

Your views

Thank you to everyone who completed the recent survey giving us your views on living on the Bilton estate. Your answers have helped us to understand the areas where you would like to see improvement, as well as the things you like best about the buildings and neighbourhood.

Below are some of the results of the survey so far:

What you like the most:



1. It is in a good area.
2. There is good access to facilities such as shops, parks and schools.
3. There are excellent transport links.
4. The homes are spacious and have good storage.
5. You have nice neighbours and there is a sense of community.

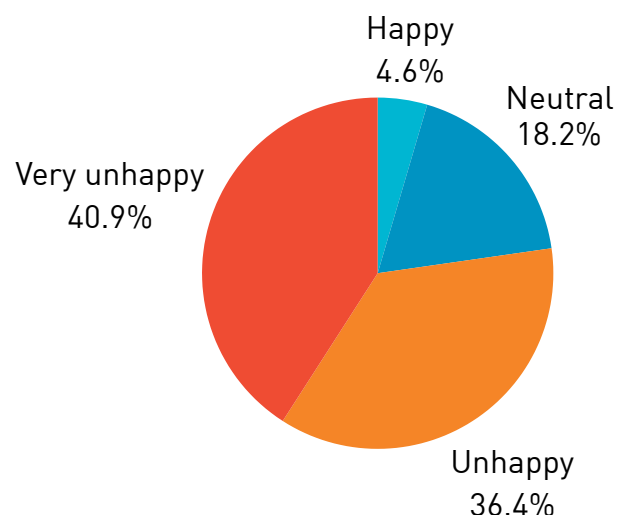
What your concerns are:



1. Parking is difficult.
2. Insulation is bad, so homes are hard to heat and energy bills are high.
3. Many of you are experiencing issues with damp and mould.
4. The children's play area and the green space could be improved.



How happy are you with your home, including it's condition and comfort?

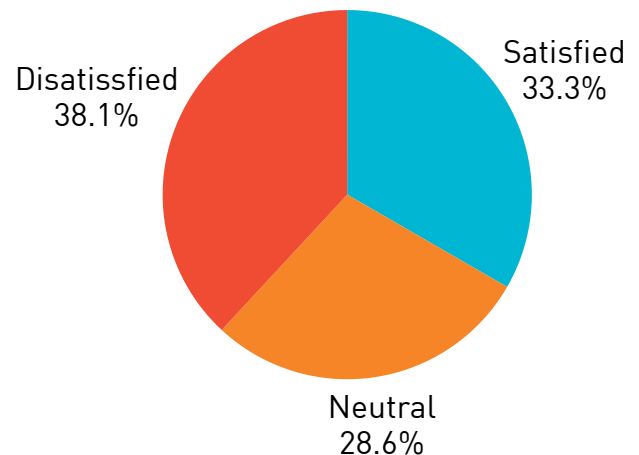


I like the neighbourhood, the people.
I don't like the house as it's so uneconomical
with so many faults and the lack of decent
parking

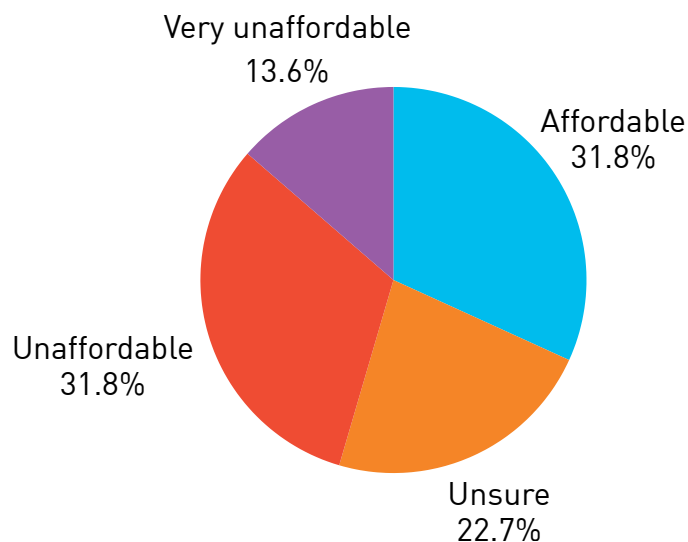


How satisfied are you with the buildings and surrounding areas near your home? (Refuse/bin stores, cycle storage, post, play spaces, parking)

“The children’s play area on the green could be better for all ages. Not enough parking available, most house holds have 2 cars therefore without designated parking places it can be very difficult to park outside your house”



How affordable do you find your energy bills?



