

# Consultation on the order of decommissioning in Townhill Park



**Important questionnaire: do you have views on the order in which the blocks in Townhill Park should be decommissioned? We are suggesting changes to the order, so, please read more and answer the questions below.**

This questionnaire can also be completed online at:

**[www.southampton.gov.uk/townhillparkorder](http://www.southampton.gov.uk/townhillparkorder)**

The deadline for completing this questionnaire is: **Thursday 31 December 2020**

None of the questions on this survey are compulsory, you can skip past any questions you don't want to answer.

## Background

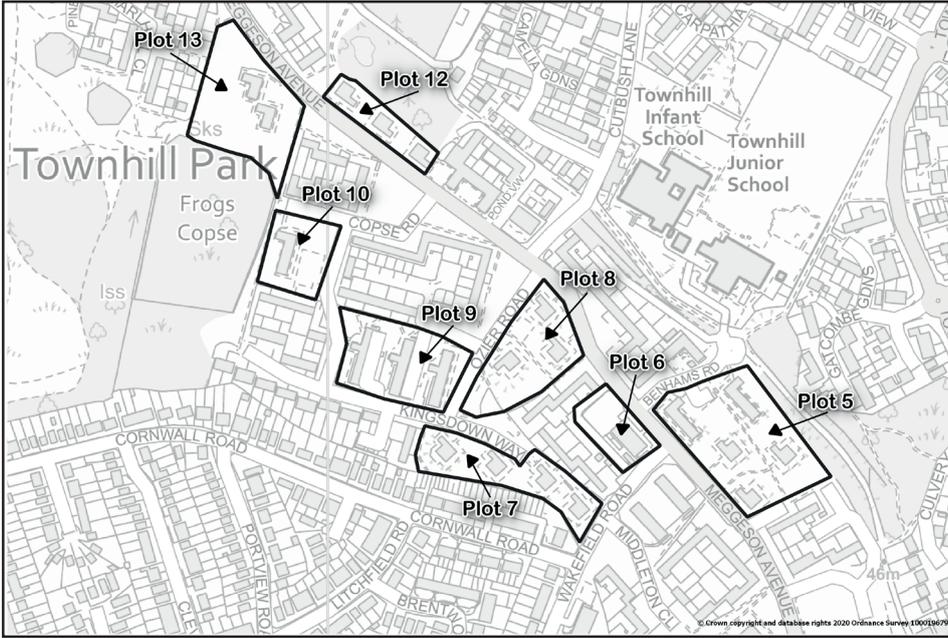
In 2017 the City Council consulted on a revised decommissioning timetable changing the phases and giving details of the timescales of the different plots. Decommissioning is when the council makes a decision to redevelop a property which means the tenants and leaseholders would be required to move out. The suggested changes were largely driven by issues with the condition of properties and likely expensive repairs. These changes formed part of a bigger city-wide consultation on the decommissioning and regeneration acquisition policies. The revised timetable was approved by Cabinet in November 2017.

When we consulted on the decommissioning timetable, we did say that the order may be reviewed as time goes on. It could be adjusted to make sure we deliver the most efficient decommissioning and building programme. We also said that we would keep you informed and involved in this.

Recently, following discussions with residents of Townhill Park and a review of the decommissioning timetable, there are a few changes that we would like to propose. There are a lot of factors to consider before making changes to the timetable, including the condition of different properties, the funding available, and what the community thinks. Therefore, it is really important to hear what you think about the proposed timetable changes.

The following sections of the questionnaire list the current decommissioning sequence followed by the suggested new sequence, as well as providing an explanation for the proposed changes and giving you the opportunity to tell us what you think.

## Location and Plot Number of Development Plots



### Redevelopment plots not shown on the map:

Plot 1 - Roundhill Close redeveloped with 56 new homes

Plot 2 - Already decommissioned and under redevelopment

Plots 3 & 4 - Withdrawn from the redevelopment proposals

Plot 11 - No decommissioning required as existing open space

## Existing order and proposed changes to the order

The order and dates that were agreed in 2017 is shown in the following table:

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)			
	Meggeson Avenue (Even numbers 144 – 164)			
5 (Phase 2)	Meggeson Avenue (Even numbers 166 – 186)	November 2021	April 2022	6 months
	Hallet Close (Odd numbers 1 – 21)			
13	Meggeson Avenue (Odd numbers 289 – 309)	May 2022	October 2022	6 months
	Meggeson Avenue (Odd numbers 311 – 331)			
12	Meggeson Avenue (Even numbers 254 – 274)	November 2022	June 2023	8 months
	Meggeson Avenue (Even numbers 276 – 296)			
	Meggeson Avenue (Even numbers 298 – 318)			
6	Meggeson Avenue (Odd numbers 107 – 125) including row of shops	July 2023	August 2023	2 months
7	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)			

Our new suggested order is shown in the following table:

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)			

**In summary, the proposed changes to the order are:**

1. To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by around 1 month.
2. 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.
3. To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 17 months.
4. To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 13 months.
5. To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 13 months.
6. To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 13 months.

