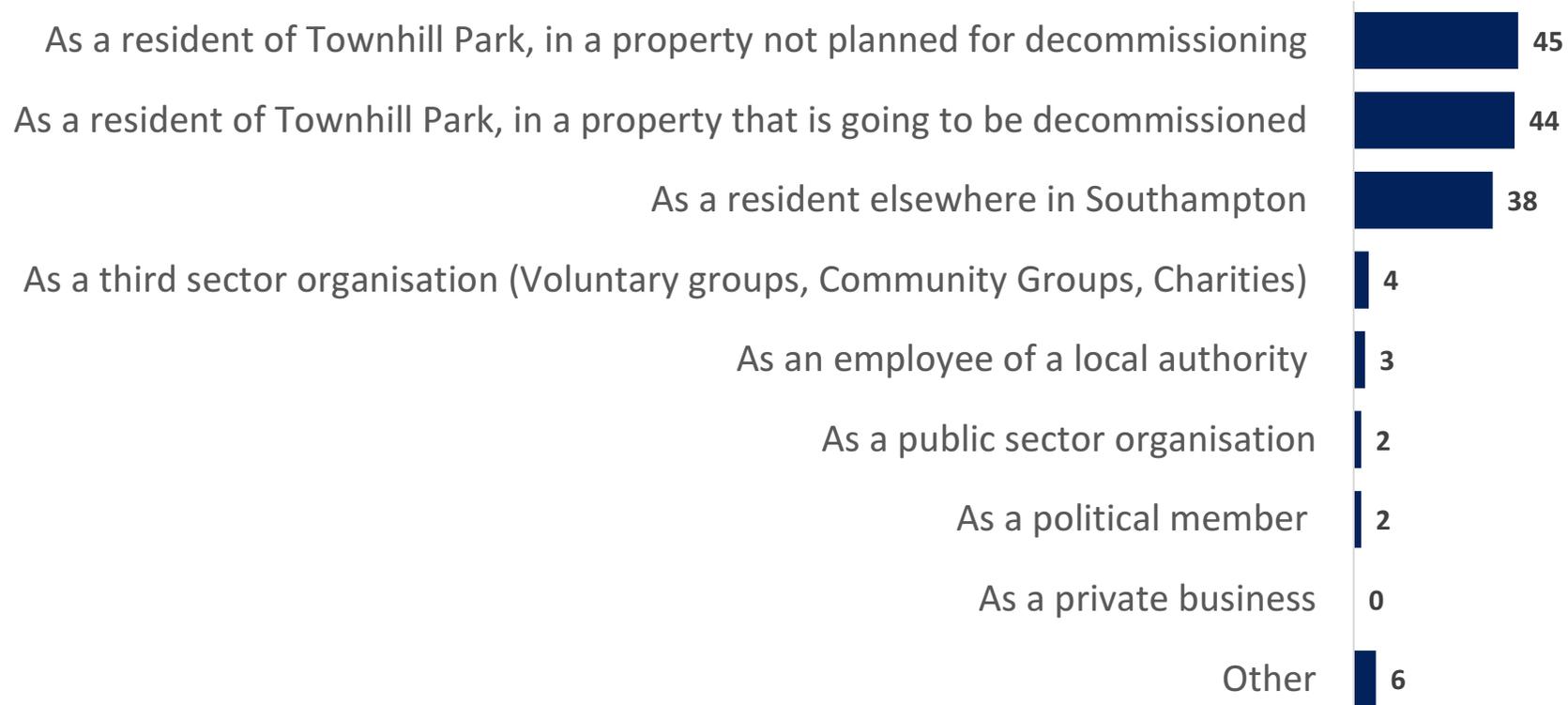
About the respondents

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

4 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 sav	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

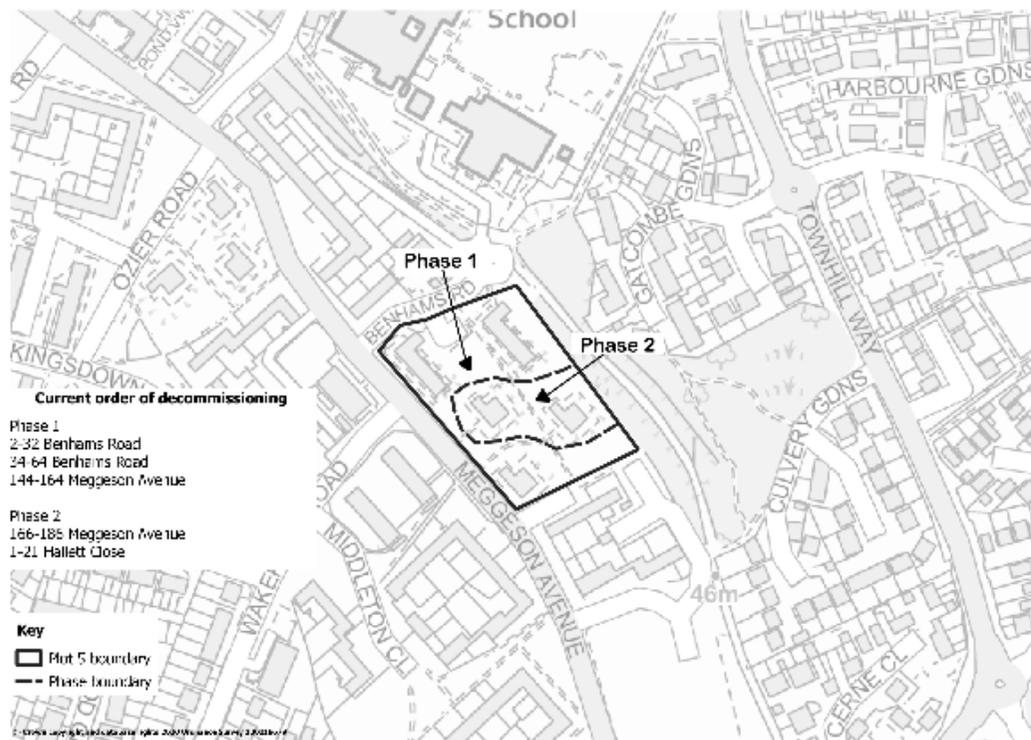
Townhill Park Decommissioning Order: Summary of changes and results			
Proposed change	% in agreement with the change	% disagreeing with the change	Neither
Plot 5 - To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by around 1 month. - To delay the start date for decommissioning 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

