

Clowance Street Community Led Housing Consultation Report

February 2021

Summary

This report presents the results of the consultation exercise which set out to gauge the views of the local community about the idea to redevelop a site on Clowance Street for new build housing. The housing would be owned by Plymouth Community Homes and locally managed by Pembroke Estate Management Board. The report finds a substantial majority of respondents are in favour of the idea.

Introduction

Pembroke Estate Management Board (PEMB) is a community led not for profit company. The resident led board approved the idea of developing new homes for rent in Devonport with the preferred aim of addressing housing shortage amongst older residents who wished to downsize and continue living in Devonport.

The Government has an ambitious target to build 300,000 new homes per year, Community led housing is one model that is being promoted to meet this demand. It is hoped that smaller sites which are often overlooked by developers can be brought forward for development via community led schemes. To facilitate this process, the Government made funding available to assist with the costs of bringing ideas forward, upto and including the planning application stage.

PEMB led the community consultation exercise for the proposed development on Clowance Street. The site is currently used as a multi use games area. The proposal is to build 5 x 1 bedroom houses or 9 x 1 bedroom flats on the site and to relocate the games area to the rear of the Neighbourhood Centre which is adjacent to the site.

The Consultation Process

With the Covid19 pandemic preventing any face to face consultation during most of 2020 and also into 2021, PEMB had to revise the original community consultation plan. In place of meetings and open events, the plan changed to focus more on online consultation via a website, social media and email. In recognition that a significant proportion of the community don't have regular access to the internet, leaflets and surveys were also hand delivered to residents. The consultation was planned and promoted as follows:

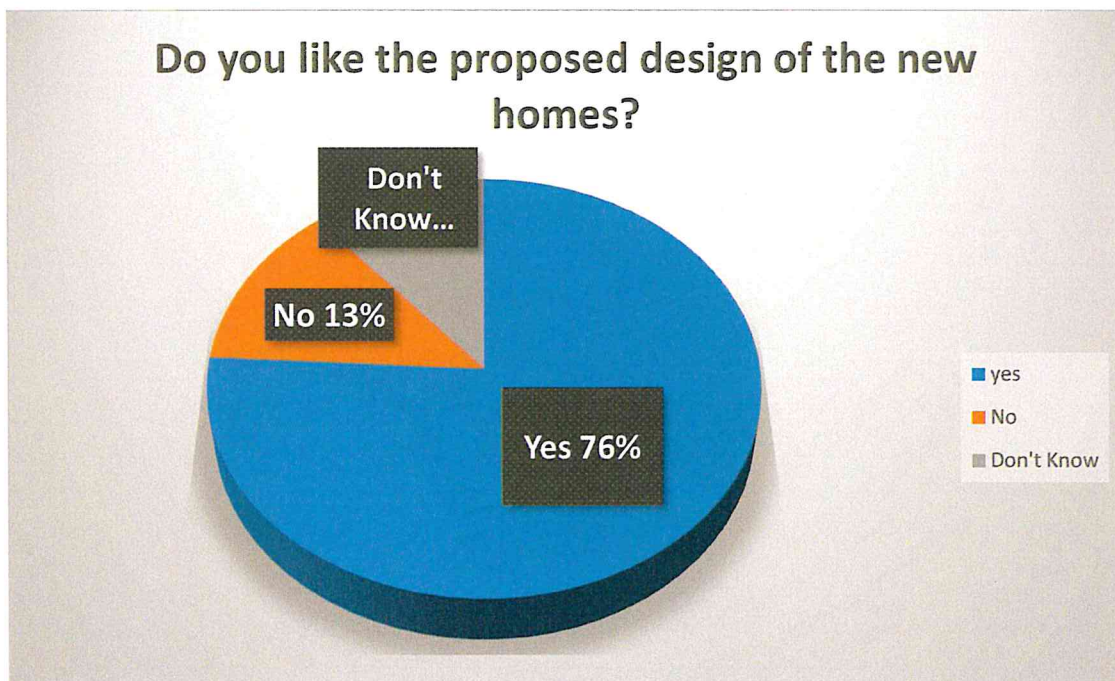
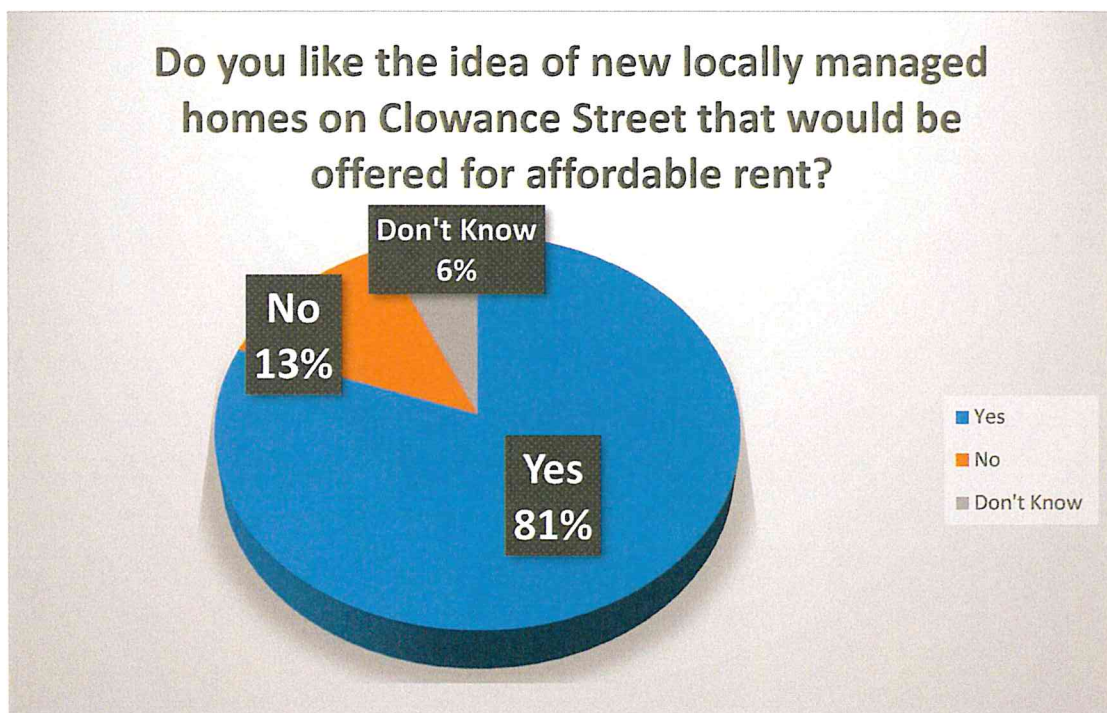
- A dedicated website was devised to outline what community led housing is, together with details about the specific proposals for Clowance Street and options for getting in touch and receiving regular email updates. www.pembrokehousing/communityhousing
- A dedicated Facebook page 'Devonport Community Housing' was set up with regular updates added. The facebook page was promoted widely including via 'page shares' from partner organisations to try to increase reach.
- A short promotional 'explainer' video was created and widely shared online.
- A press release was sent to Plymouth Live which resulted in a story being published on their website.
- A fold out colour leaflet was created and hand delivered to 500 residents in properties surrounding the proposed site.
- The leaflet and accompanying survey were also shared with the 'Devonport Help a Neighbour' project who had regular and ongoing contact with a large section of the community.

- The article about the consultation was also included in the PEMB newsletter which was distributed to all Pembroke Street residents.
- The consultation video and the survey were both additionally targeted with focused local advertising via facebook to ensure as many residents and potential stakeholders as possible saw the information and had the option to submit their feedback via the 'survey monkey' link.
- Existing stakeholder organisations were sent an email about the scheme which included links to the website and the online survey page and the leaflet as an attachment.

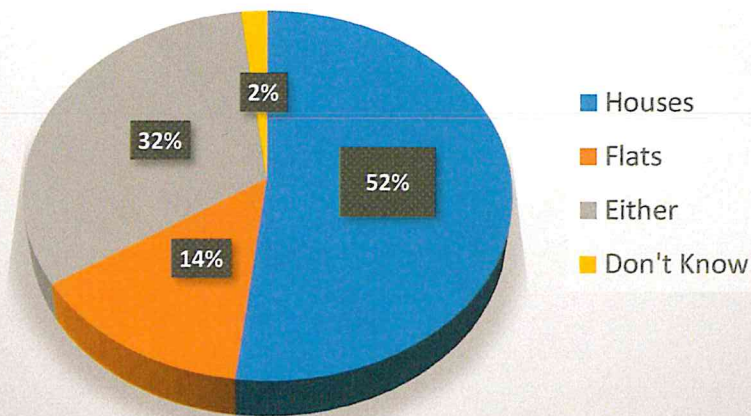
The Results

There were a total of 108 survey responses received. 80 responses were submitted online via the 'survey monkey' link and 28 paper based surveys were completed and returned to the EMB estate office.