“The house is not enery efficient at all, all windows cause a draft, house does not hold any heat, once central heating is turned off the house goes cold very quickly, this is very frustrating due to the rise in energy costs.”

It's not too late to complete the survey

If you haven't had a chance to complete the survey, there is still time for you to do this. Just follow the QR code below:



Contact us

If you have any questions about the regeneration please contact us at Bilton@clarionhg.com.

What decision has been made?

After careful consideration, we have decided to carry out a full regeneration of your homes. We believe that this is the only option which offers us the chance to:

- Provide better quality homes.
- Provide homes that are more energy efficient, resulting in lower energy bills for you and any new residents.
- Improve the housing mix by providing homes that are appropriate for your needs and the needs of local residents.
- Create new layouts that are easier for people with limited mobility to move around in.
- Provide an opportunity for us to improve the amenity areas on your estate.

Refurbishment will not be able to provide a longer term, viable option in the same way that a newly built home would. For this reason, we believe that refurbishment is not feasible and newbuild homes are the best option for you and the wider estate.



What does that mean for me?

All existing Clarion residents of Cussins homes will be eligible to move into one of the newly built homes and if you move away while the work is being carried out, you will have a right to return to the new properties once they are complete.

When you move, you will receive:

- A Disturbance Payment. This is used to cover the cost of moving home.
- Home Loss payment. Currently the Homeloss Payment is worth £8,100 (it is reviewed every year by Government) for Clarion tenants.
- For homeowners, Homeloss is calculated as 10% of the market value of your home, up to a maximum £81,000.

If you are in arrears this will be deducted from your Home Loss Payment.



What happens next?

- An architect and design team will need to be appointed.
- As there is no spare land to build on, some residents may need to move out of their homes in order for us to start the regeneration.
- We will work with the architect to plan how the work can be delivered in phases that work best for everyone and cause the least disruption possible.
- All of your comments will be considered throughout the design process, during which we will continue to involve you and gather your feedback and views.
- We will keep you regularly updated on our progress and will be holding more workshops with you as we move forward.



Meet the team



Keiron Hunt - Regeneration Manager. He will help you with your move, making the process as smooth as possible and support you with any rehousing and regeneration queries.

Anjela Entwistle - Our social value champion within the Regeneration team. She will work with residents to improve opportunities for work and training and strengthen community cohesion.



Helen Perry - Our Regeneration Communications Manager, manages our communications with residents and other stakeholders, keeping everyone informed about the project.

Sandra Payne - Regeneration Lead (National) looks after our national regeneration projects and ensures residents' views are heard.



Kate Williams - Our Head of Regeneration, oversees the regeneration portfolio across Clarion.

Ways to get involved

Join our Resident Steering Group

Be part of a team of residents who regularly meet with Clarion and the design team working on the project.

You will help to monitor the progress of all aspects of the regeneration project, from design and construction, through to the letting of new properties, plus all community events.

Join our Youth Steering Group

If you are aged between 13 and 20, this is your chance to have a say in what your likes and dislikes are about your estate and be part of a group that helps us to make improvements to the future of your estate.

Complete our survey

We have created a short online survey to gather your views. It would be great if you could complete this by following the QR code below or speak to a member of Clarion staff who can complete it with you:



Tell us your story

Have you lived on the estate a long time? We would love to hear some of your stories and memories of life on the Bilton estate as part of a social history project we are running. If you would like to be involved, then please let us know.

Stay up to date

If you would like to receive regular updates on events and newsletters then please make sure you give us your details.