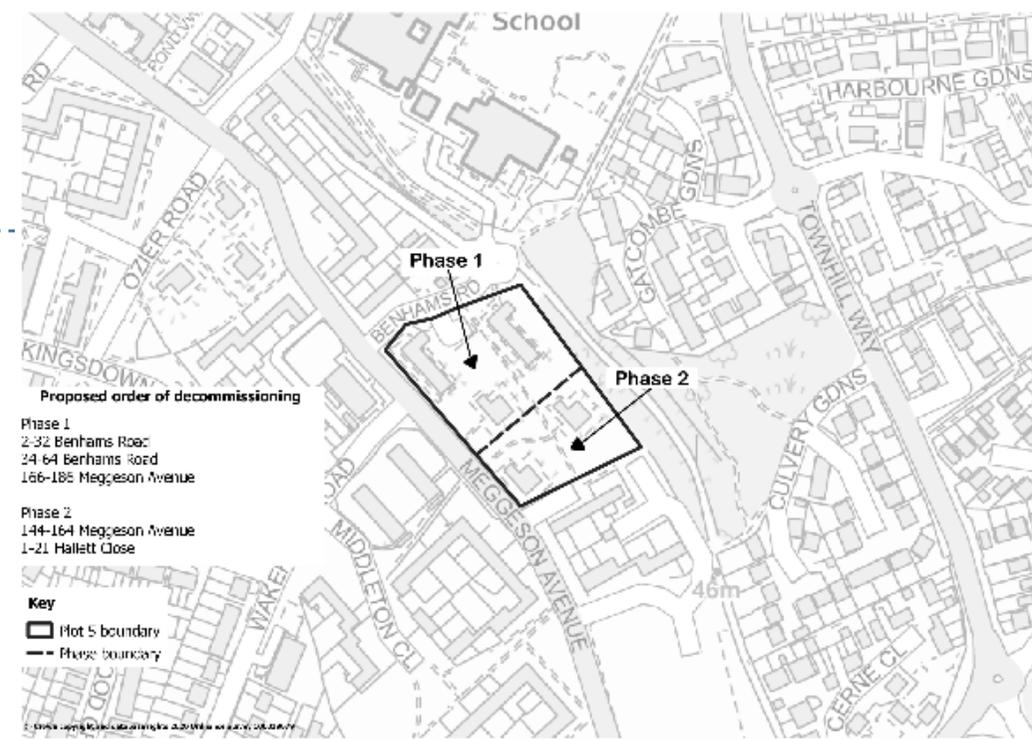
Suggested changes to the order of plot 5

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



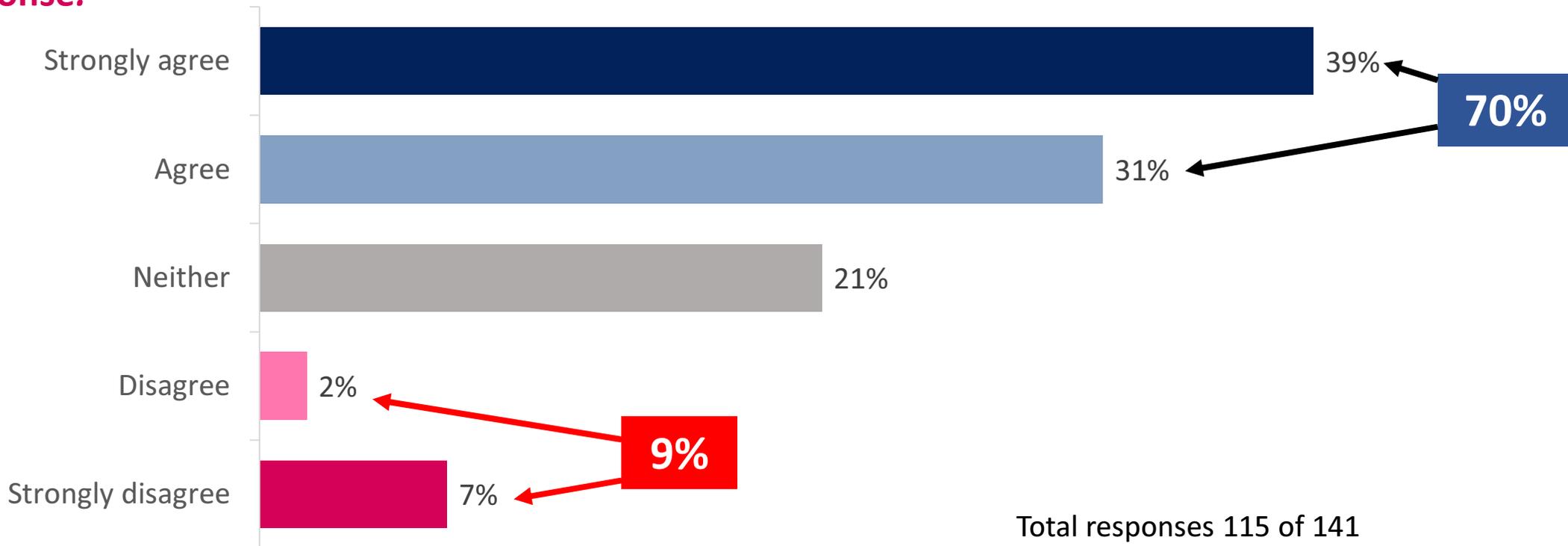
Proposed order of decommissioning for plot 5

Suggested changes to the order of plot 5

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

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)?

