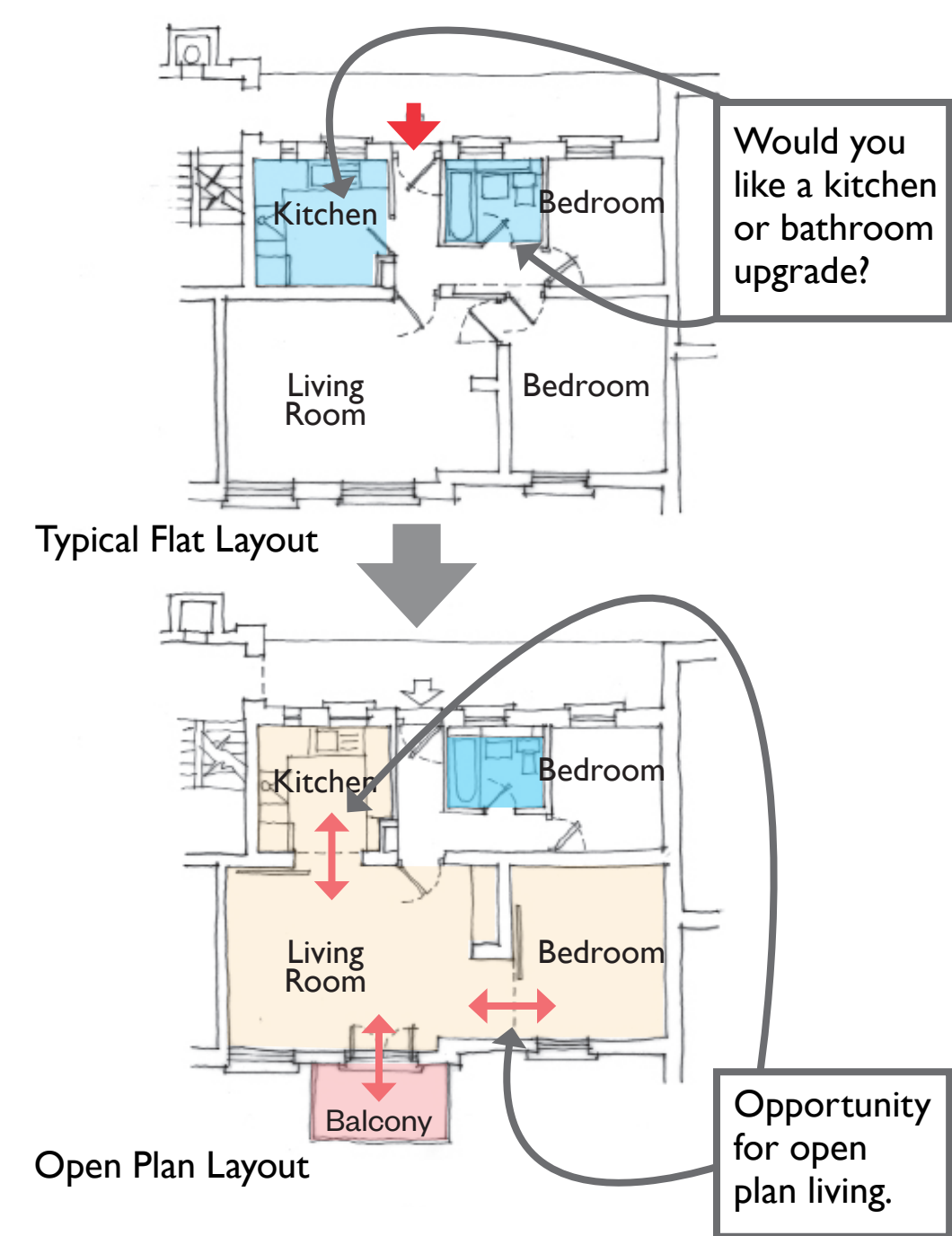
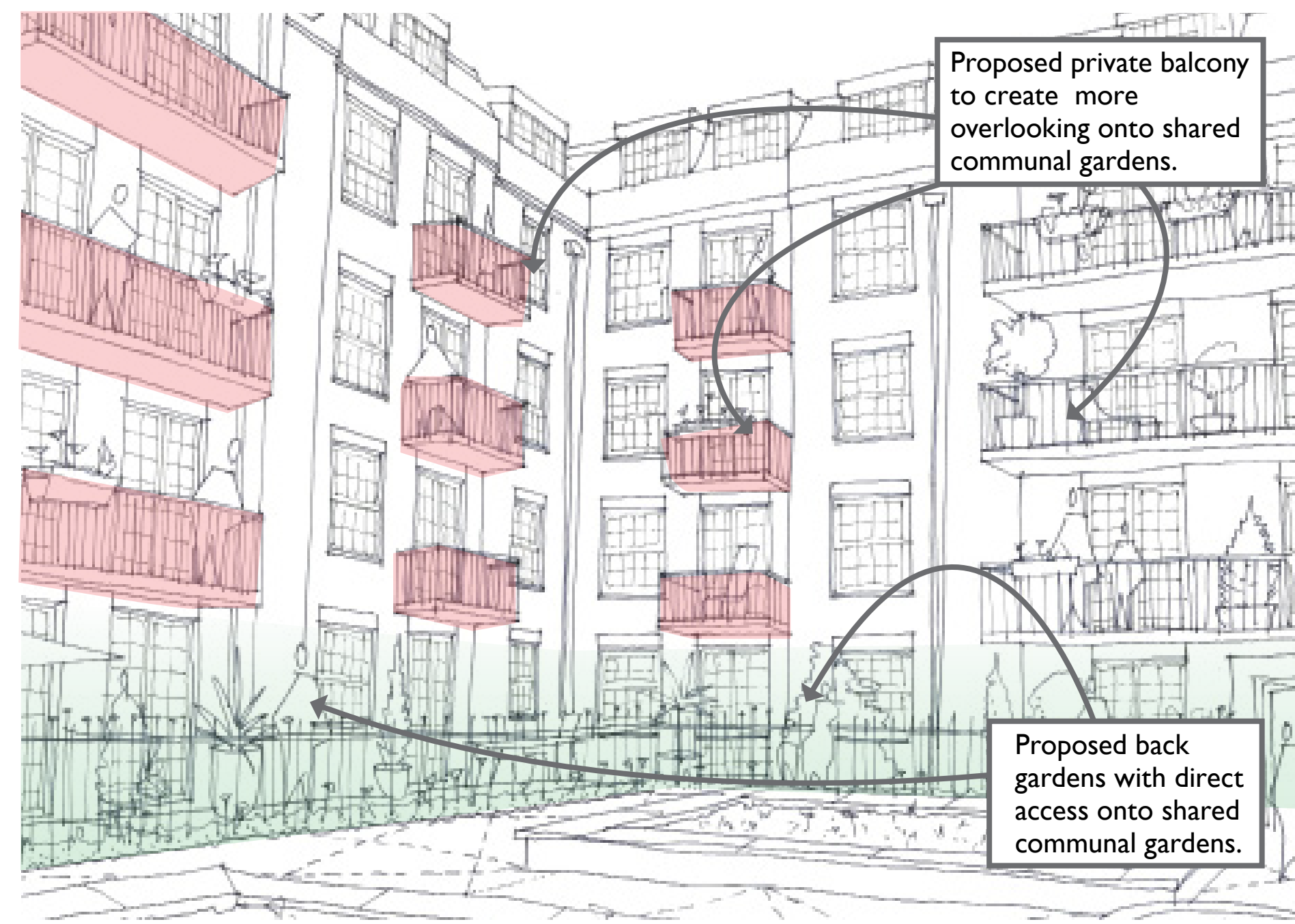