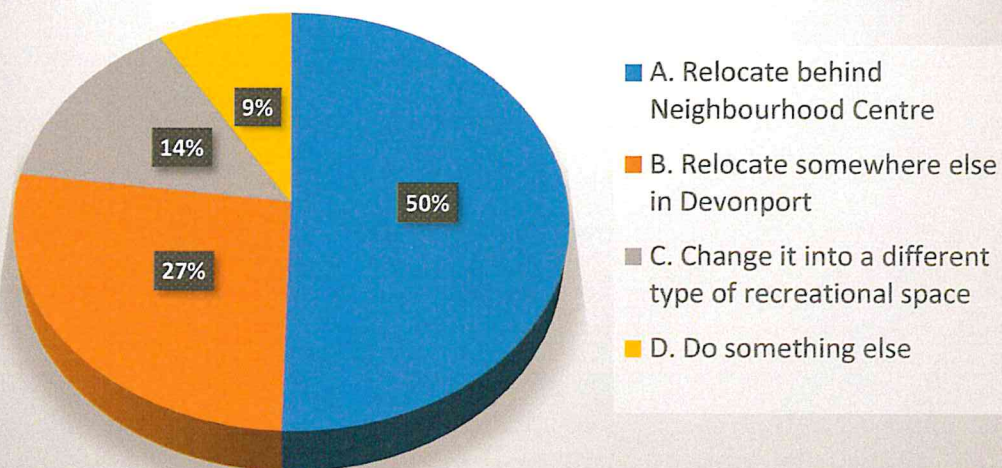
The questions and the results were as follows:



Do you have a preference for houses or flats?



What do you think should happen to the multi use games area?



Responses received for 'change it into a different type of recreational space' or 'do something else':

New childrens park and a new football cage + flower beds
Perhaps a skate park.
I'd like to suggest raised planters to grow veg or flowers for the tenant's that don't have gardens to help us reduce are carbon footprint and have a chance to grow are own stuff and I was thinking that we could rent them out to the tenant's who would like to do this at a low cost and that will also bring a little bit of funds back into Pembroke Street
Perhaps something comprising suitable stuff for both older and younger kids.
Happy either way
Mini games pitch and play area for younger children
More things for different aged kids – Monitored!!
Open to ideas for the children.
We would like to have a park.
Park for kids
Like to have a park
Youth club for the kids
Park for kids

Small children play area
Children play area
Open to ideas for children
More things for different aged kids -Monitored
Don't touch it! It gets used! It's only been neglected due to covid
Keep the area
Leave it has it is and do it up
a mountain bike type track or skatepark
Playground for children between 3 and 10 years old
Ensure that peeps responsible for its new location and purpose do a better job of maintaining site and its features. In press it is described as d as an eyesore and run down... please make sure those who have allowed that to happen year after year are not in position of the new site. If the aim is to focus on elder residents maybe a communal allotment would be better use of space.
Keep the space
Keep it there!!

Responses to 'do you have any other comments or questions about the proposed idea'?

I don't think it would be a good idea to put the recreational ground behind the neighbourhood centre as it would be too isolated. I don't know if outside the boxing club could be an option?
You do not need to take away the games area, the youth will be affected. Go build your poxy houses else where.
What about vehicle parking and how does this affect the road It might need widening to accommodate additional traffic
Why one bedroom?
I think the space is already well used. Will be a big shame if DEVONPORT was to lose this. I personally use it and would carry on using it. All it needs is PCC to actually spend some money cutting the trees back.
Do the ball park up and leave it to the kids and familys they don't have much has it is and you want to rake it away from them shame on you
Yep just do it up and leave alone for the kids and adults that use it
Where will residents park where will people play football basketball parents teaching children to ride bikes you state the cage is an eyesore why as Pembroke street let it get to this also traffic spreads through the road day and night I think greed comes into this the cage is used daily
A lot of children play in the basketball court. The area surrounding is a bit of peace and nature. Better for mental health.
How would it be decided which people would qualify for a one bedroom flat
Before building any new structures, any unused or abandoned original buildings should be restored and brought back into the housing market. If all unoccupied properties, such as flats above shops, were to be re-used then there wouldn't be the need for most of the new builds in this country.
Really good idea, keen to see this happen!
To be as resident led as possible so local people can get a say and also first in line for the new homes, hopefully designed for people who are struggling with stairs in their existing flats
The road on the bend needs to be made wider take away some of the grass verge and make it wider.
I prefer houses, however I accept that circumstances may make the development of flats more viable. Regardless of the type of development I do not want the community to lose the recreational space in any circumstance. I accept that the current provision may need to be reduced in size or offered as a different type to fill the available space.
Will there be Parking spaces? And the narrowing of the road by the current cage will that be addressed as there will be an increase of traffic.

