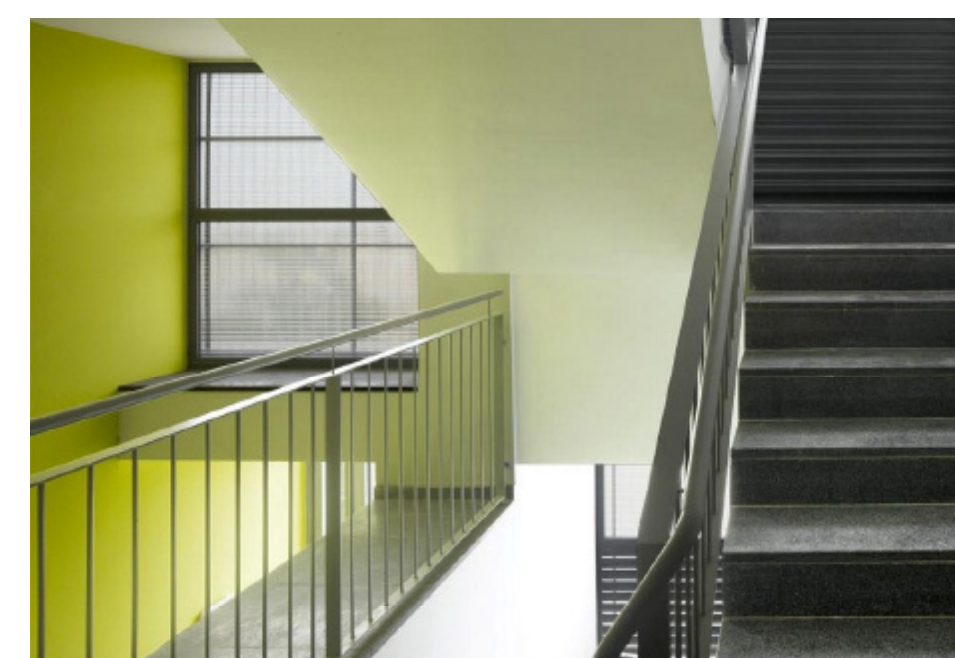
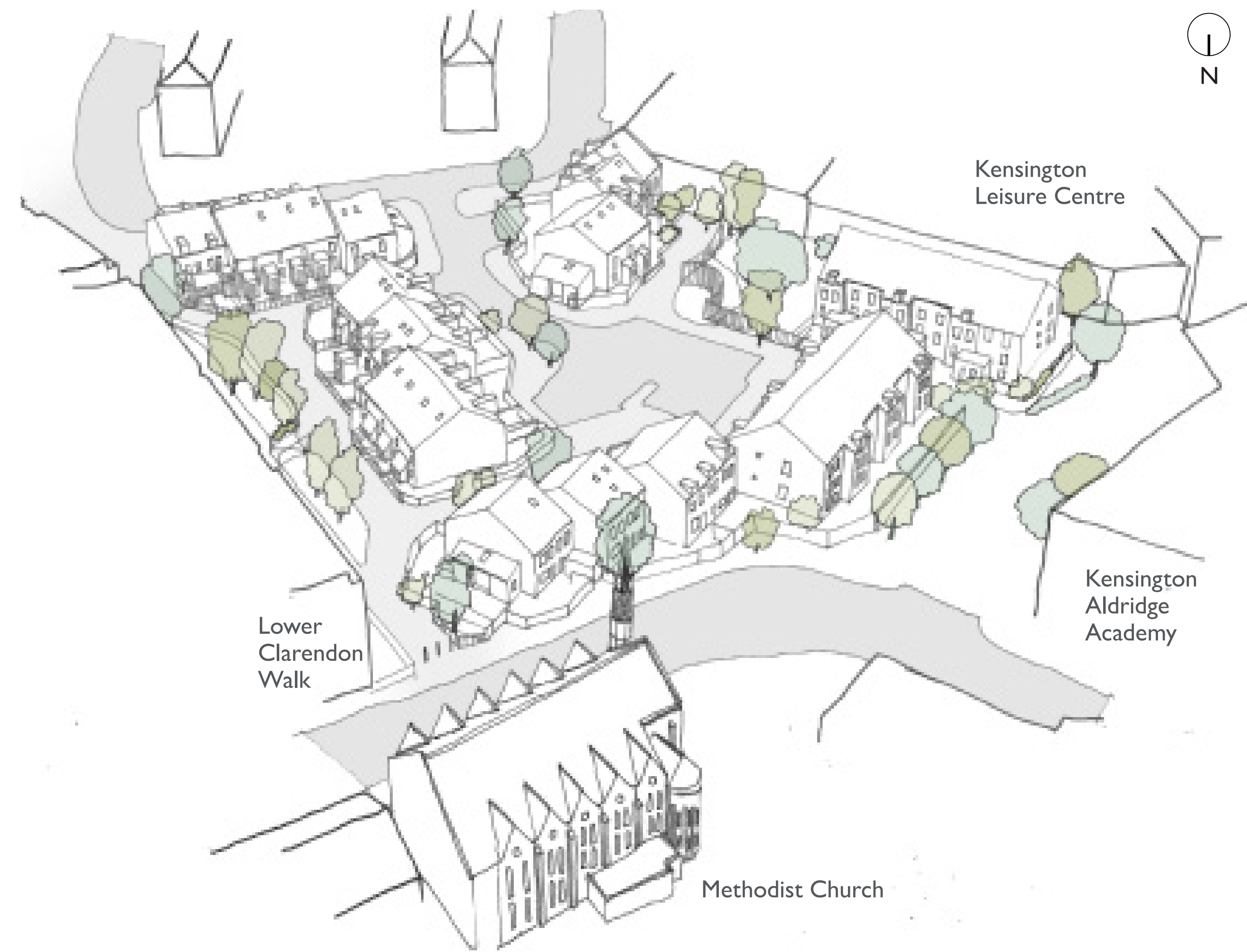