Your Homes



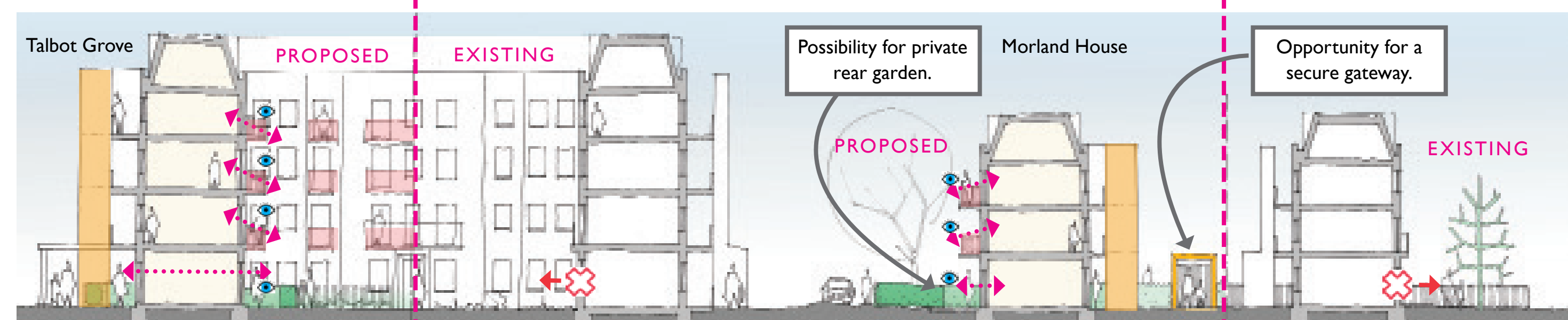
1 Would an open plan make your home feel more spacious?



