

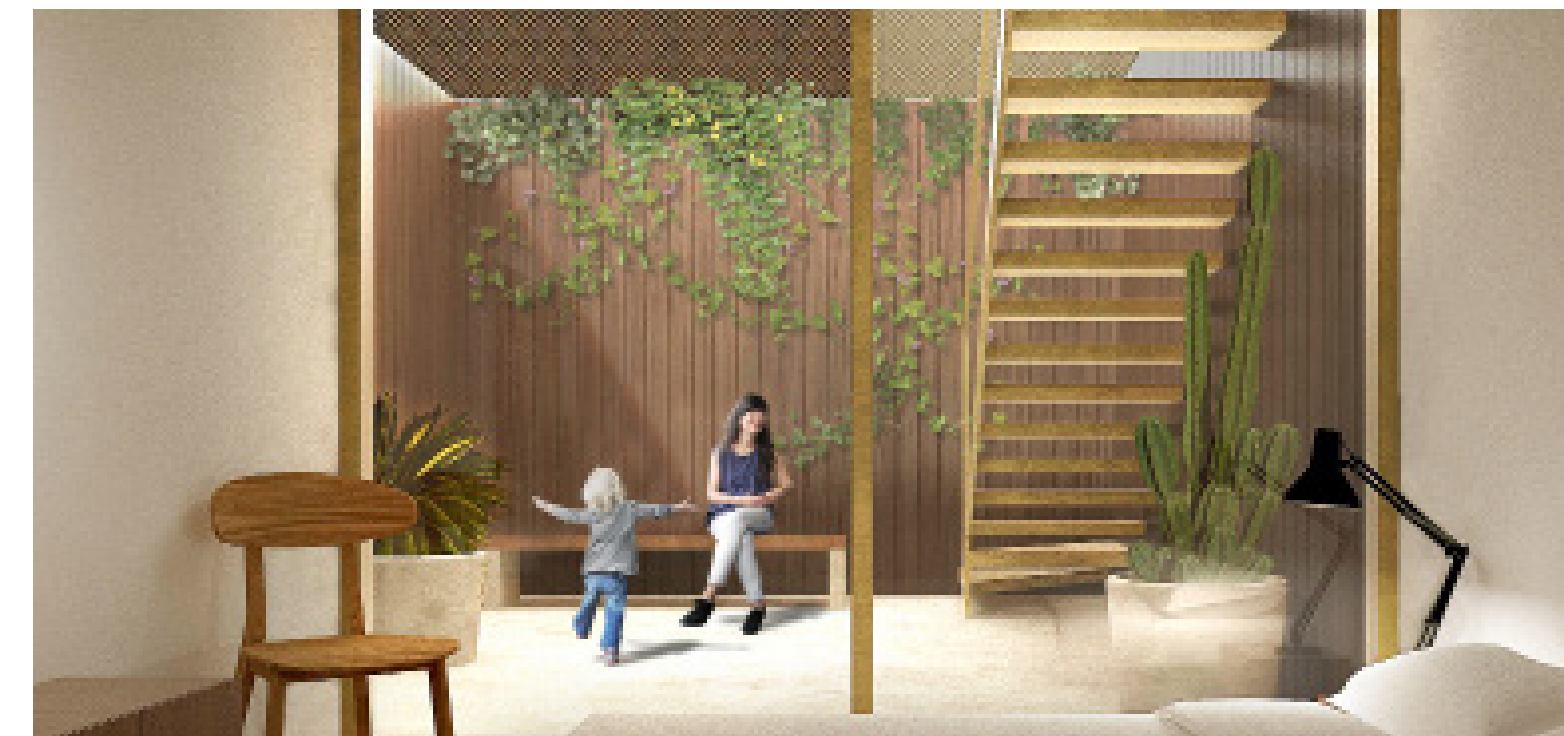
Camelford Court



What do you think of making your street more private? We can resurface the street, introduce better lighting, and planting.



How we can improve the entrances to your street by making them more direct and secured.



Examples of how your sunken back gardens could work.



How we can extend your homes whilst improving structural and maintenance issues.



What are your thoughts...

Who do you think should have access to the pedestrian street, only Camelford Court residents or the whole estate?

A lot of residents have said that the entrance on St. Marks road is dark and there have been reports of antisocial behavior, would you agree? How could we stop it?

Camborne Mews



We could create more gardens and level entrances to your homes

Examples of good design:



Shared surface with level access to homes



We could re-arrange the car parking to create more gardens



What are your thoughts...