Your Homes and Buildings

Aerial sketch view of Verity Close from north:



4 'Clean' palette of materials & lighting: more welcoming stairwell

Examples of good design:



1 Front threshold: more welcoming entrance



2 Rear patio door access to shared garden



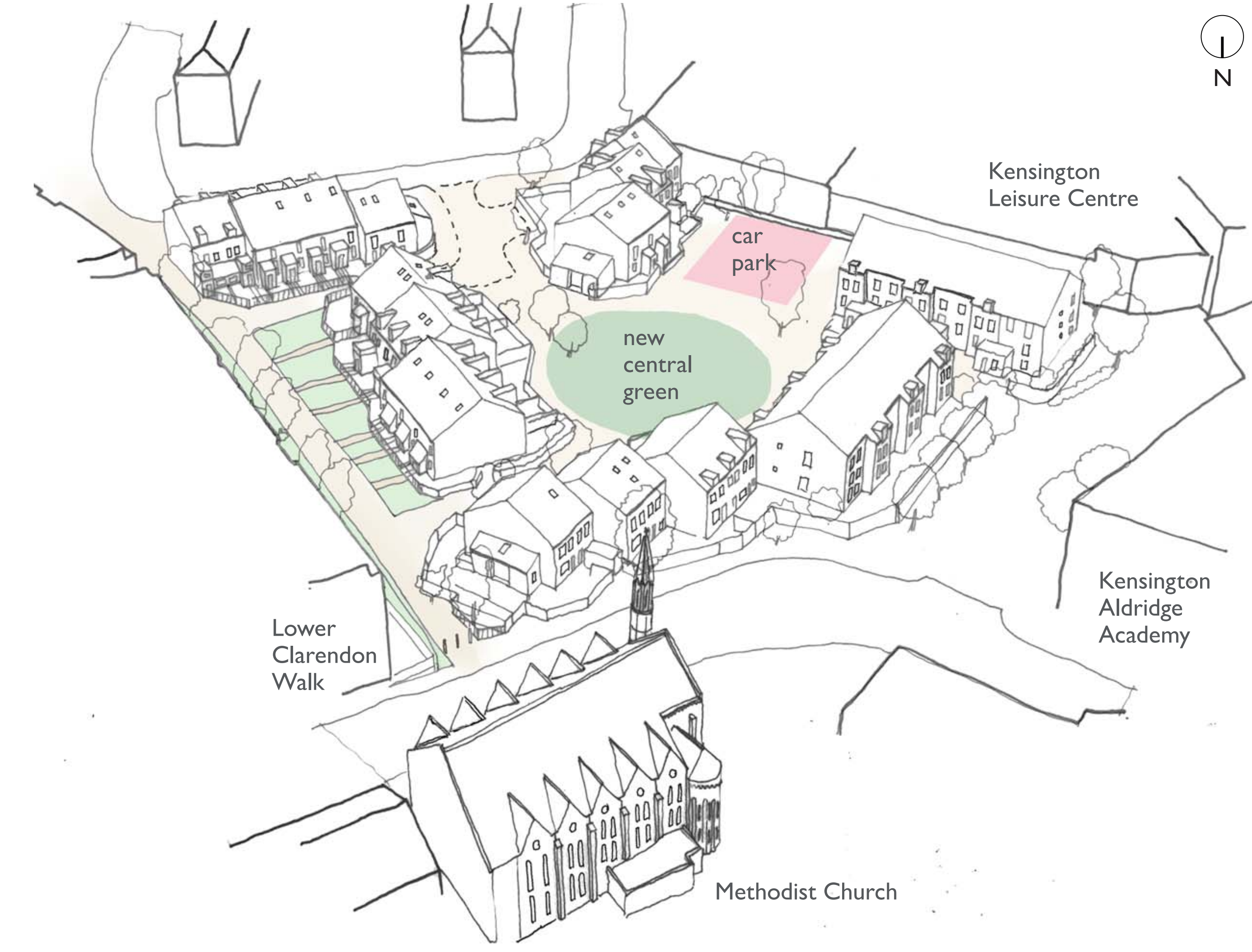
3 PV solar panels on roof: reduce energy bills