2 Would you like a private balcony or garden?

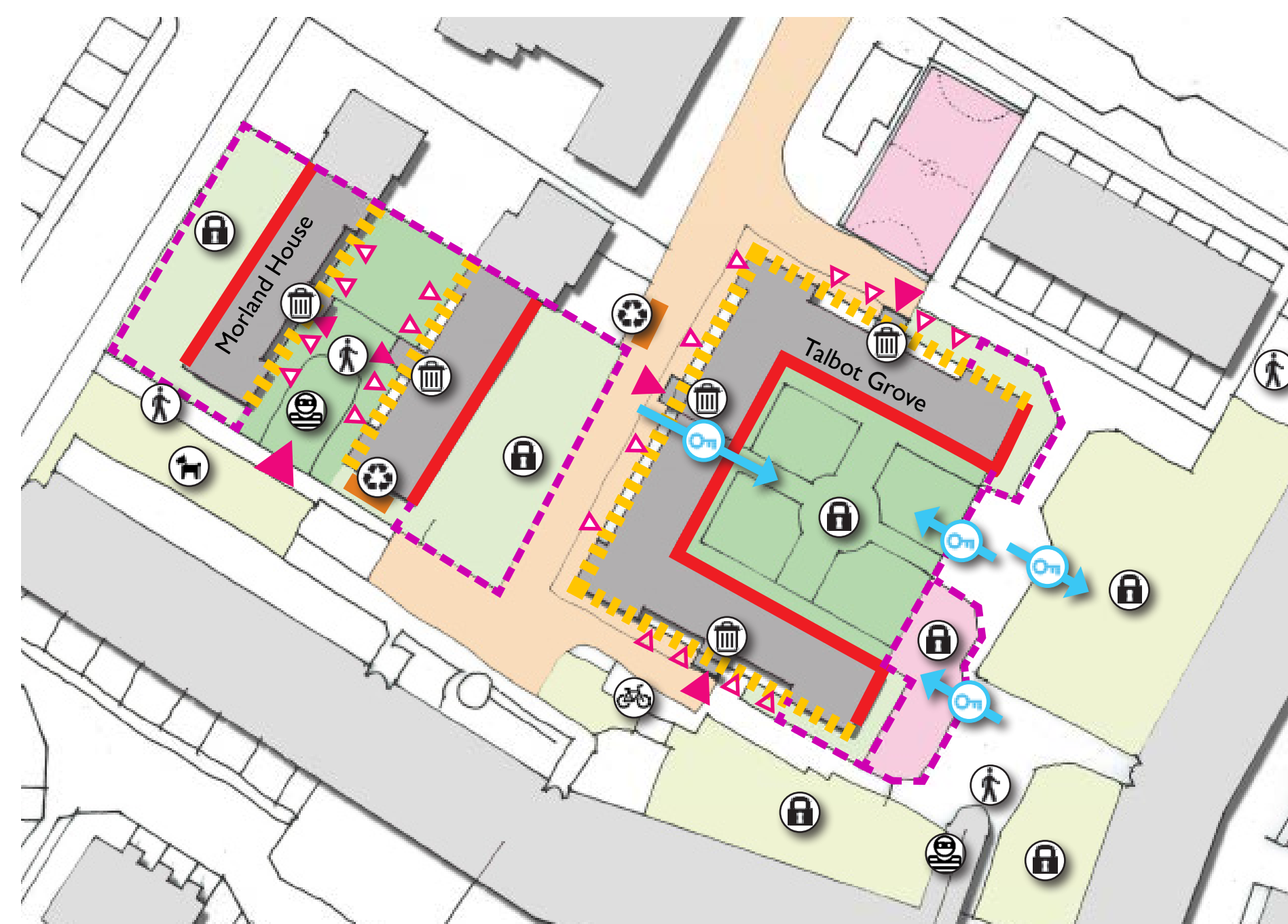


Example of a "bolt-on" balcony