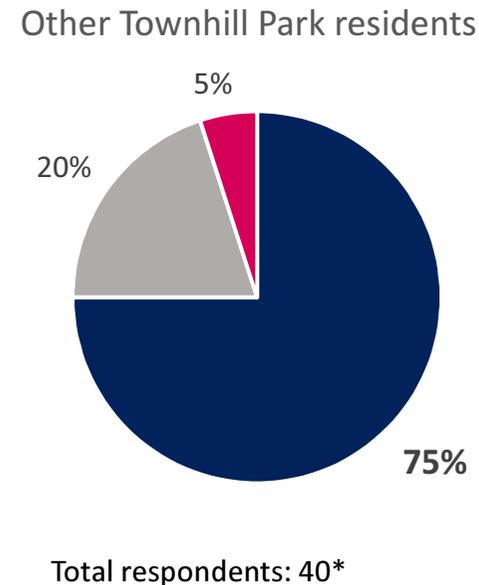
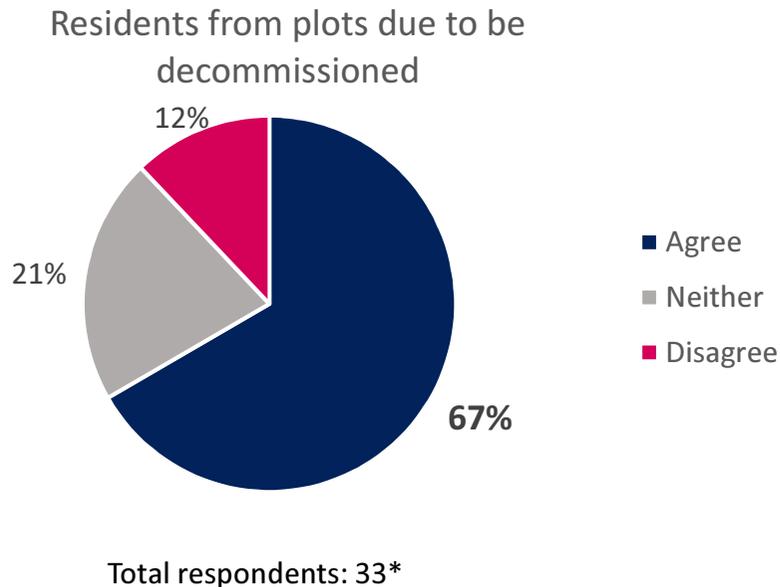
Full response:



Suggested changes to the order of plot 5

- Key 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)

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)?



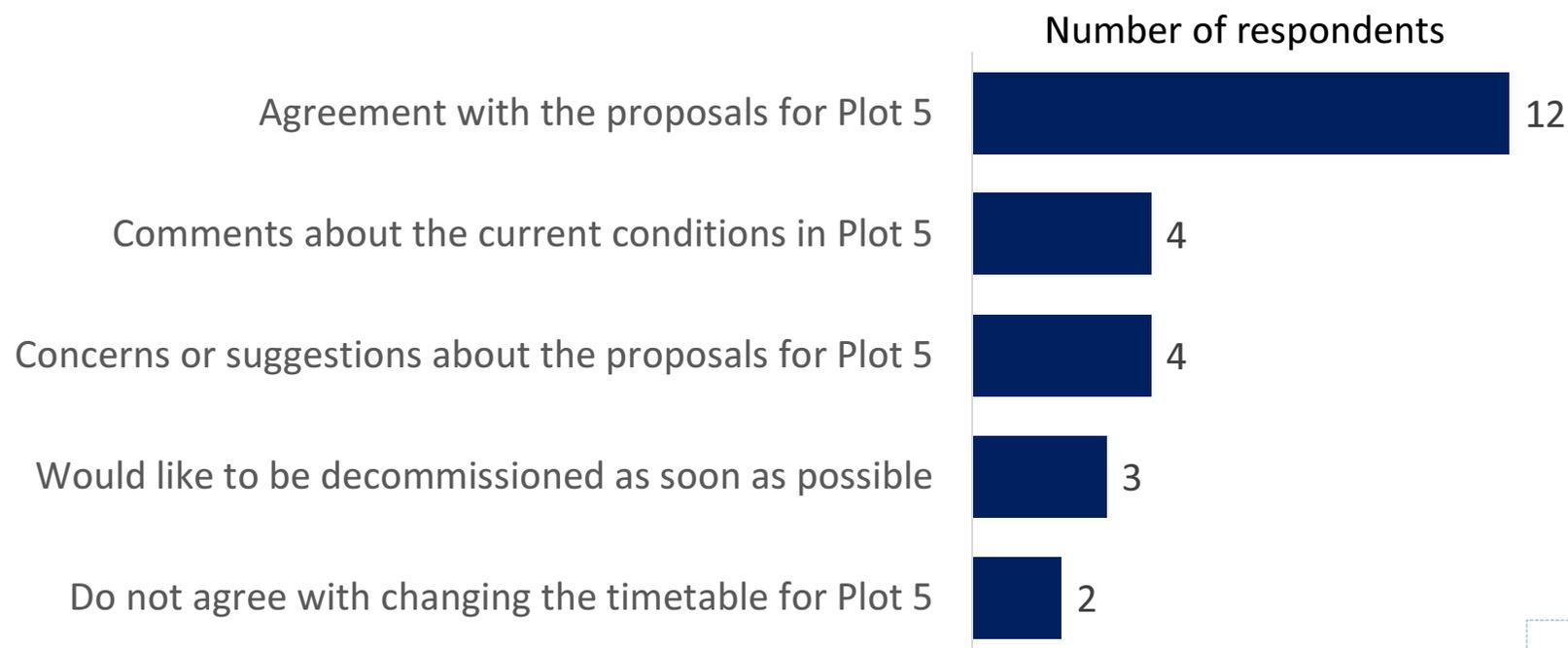
* sample sizes for these groups are small, please keep this in mind when interpreting results