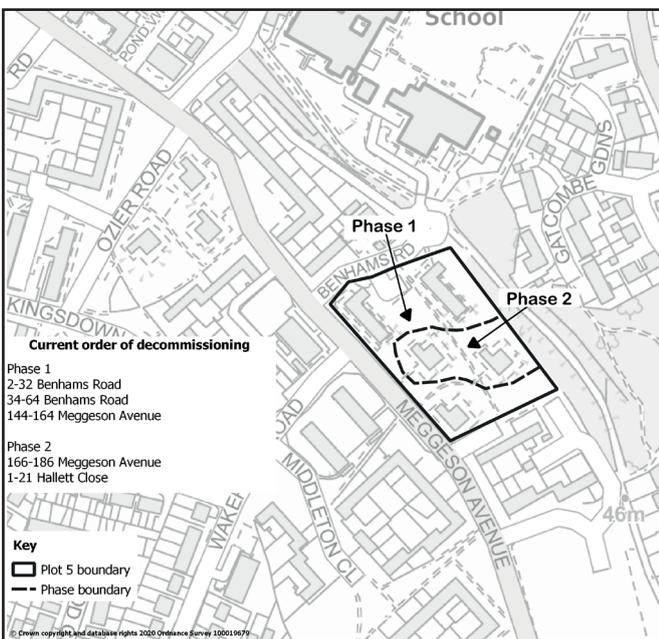
Please be aware that in addition to the suggested changes, the decommissioning plan for all remaining plots has experienced a 3 month delay, so far, due to COVID-19 as we could not continue safely during lockdown. The dates have been revised in the proposed timetable to show this change. Whilst the delay is 3 months at the moment, COVID-19 may still cause further delays to the timetable but we will try to minimise this as much as possible.

We will now explain our reasons for suggesting these changes and would like to know what you think.

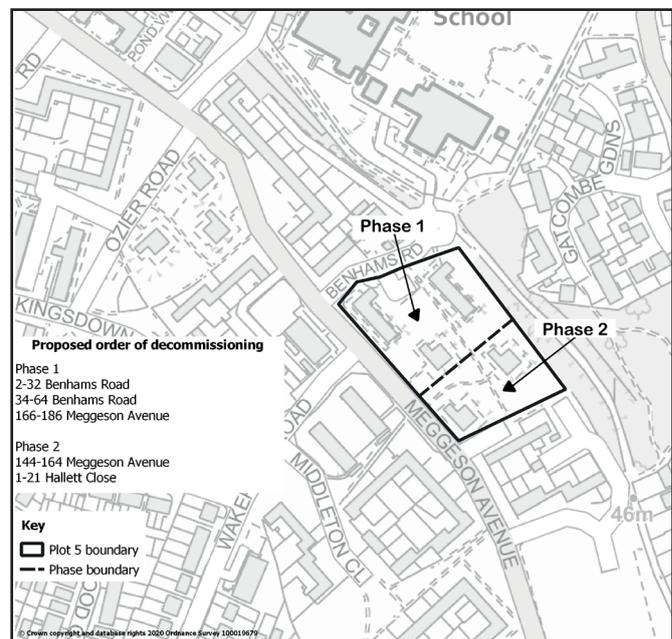
**Suggested changes to the order of 166-186 Meggeson Avenue and 144-164 Meggeson Avenue (Plot 5).**

We are proposing to bring forward the start date for decommissioning for 166-186 Meggeson Avenue by around 1 month. The reason for this is so decommissioning can happen at the similar time as the blocks on Benhams Road (2 – 64). They are closer to each other on plot 5 so it makes more sense to do them both at a similar time. This means we can progress the demolition and redevelopment of this first part of plot 5 quicker.

As a result of starting the decommissioning of 166-186 Meggeson Avenue sooner, this would result in a delay to the start date for decommissioning 144 – 164 Meggeson Avenue 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. Blocks are usually decommissioned one at a time within their plots so that tenants are not all moving at the same time. This is why there can be quite a long length of decommissioning in the tables shown. As 144-164 Meggeson Avenue was originally the last block to be decommissioned in phase 1 of plot 5, it would have been decommissioned towards the end of the time range we originally showed you. Therefore it might not be a 15 month delay as suggested by the difference between the original start date and our proposed start date, and could be around 8 months instead.



Current order of decommissioning for plot 5



Proposed order of decommissioning for plot 5

**Q1. To what extent do you agree or disagree with the suggested changes to the order of 166-186 Meggeson Avenue and 144-164 Meggeson Avenue (Plot 5)?**

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Don't know



**Q2. Please use the following space to write any comments you have. Also tell us how the suggested changes may affect you or let us know if you have an alternative suggestion you think we should consider.**

**Suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)**

We are proposing to bring forward the start date for decommissioning 107-125 Meggeson Avenue (plot includes the row of shops) to Feb 2022, although it could be before.