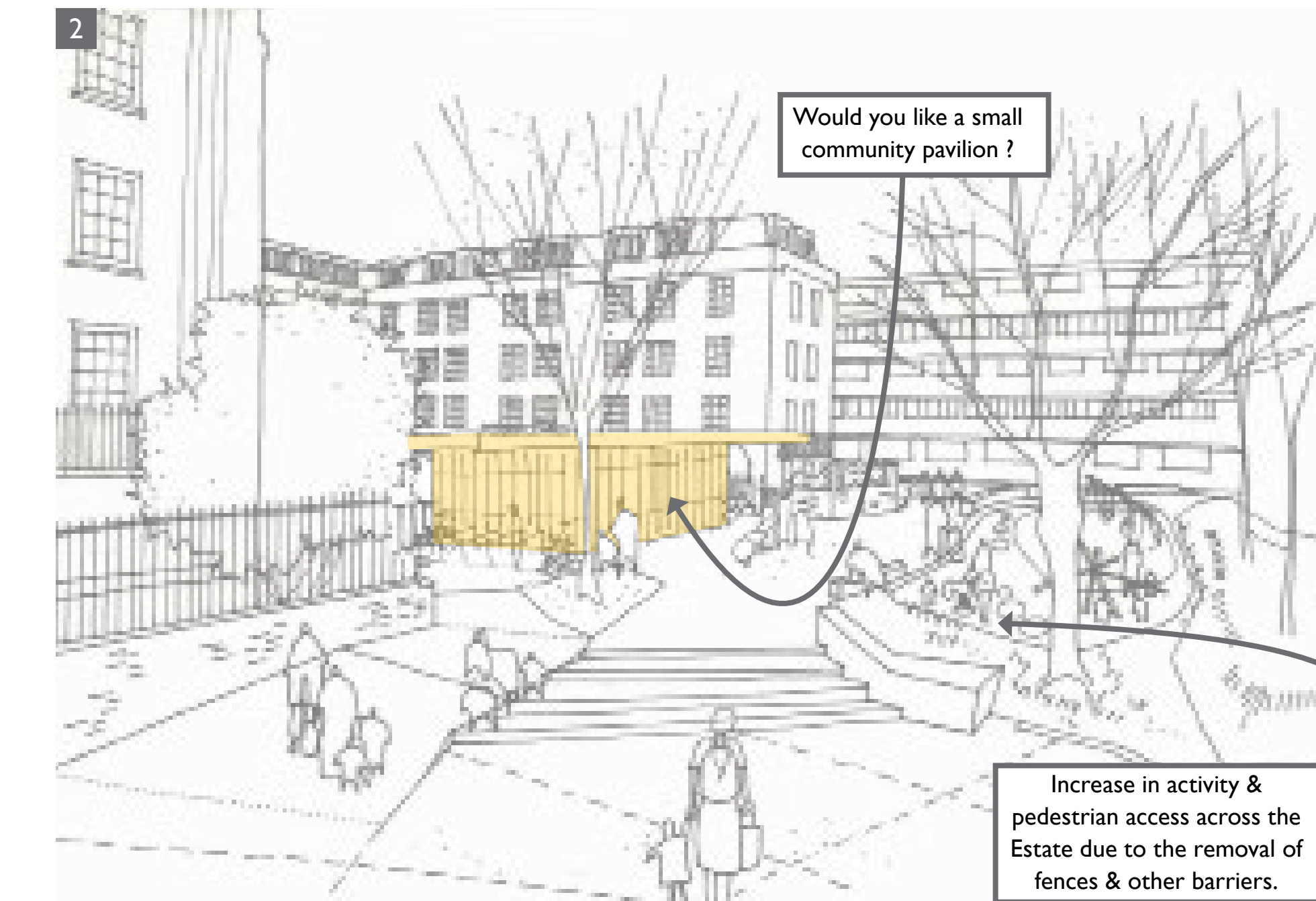
Where could we place a private balcony or garden?