Proposed changes to the order of Plot 5 – free text responses

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 comments in full.

Free text comments on Plot 5



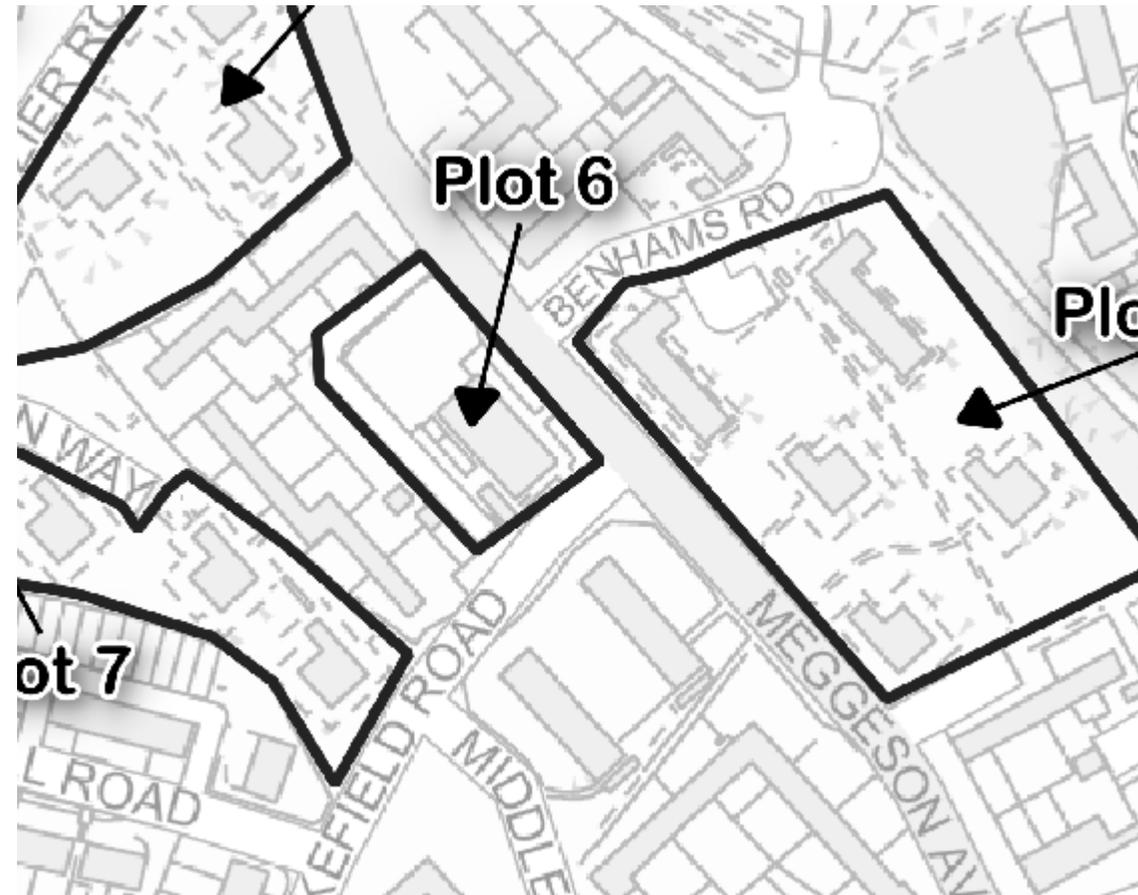
Respondents may have made multiple points in their comments, so may be counted in multiple themes.

Suggested changes to the order in Plot 6

Proposed changes to plot 6 timetable

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.