<p>With the rent being subsidised and the future accommodation being targeted for down sizing seniors surely 1 bed flats would be a better use of resources 9 flats could free up 9 homes to younger growing families. There are 1 bed properties in Pembroke St so a current resident could apply to downsize without need of a 1 bed 2 storied home. Still reside within the community and have 9 homes in an area that has good estate office, great estate caretakers, community links etc etc. If the real aim is to free up under used social landlord accom having 9 units available will give options and opportunities for more tenants. Surely Housing socially funded should be for our needs not our wants.</p>
<p>The multi use games area should be kept for the kids in the area</p>
<p>It's a joke taking the children's cage away that still gets used</p>
<p>Where do I find out more? When does building start? Is it in the basketball court?</p>
<p>I would be open to moving to a one bedroom house. I currently have a 2 bedroom flat in Pembroke Street.</p>
<p>HOPE IT BLENDS WITHIN THE AREA</p>
<p>It's a good idea</p>
<p>The area needs to be cared for. Litter picked up. Graffiti cleaned if not sanctioned. It needs to be a welcoming space.</p>
<p>Would be interested in one of the properties when it happens. If a flat would need ground floor</p>
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<p>One bedroom flats/houses are always a good idea. There is a need for a multi games area in an attempt to give the kids a place to be.</p>
<p>I've followed this idea from the beginning, and think it's strong. I've admired the EMB's - esp Will Watts' - tireless and intelligent efforts to progress this.</p>
<p>Yes the cage has been there a long time why should you get rid of it has children and older people use it it should be left alone it bad enough that your building all over devonport and taking all the places the children can with a ball has for Pembroke street office trying to get rid of it the children in the flats there cannot play ball there has there are signs up and also it's not has bad has you have made it out to be in the pictures that you have printed in the survey there are only a few that would like to get rid of the cage more the older Generation then the younger ones if you put houses or flats there it going to be on a bend it's bad enough trying to drive down that bit of</p>

road went people park on yellow lines I've seen buses have trouble driving down there and struggling to turn with the amount of people parking along that street so to put flat or houses there it would be made worse which I'd don't agree with
The local bus service stops at this point as someone who is reliant on this service and am disabled there would need to be a consultation on where this will be relocated, also I'm not convinced that the EMB are the right people to have the management of this new development as they make different rules to Plymouth Community Homes the tenancy agreements need to mirror that of Plymouth Community Homes, how will onsite parking be addressed as the main road at this point is a pinch point as it's not wide enough for two cars to pass so how will this be addressed? Also what will this bring to the area what do we get as a neighbourhood maybe a facelift for the community centre to bring the outside more updated to the housing in the area! Maybe a widening of the road at the pinch point?
Great Scheme, happy to help more?
As long as the space is relocated and not lost. Young people have very little space as it is
This is a much needed project and will make that area look so much better.
No Flats = More residents
It be nice to have new people here as well.
You have to take into consideration that mainly 1 bed properties are used for elderly people and flats mean stairs. Unless for younger it would be ok for flats.
I think it is a good idea as people need housing and this is a nice quiet area to live in and close to beautiful views and amenities and we have nice friendly neighbours.
It would be nice to see some raised bed, for people to do some gardening, and put some tables and chairs for people to sit and chat.
Is there a plan with regard to relocating the current bus stop?
Don't think the houses or Flats should be built as its taking away fun for the kids. Don't need any more homes.
Is any plan in place with regard to the nasty bend in the road and the parking on Clowance street? There were double yellow lines on the side of the flats which seem to be ignored.
We would very much like to change Flat for House.
We would like to be considered if flats will need ground floor.
Think it's a good idea as makes use of land which is wasted and just a bit of an eyesore
Where do I put my name down for a 1 bedroom house, I'm downsizing 😊
What a brilliant way to get your message across. Well done all involved. More projects like this needed Nationwide for locals to feel involved.
I think Pembroke st neighbourhood center area be great having the trail to learn kids to ride there bike like Victoria Park have , when I was there I suggested to Martin certificate when they learnt to ride from the cafe, were we could do them, he wouldn't listen to idear but people loved them , That would then bring bike ability in to Devonport in holidays to learn to ride there bike, just a suggestion and I know got used everyday and no noise for neighbourhood

Statements of Support

A number of organisations connect to Devonport and or PEMB to let them know about the proposals. The following comments were received:

When I was Minister for Housing in the 1990's, I visited Plymouth and have vivid memories of the poor conditions of housing in Pembroke St. I did what I could at the time to promote regeneration and recently read the Annual Report and Parliamentary Review of the above Board.