Proposed sections

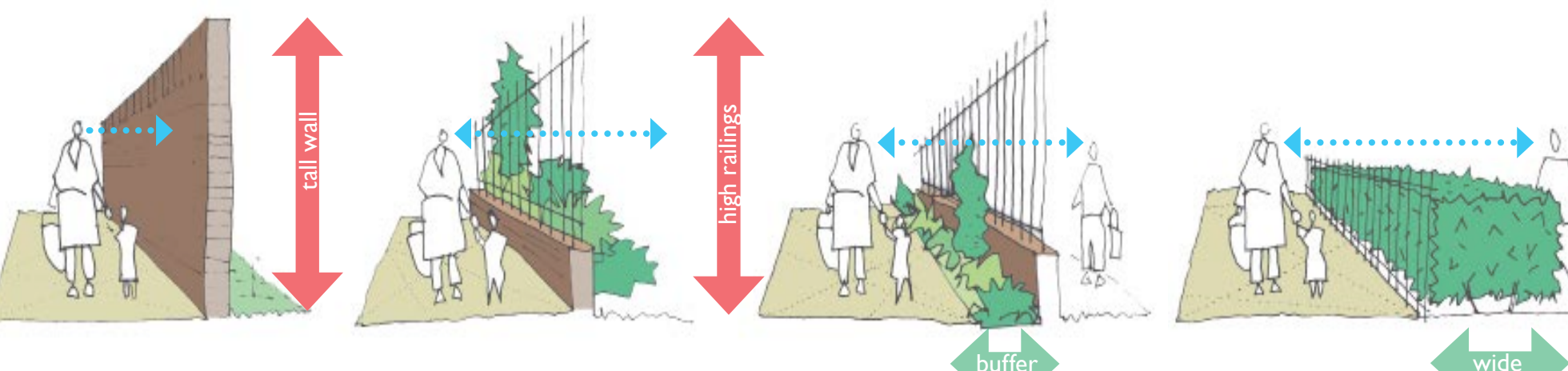


- Key
- Vulnerable front facade without garden.
 - Rear facade without access.
 - Fencing or brick wall barrier.
 - Main block entrance.
 - Individual entry point to home.
 - Locked entry point.
 - Play area.
 - Block communal garden or courtyard.
 - Estate communal landscaping.
 - Controlled service road.
 - Communal bin storage.
 - Communal recycling bins.
 - Inaccessible area.
 - Bicycle storage.
 - Pedestrian area only.
 - Insecure area.
 - Dog walking zone.