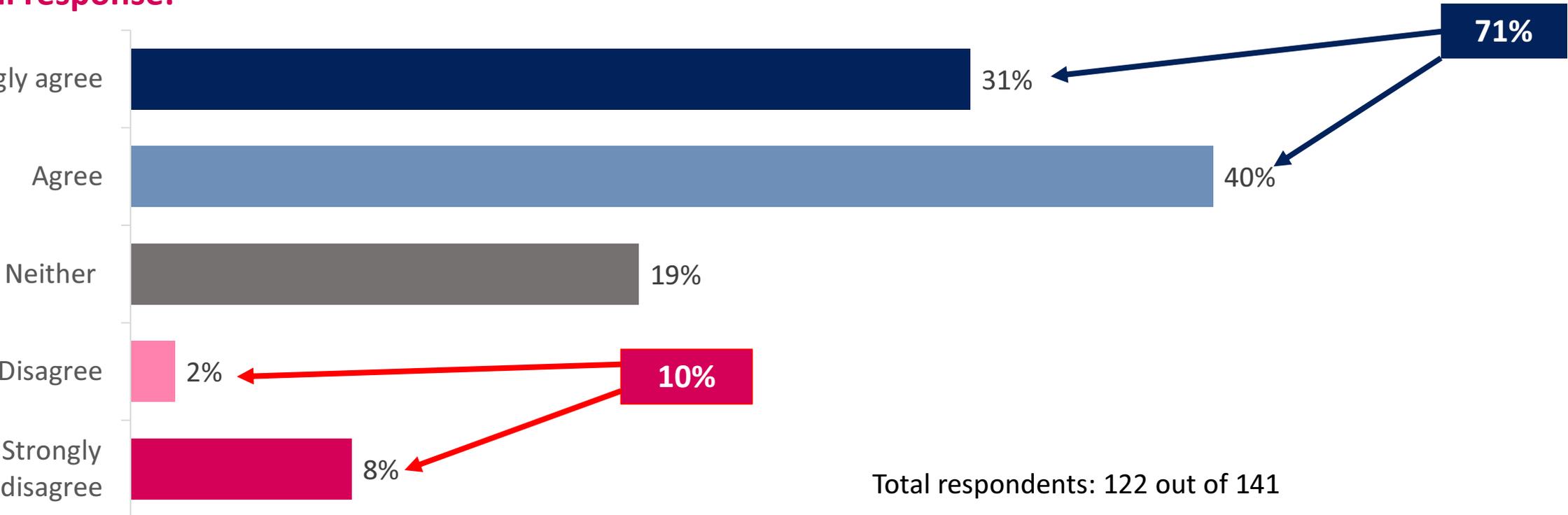


Agreement with changes to timetable: plot 6

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

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

Full response:



Agreement with changes to timetable: plot 6

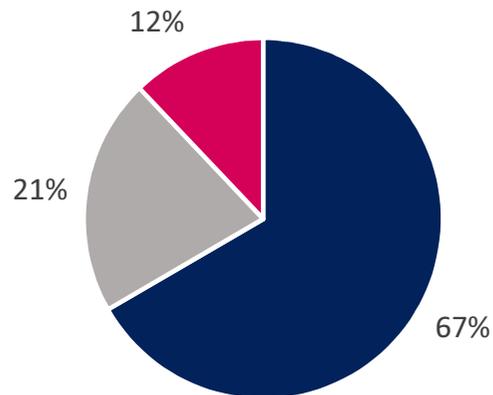
Analysis:

- There were slightly lower levels of agreement reported by residents of the properties 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**.

Question:

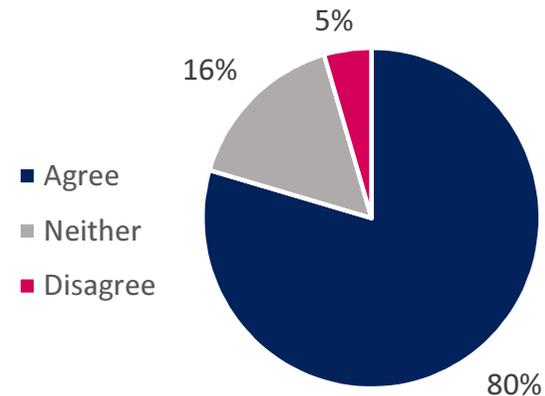
To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?

Residents of plots due to be decommissioned



Total respondents: 33*

Other residents of Townhill Park



Total respondents: 44*

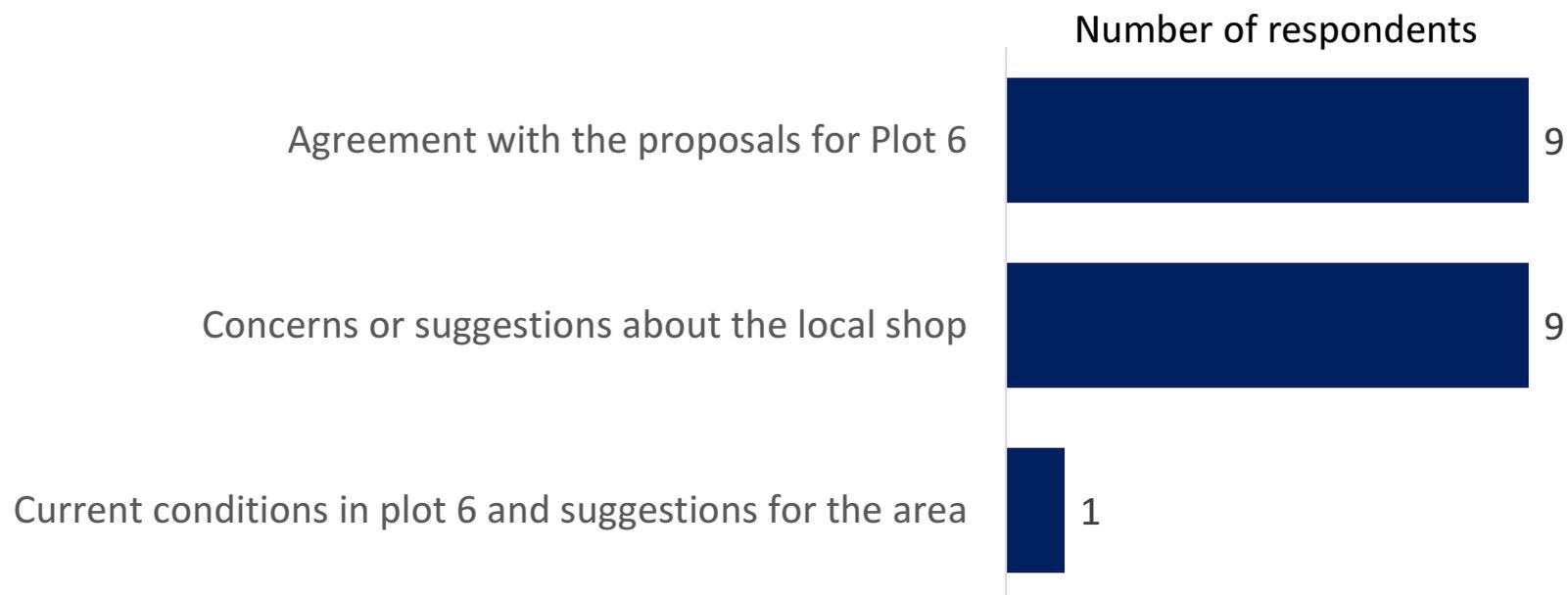
** sample sizes for these groups are small, please keep this in mind when interpreting results*