Dormer window upgrade: more usable space

Your Close

Aerial sketch view of Verity Close from north:



Proposal 1

Consider reducing road and hard surface areas to improve landscape of the Close



Proposal 2

Consider swapping play area with car parking to create central shared garden; reinforce Clarendon Walk link from Dulford Street to Methodist Church



5 A green oasis - the heart of the Close

Examples of good design:



5 A shared garden for all ages



5 A safe place to play freely



Edible garden for residents



6 Good quality street lighting & paving

What are your thoughts...

A resident said that mould has appeared on his bedroom internal wall since the window upgrade and wall cavity insulation works. Do you have similar issues?

Is your home warm enough in summer and cool enough in winter? Are your electricity and heating bills reasonable?

What are your thoughts...

It is not easy to find your way through the Close. Would lighting and clear sightlines help? Should it really be a short cut?

At Verity Close, we sense that the low density and generally quiet public areas makes this a pleasant place to live. Does it feel like a community to you?



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



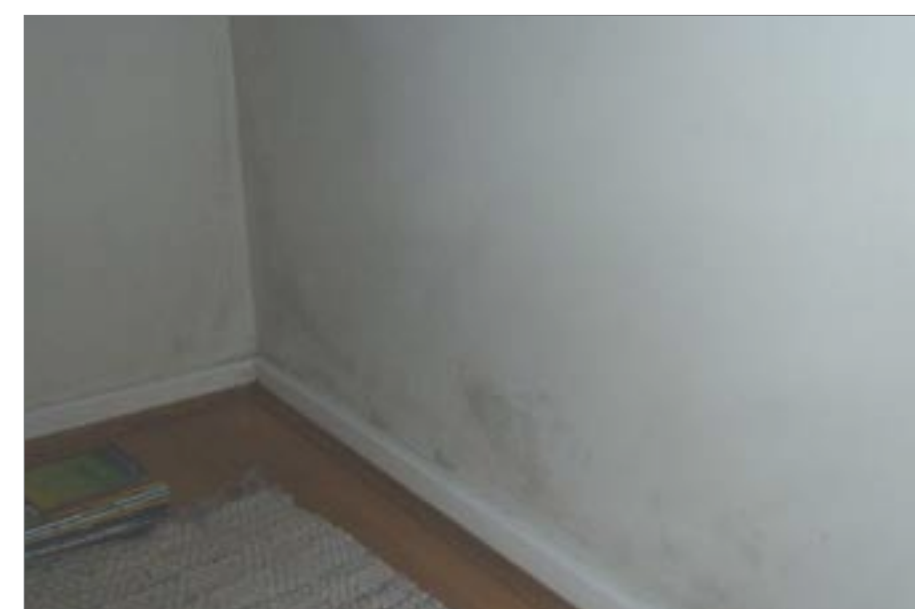
Poor performance of existing and replacement windows.