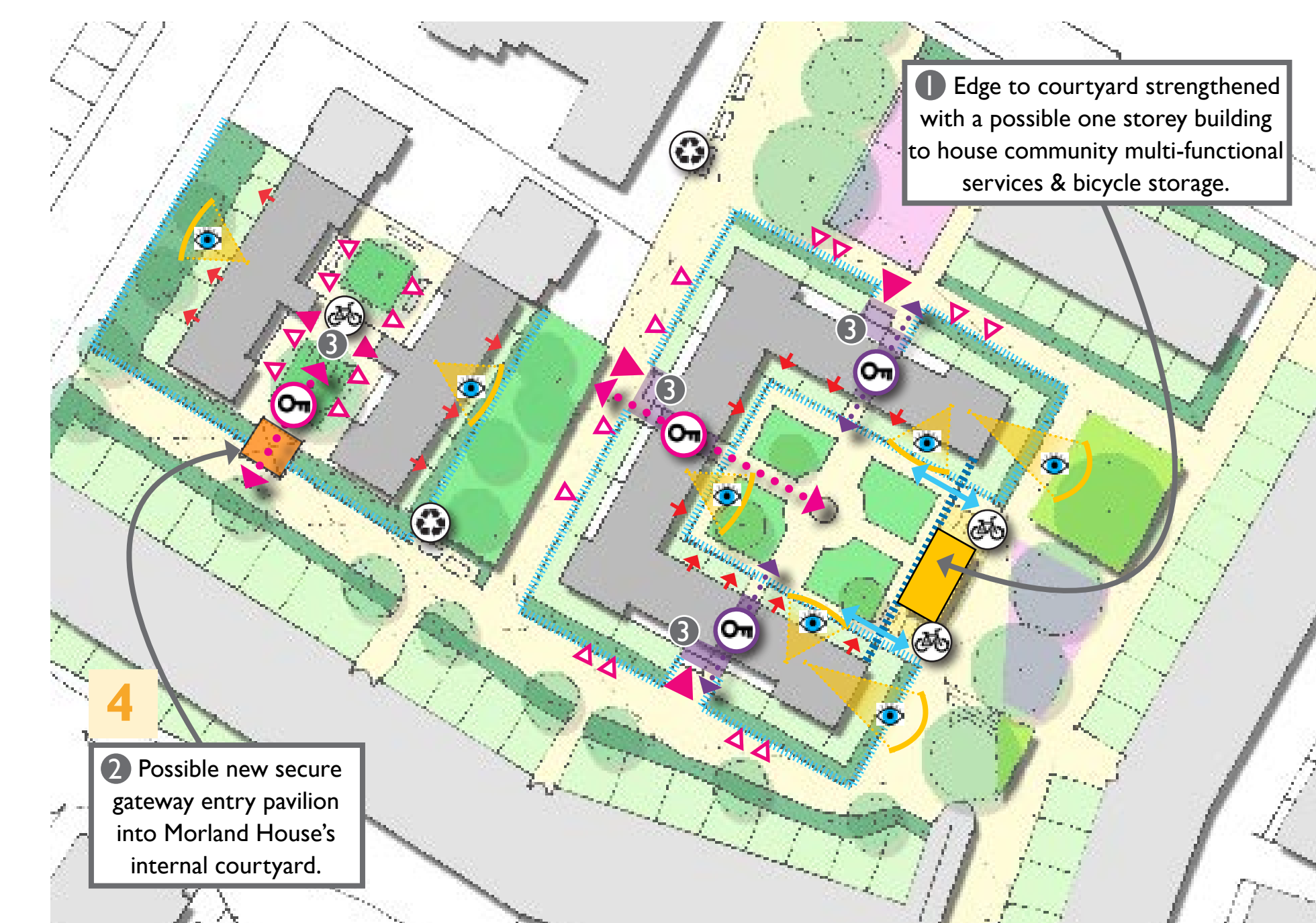
Your Buildings



3 Would you like to see more accessibility across your estate?



6 Do you feel safe walking around the Estate? - Boundary Studies

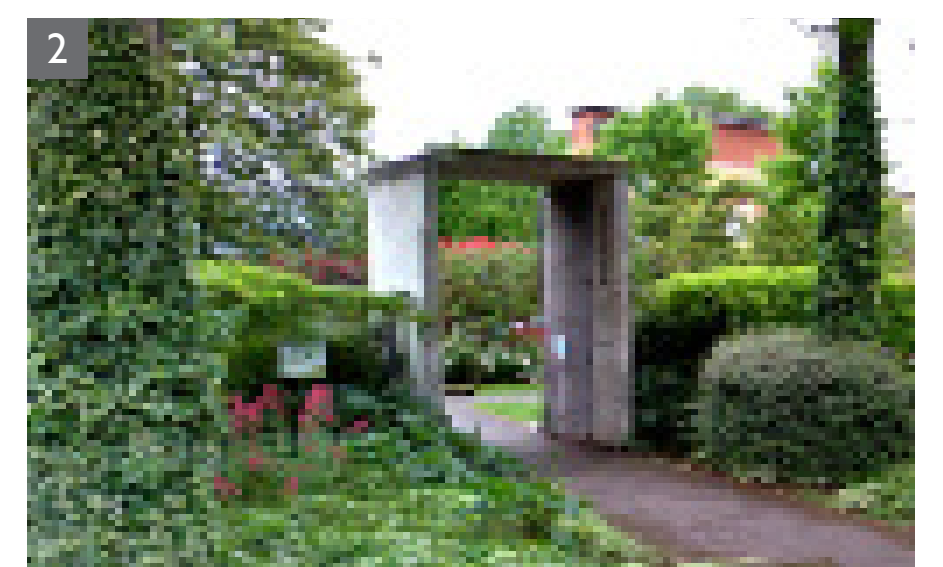


8 Would you like a community facility near your home?

Examples of good design:



An example of a community room



6 Secure gateway to communal area



5 New lift and defined main entrance

What are your thoughts...