Proposed changes to the order of Plot 6 – free text responses

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
comments, so may be counted in multiple

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

Proposed changes to plots 7, 12 and 13 timetable

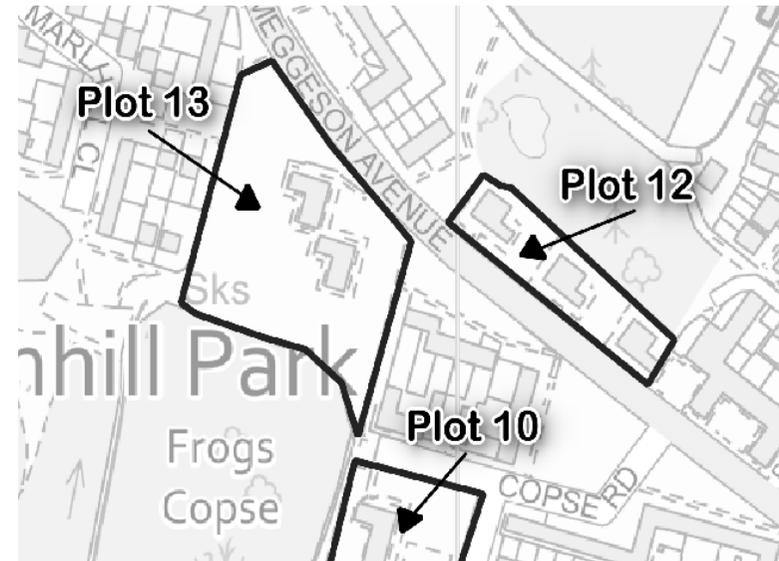
Proposed changes to plots 7, 12 and 13 timetable:

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.

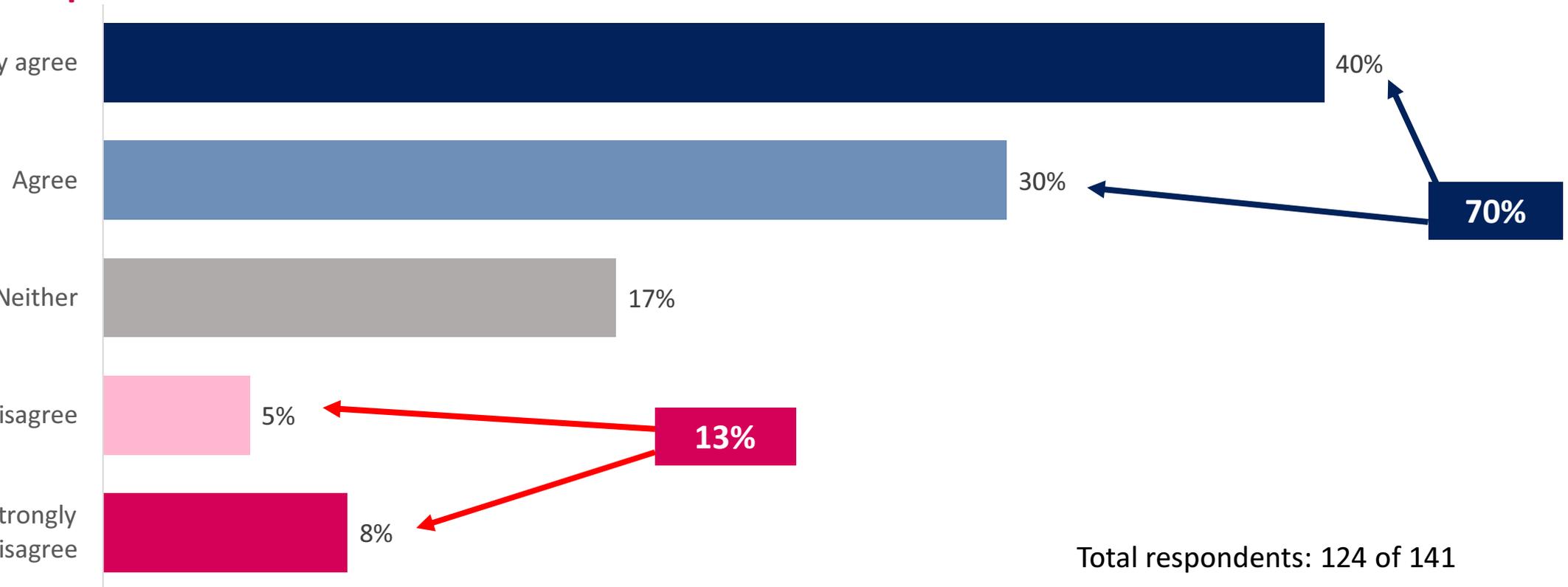


Agreement with changes to timetable: plots 7, 12 and 13

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

Question: 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)?