The reason for this is to allow the new retail facility to be built sooner. Originally, we were planning to move Ozier Road to allow space for a new retail unit to be located on Meggeson Avenue between Ozier Road and Bailey Green. We are looking at relocating the shop to Plot 6. This has the benefit of providing more space for the new park.

Unfortunately, there will be some time where there will be no local shop. We will do our best to minimise this, but we believe that the new retail facilities will benefit the community.

Bringing forward the start date for decommissioning 107-15 Meggeson Avenue is unlikely to cause a delay to the decommissioning of any other plots. The number of residents that need to move is low so there is unlikely to be a pressure on finding new homes.

**Q3. To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?**

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Don't know

**Q4. Please use the following space to write any comments you have. Also tell us how the suggested changes may affect you or let us know if you have an alternative suggestion you think we should consider.**





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**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)**

We are proposing to bring forward the start date for the decommissioning of 1 – 87 Kingsdown Way (plot 7) by around 13 months to August 2022. The reason for this is that now Rowlands Walk is being decommissioned, the Copse Road blocks and the Ozier Road blocks are demolished, it would be better to bring forward the decommissioning of 1-87 Kingsdown Way as these blocks are right next to these plots. This would avoid returning to 1-87 Kingsdown Way at the very end of the programme and disrupting the newly completed part of the neighbourhood including the new park.

The new park referred to as the Village Green is to be built by March 2022. It is to be located on the now vacant land between Meggeson Avenue, Ozier Road and Bailey Green. This will provide a focus for the community and provide both play and an events space. We will let you know when the exhibition of the proposals will be.

As a result of starting the decommissioning of 1-87 Kingsdown Way sooner, this would result in a delay to the start dates of 289-331 Meggeson Avenue (plot 13) and 254-318 Meggeson Avenue (plot 12). The start date for 289-331 Meggeson Avenue (plot 13) would be delayed by around 13 months to June 2023. The start date for 254-318 Meggeson Avenue (plot 12) would be delayed by around 13 months to start in December 2023

**Q5. 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)?**

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Don't know

**Q6. Please use the following space to write any comments you have. Also tell us how the suggested changes may affect you or let us know if you have an alternative suggestion you think we should consider.**





**Overall**

**Q7. If the suggested changes to the decommissioning timetable happened, what impact would this have on you, your family or your community?**

- Very positive impact
- Fairly positive impact
- Slightly positive impact
- No impact
- Slightly negative impact
- Fairly negative impact
- Very negative impact
- Don't know

**Q8. Please use the following space to tell us more about this impacts that the suggested changes would have.**

**Q9. Which of the following best describes you and your interest in this consultation? (Tick all that apply)**

- As a resident of Townhill Park, in a property that is going to be decommissioned
- As a resident of Townhill Park, in a property not planned for decommissioning
- As a resident elsewhere in Southampton
- As a private business
- As a public sector organisation
- As a third sector organisation (Voluntary groups, Community Groups, Charities)
- As an employee of a local authority
- As a political member
- Other, please specify:

**Q10. (If an organisation) Please provide the name of your organisation if you are happy to have the name attributed to your response:**





**Q11. If your home is going to be decommissioned, which address do you live in?**

- Benhams Road (Even numbers 2 – 32)
- Benhams Road (Numbers 34 – 64)
- Hallet Close (Odd numbers 1 – 21)
- Kingsdown Way (Odd numbers 1 -21)
- Kingsdown Way (Odd numbers 23 – 43)
- Kingsdown Way (Odd numbers 45 – 65)
- Kingsdown Way (Odd numbers 67 – 87)
- Meggeson Avenue (Odd numbers 107 – 125)
- Meggeson Avenue (Even numbers 144 – 164)
- Meggeson Avenue (Even numbers 166 – 186)
- Meggeson Avenue (Even numbers 254 – 274)
- Meggeson Avenue (Even numbers 276 – 296)
- Meggeson Avenue (Odd numbers 289 – 309)
- Meggeson Avenue (Even numbers 298 – 318)
- Meggeson Avenue (Odd numbers 311 – 331)
- Rowlands Walk (Odd numbers 45 – 131)
- Prefer not to say

**Q12. Please provide us with your postcode (This is to understand opinions across the area and will not be used to contact you)**

**What happens next?**

The consultation closes on **Thursday 31 December 2020**. After this date, consultation results will be analysed and reported. We would need to consider the results very carefully before making a decision on whether to change the order and will need to take into account other factors such as the condition of other properties, cost and the number of homes that can be delivered when.

We will let residents of the affected properties and those who responded know the outcome of this decision.

The information collected about you during this survey will only be used for the purposes of research. We may use it to contact you about this. We will only share your information with other organisations or council departments if we need to. We may also share it to prevent, investigate or prosecute criminal offences, or as the law otherwise allows. Please be aware that any comments given on this form may be published in the report. However, the council will endeavour to remove any references that could identify individuals or organisations. Our Privacy Policy (<http://www.southampton.gov.uk/privacy>) explains how we handle your personal data, and we can provide a copy if you are unable to access the Internet.