Do you like the layouts of your home? Do they feel cramped? Would an "open plan" living arrangement make your home feel more spacious?

We noticed that some homes had no private balcony or garden. Would you like your own private external area of some kind?

What are your thoughts...

We were told by a few residents that they would like to see some kind of communal facility near their block. What do you think?

Do you like the refuse chutes & the bin storage areas next to the main entrance or would you prefer a centralised collection point further away from your building?



Your concerns:

After various discussions with residents, the following concerns were made about your homes, your block and the wider Lancaster West Estate.

Ideas for possible works to address these issues are included to the right.

Photos of your buildings and homes



Electrical, plumbing and foul drainage systems in urgent need of upgrading.

Sound insulation between flats and shared areas is poor.



Accessibility issues especially for the disabled, the elderly or single mothers.

Performance of existing sash windows and concerns about lack of double glazing.

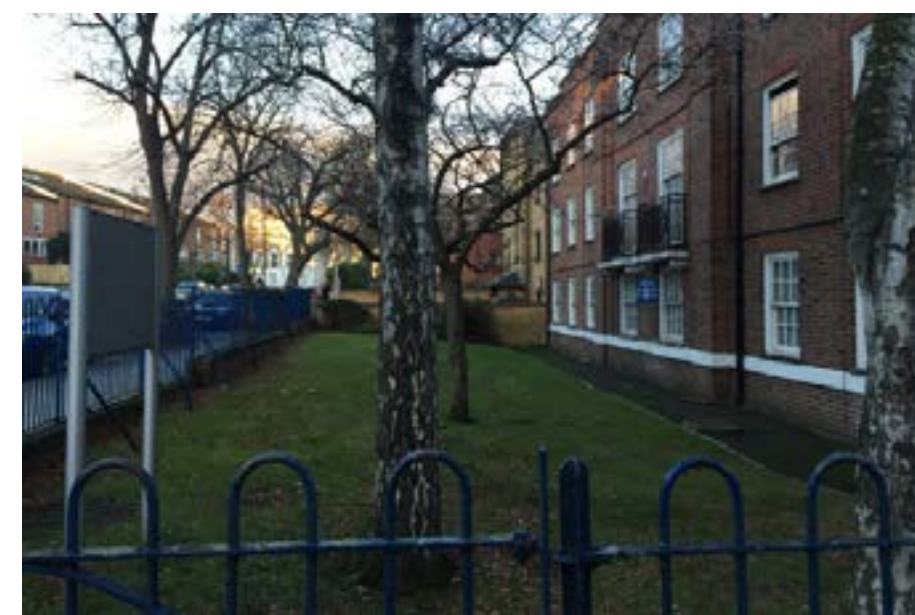


Concerns about safety and access to communal external areas, entrances and cores.

Bathrooms & kitchens in need of upgrading.