I was enormously impressed and encouraged by the progress that has been made over 25 years, and I am writing to offer my support for the proposed community-led housing development in Devonport Plymouth. This is being led by the Board in partnership with Plymouth Community Homes and Plymouth City Council.

The construction of a small number of new houses may be a modest addition to the overall number of new homes needed nationally, but is important nonetheless, because this site would otherwise be overlooked by larger developers. Given that the development will be managed by Pembroke EMB Ltd and Plymouth Community Homes, it perfectly fits the 'community led' criteria. I am confident that these homes will be well managed and maintained and that the new residents will receive a high standard of service from their combined experience.

I understand that in order for the scheme to go ahead, Pembroke St EMB will need to raise approximately £25,000 to relocate an existing recreational space which has fallen into disrepair. If Homes England is able to help with this, or can access alternative sources of funding, I would be enormously grateful.

Yours sincerely

Lord Young of Cookham, CH

I have discussed this development with my colleagues, the directors of Zebra Collective (www.zebra.coop - a Devonport-based worker cooperative, founded in 2003, which works in community development and training & reflective practice for helping workers), and we are unanimous in our support for this initiative.

Zebra has worked with Pembroke St EMB since our start, collaborating on various development projects both within Pembroke St and across the Devonport community. Furthermore, one of our directors <me>, has, as a local resident and activist, worked closely with Pembroke St since 1996, on youth work and many other community engagement and development projects.

We have always been impressed at Pembroke St's work, and its continuing status as the most fully-realised tenant management organisation in the region. Maintaining this status, and keeping it thriving, requires continuous hard work with both the day to day matters of estate management and the strategic development focus: the world doesn't stand still, so P. EMB has to keep abreast of policy developments, whilst also considering strategic development of its work. That it has spotted this opportunity to grow its community-led housing portfolio, and then done the hard work to progress thus far, is testament to the vision and quality of its work.

Zebra is confident P. EMB can progress this, and we wish it success in doing so. And, indeed, we're up for helping out should there be any role at any point.

Marc Gardiner, Co-Director

For & on behalf of the Zebra Collective

I have now had the chance to read your e mail and study the attachments with great care and interest.

It all brought back vivid memories of my first real contact with the estate when I was invited to a residents' meeting in Mrs Watt's home together with the warning not to bring a car into the area as it would have been vandalised before I left the meeting ! I knew there were difficulties as I regularly received anguished cries for a move to another estate from unhappy constituents living in Pembroke Street. That was the start of my long association with the residents. I had long been sceptical about do-gooding schemes with the would be beneficiaries being told what was to be done with no input from those most affected. Time may have played tricks with my memory but I seem to recall that the residents were involved in a tentative government scheme to give tenants more say and I recall one meeting where the small group of residents so ably led by Mrs Watts were able to talk to officials about what they wanted and how the officials could help them to bring about changes. I remember one residents' suggestion was to alter the physical layout of walkways so as to prevent vandalism or attacks on pedestrians. The residents' group with their intimate knowledge of the neighbourhood knew exactly what would be needed.

From those small beginnings has grown like acorn to mighty oak the flourishing Pembroke Estate Management Board which as your attachments show not only manages the housing needs but is involved with many community projects. As a keen gardener I was especially pleased to see all the work being done to beautify the estate – but one of the many tasks you undertake. I was also most impressed by the care given to residents during the difficulties brought about by the pandemic plus wonderful volunteers helping too.

Let me turn now to the plans for the future with the possibility of building some one bedroom houses. That would certainly fulfil a real need and add a welcome addition to the estate together with improving the community facilities by updating the Mount Wise Neighbourhood Centre and re-locating and improving the play space. If you really feel that I could help the project by lending my name as a Patron I should be delighted and indeed honoured. I have always been so proud to speak about the project as a wonderful example of what can be achieved and I have mentioned it several times in Parliament over the years.

Please keep me fully in the picture. I should really like to visit the Estate once the lockdown makes movement and social contact possible.

With warmest regards,

Janet

Baroness Fookes