What are the conditions of your kitchens and bathrooms? Would you like them improved?

Is there enough space for your refuse collection and recycling space?



Your concerns:

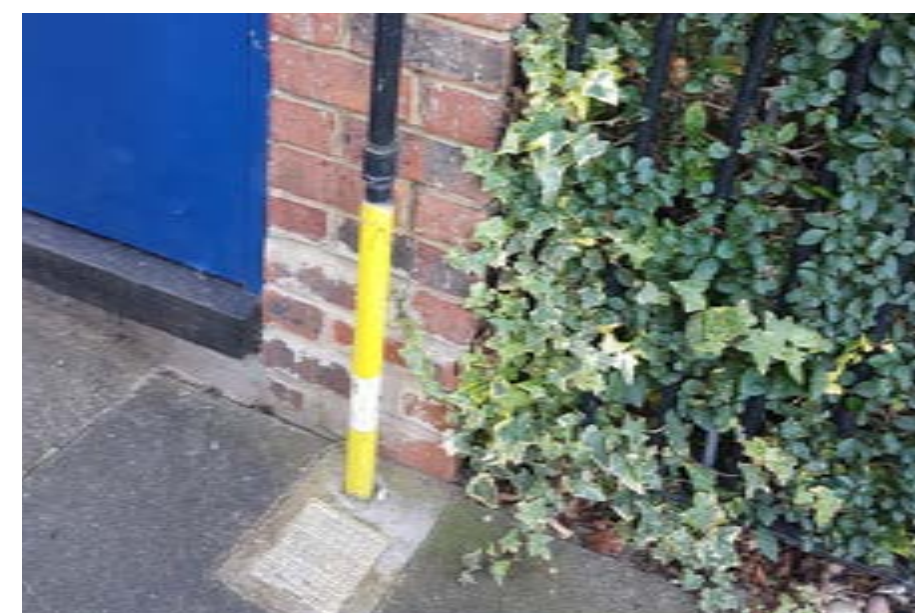
After various discussions with residents, the following concerns were made about your homes, your block and the wider Lancaster West Estate.

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

Photos of your buildings and homes



Stepped entrances to homes



Exposed gas pipes



No level access into the Mews



Walkway constantly floods



Underpass promotes anti-social behaviour



Designated area for large rubbish collection has steep narrow access.

There is no level access into the homes from the street.

The entrances to the pedestrian street are badly designed and feel unsafe.

Exposed boilers sit in the living room and are loud and unsightly.

Poor ventilation has led to recurring mold.

The quality of the windows is poor, and there is regular condensation.

There could be more communal facilities in the area. Including children's facilities within proximity of the block.

The homes require redecorating, this includes new kitchens, bathrooms and repainting.

There are problems with pest control.

The walkway is constantly flooding due to poor drainage.

The acoustics within homes are poor with constantly creaking floorboards.

The pedestrian route requires attention in terms of resurfacing, landscaping and lighting.

Water pressure and internal leaks are a major concern.

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	Create level access to all apartments in Camborne Mews.	There are wheelchair users which have become reliant on help to leave their homes. This is a welcomed suggestion.
2	Improve ventilation in homes and upgrade all windows.	This is a priority maintenance requirement.
3	Addition of balconies to top floors in Camborne Mews.	This was well received by residents who have become house bound.
4	Redesign the entrances to Camelford Court to be more open and visible to the street.	Residents generally identified the entrances as an important issue, and a number supported the idea of changing them to allow direct access from the street.
5	Improve pedestrian street with landscaping and benches for neighbours. Resurfacing of the street to soften the landscape whilst addressing drainage failures and flooding.	Drainage is a huge issue and the walkway needs to be re-surfaced.
6	There should be a full internal refurbishment to deal with issues raised by residents. This can include sound insulation within the homes and structural works can be carried out to address noise issues.	Residents showed strong support for internal refurbishment of their homes.
7	Plumbing needs to be fixed or upgraded.	This is a priority maintenance requirement.
8	Threshold spaces can be designed in front of the bedroom windows of Camelford Walk to allow privacy.	A number of residents felt this would be a good idea, and raised improving security generally around their block as a key concern.

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.

- Temporary ramps at Camborne Mews into the communal spaces providing access until the refurbishment works begin.
- Resolving occupancy issues with an estate wide social audit. In the case of Camborne Mews this should focus on potential accessibility issues.
- Addressing leaks within the properties at Camelford Court.
- Providing communal facilities for children within close proximity of Camelford Court.