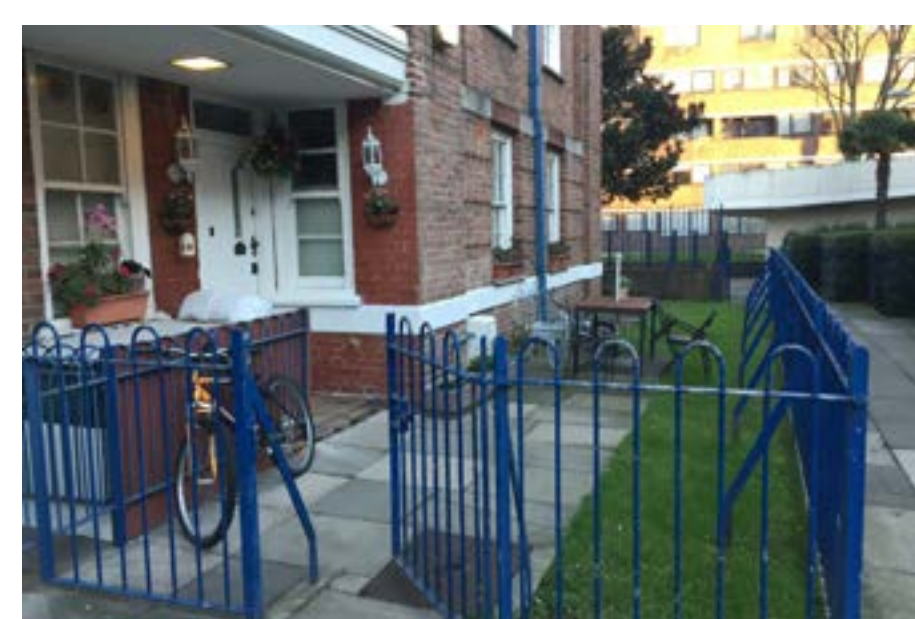


Numerous concerns about the lack of continued maintenance of the or around the blocks.



Lack and poor usage of existing amenity spaces.

Flooring badly maintained and potentially dangerous in some communal areas.



Lack of bike storage and recycling bins.

Guttering is badly maintained and urgently in need of repair to prevent further flooding.

Ideas we discussed:

The following ideas were suggested by the consultant team or residents in response to issues raised by residents during the consultation events.

All these ideas require further investigation to examine feasibility and costs. They will be discussed with and reviewed by residents.

I refers to illustrations on the neighbouring *Early ideas* board.

| Ideas | Your feedback |
|--|---|
| 1 Develop flexible “open plan” layout options to increase the feeling of spaciousness inside your homes. | Generally supported. Will need to be agreed on a home by home basis. A pilot home would be helpful to see how this could be done. |
| 2 Create a private balcony, roof terrace or patio for each dwelling. | Very popular with most residents of both blocks. |
| 3 Make the communal exterior courtyards and gardens more accessible to residents. | Generally supported. Morland House residents would be interested in being involved with the design. |
| 4 Create new, secure and clearly identifiable main entrances for each block. | Strongly supported by the majority of residents of both blocks. |
| 5 Install lifts to existing blocks to improve the accessibility for disabled or elderly residents and to facilitate deliveries. | Generally support but issues of noise, blocking light raised by residents. |
| 6 Safer access to Morland House’s internal courtyard by re-landscaping and creating a better and safer entry from the street. | Strongly supported by residents of Morland House. |
| 7 Remove barriers and fencing where possible to improve connectivity across the estate. | This was generally supported by residents living on the ground floor of both blocks |
| 8 Create a small community pavilion to serve the east of Lancaster West Estate. | Enthusiastically supported by Talbot Grove House residents, but some concerns raised over noise and management. |

Immediate actions:

The following need to be taken forward as a priority:

- Audit and update the Fire Risk Assessment for all blocks, in both the short and long term.
- Implement an effective Repairs and Maintenance Strategy.
- Conduct a housing appraisal to establish whether people feel their homes respond to their current needs.
- Check for and deal with asbestos.

Early projects:

Works across the estate

These are possible projects that apply to most homes, blocks and external spaces across the estate, and could start before the main refurbishment begins.

- Community safety improvements through; additional and better lighting, providing video door entry systems, and increased CCTV.
- Improve signage across the estate.
- Improvements to refuse areas, including providing space for recycling and disposal of larger items.
- Investigate interim home improvements in advance of full refurbishment, e.g mechanical ventilation, heating, plumbing and water pressure.
- Introduce a local lettings policy to meet local needs.
- Secure bike storage, and improved play spaces could be provided.
- Improvements to nursery facilities, and options for future location.

Suggested Pilot Schemes

Various localised works in vacant flats could be undertaken for technical investigations and to create show homes for residents to view.

Works to your block or home

These are possible projects specific to your home or block that could start before the main refurbishment work begins.

- Blocked guttering to be repaired to prevent further internal flooding.
- A community building could be created along the edge of Talbot Grove courtyard.
- Security to Morland House could be made better by remodeling the internal court and improving visibility.