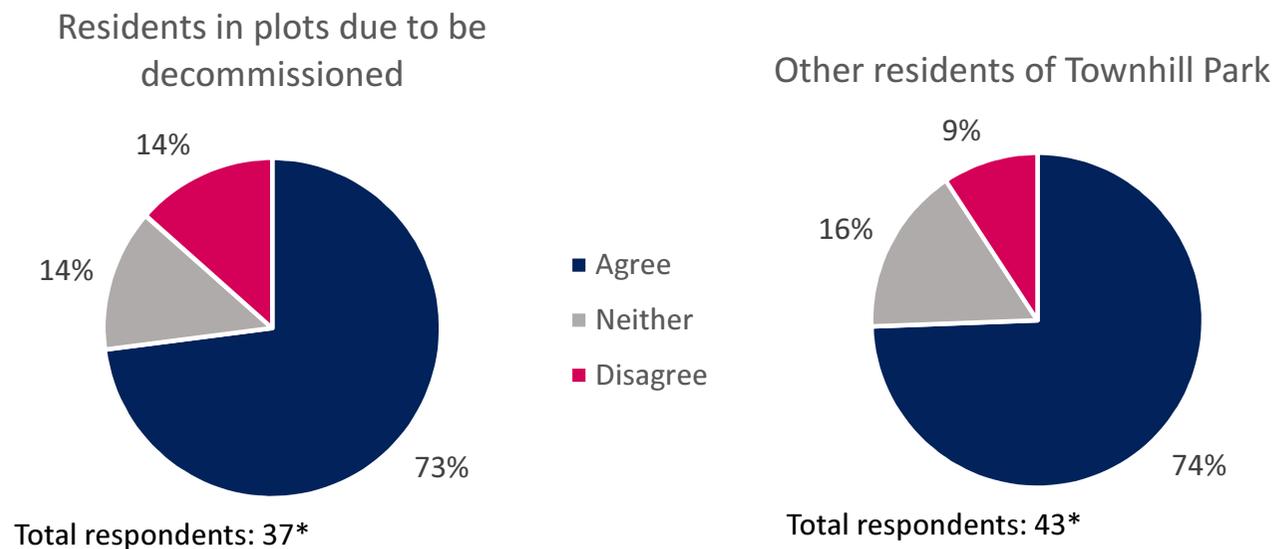
Overall response:



Agreement with changes to timetable: plots 7, 12 and 13

- Key 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).

Question: 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)?



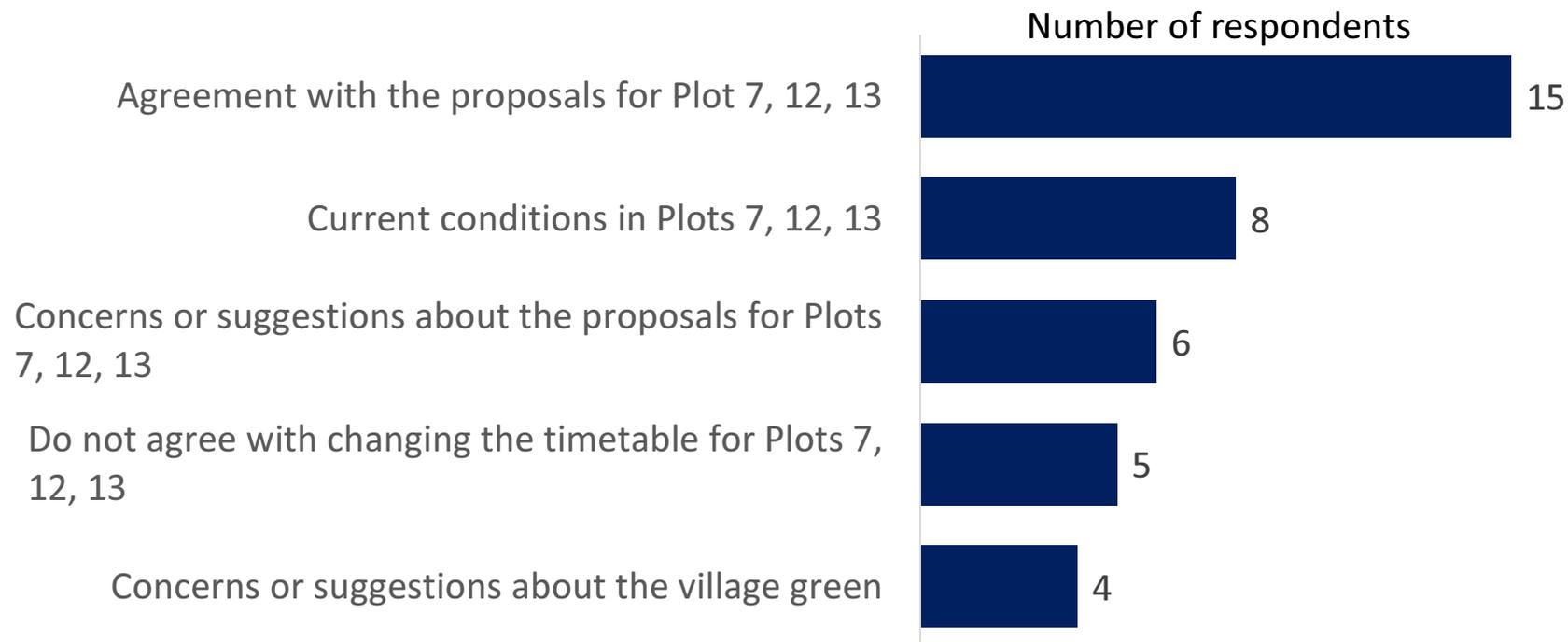
** sample sizes for these groups are small, please keep this in mind when interpreting results*

Proposed changes to the order of Plots 7, 12, 13 – free text responses

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 categories.