Noise issue between floors.



Individual bathrooms and kitchens need upgrading.

Apartment block entrances and bin stores are unattractive and not secure enough.



Accessibility issues with parking provision, rear communal gardens, etc.

Lack of continued repair and maintenance.

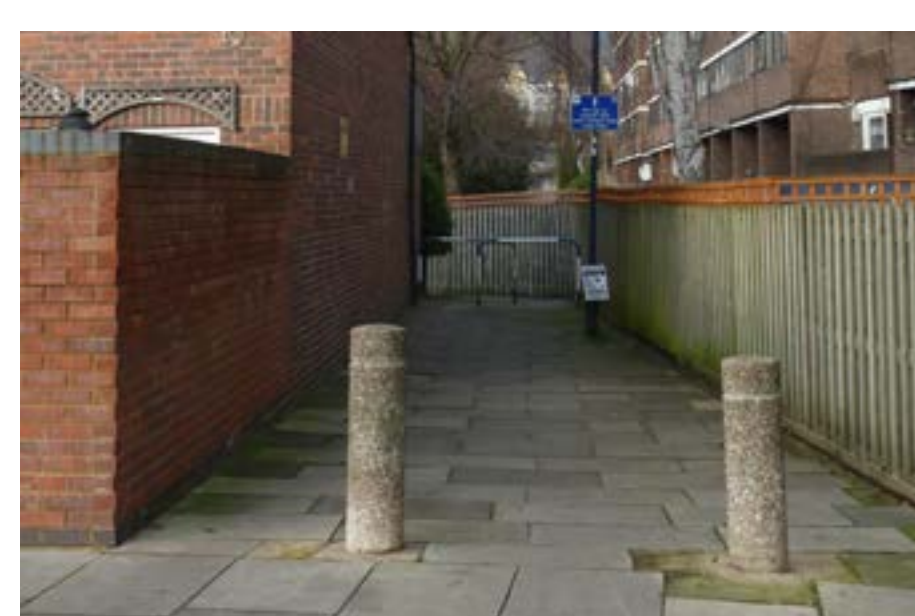


Privacy and security compromised by overlooking and anti-social behaviour.



Car parking dominates use and views of the Close.

Anti-social behaviour/ activities, especially beside the Playground and Clarendon Walk passage.



Poor lighting and wayfinding.

No community facility to support community interaction.

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 private threshold space to improve ground floor security and privacy.	Residents were receptive to this idea, including wanting to raise the height of their rear garden walls.
2 Reconfigure window openings to provide ground floor patio doors (to access communal garden) and private/ juliette balcony on upper floors.	Residents of the flats were very enthusiastic about the prospect of patio doors and balconies improving access to outside.
3 Upgrade roof with photo-voltaic panels/tiles to improve insulation and help reduce energy bills.	The response to this was generally positive, to help make homes warmer and more energy efficient.
4 Upgrade block communal stair and entrance areas to make them more welcoming.	Residents were very keen for this work to take place as it is long overdue.
5 Create a green central space with clear boundaries, defined routes, improved recycling and cycle storage provision.	Residents were very interested in the idea of a central green space as the main focus of the Close but expressed some concern about potential misuse.
6 Improve lighting for safety and wayfinding.	Residents approved of this idea; they were very keen on measures to reduce anti-social behaviour in and around the Close.
7 Improve access/use of the block's communal gardens.	Residents currently without keys would like equal access to the gardens.
8 Re-landscape Clarendon Walk passage to prioritise pedestrian safety, taking into consideration the needs of residents of the Close, Clarendon Walk and Nursery.	As the passage is a hotspot for anti-social behaviour, residents were very supportive of this idea.

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.

- Improve communal bin stores - make lockable to prevent misuse, provide for garden refuse, etc.
- Ensure residents of the blocks have key access to their respective communal gardens.
- Clean roof gutters.
- Improve car parking management.