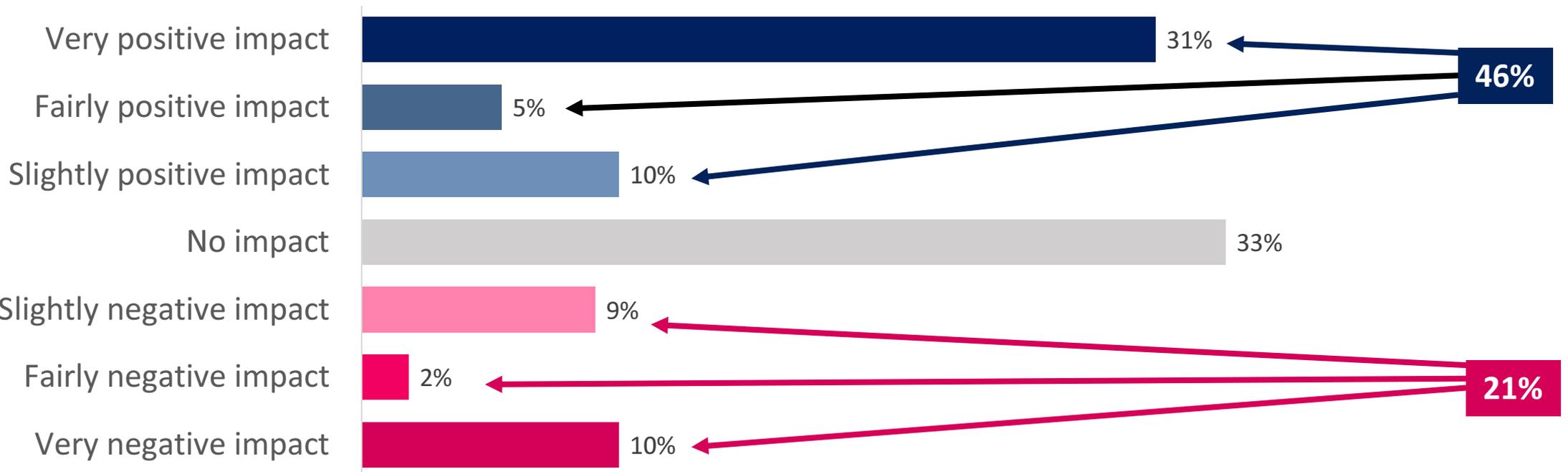
Impact of the proposals and further comments

What impact would timetable changes have on residents?

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

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

Full response:



Total respondents: 111 of 141

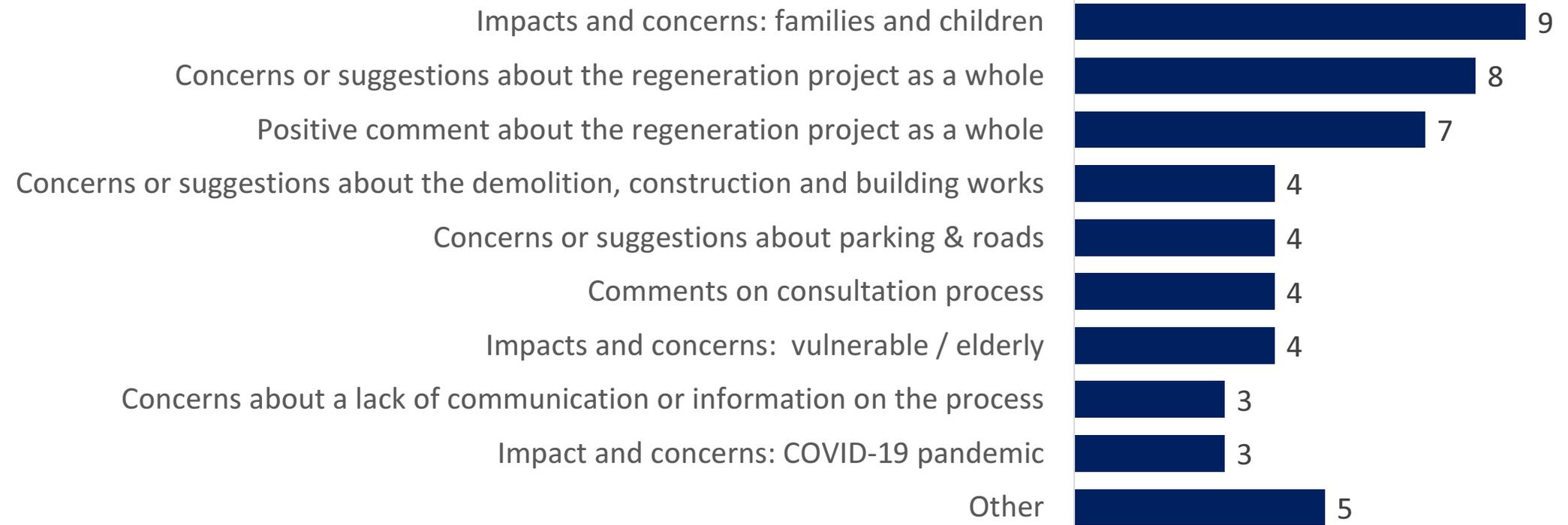
Other comments– free text responses

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.

General comments

Number of respondents



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