



YOUR NEIGHBOURHOOD PLAN WOLSELEY ROAD FLATS

WHERE YOU LIVE – WE WANT YOUR NEIGHBOURHOOD TO BE A GREAT PLACE TO LIVE.

This is your neighbourhood plan for 2024/2025. We've put it together with your help to explain the main issues affecting your area and what needs to be done to make it a better place to live.

YOUR TENANCY MANAGEMENT TEAM:



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Assistant Housing Officer
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HERE'S WHAT WE'VE DONE SO FAR

OVER THE LAST 12 MONTHS WE HAVE..



Improved security of the block by:

- Changing the main block doors from key access to fob access.
- Reinforcing the doors so they cannot be forced open
- Installing CCTV to monitor unwanted visitors and and to reduce flytipping.
- Introduced a Local Lettings Plan to help create a balanced and mixed community.



We have also sought the views of residents and PCH staff to assess the condition of the block and help shape the overall refurbishment plan.



THOUGHTS ON YOUR NEIGHBOURHOOD

Over the last 12 months the local housing team has been asking people in your neighbourhood about the area, what problems there are and about priorities for the future. Below are the specific issues raised and other information about the neighbourhood:

WHAT YOU TOLD US

- Improve condition of external communal area to make it a safer place for children to play
- Improve the overall look of the block
- Improve safety by fitting better lighting
- Current windows are draughty, so new ones are needed
- Insufficient storage space, so bin sheds and external storage facilities would be good

WHAT OTHER ORGANISATIONS TOLD US ABOUT THE WIDER AREA

- There is a lot of multi-agency working to improve the lives of residents and the environment as a whole. These other agencies include the Police, Keyham Green Spaces, Wolseley Trust, and Plymouth City Council.
- Keyham Partnership Group regularly hold meetings relating to the wider Keyham area.

WHAT WE SAW TOGETHER

- Wolseley Road Flats is a family orientated block of flats with access to regular bus routes to the City Centre and Derriford hospital.
- There is a need to improve the condition of the play area to make it safer for the children who live in the block. This may include better lighting being installed.
- There is a need for more storage space as currently this is very limited.

WHAT ARE WE GOING TO DO?

IMPROVE CONDITION OF EXTERNAL COMMUNAL AREA TO MAKE IT A SAFER PLACE TO PLAY FOR CHILDREN

Why? This block consists of larger properties with lots of families and the outside space is not currently a safe child-friendly space.

How? Incorporate this work into the refurbishment plan.

When? 2024-2025

IMPROVE EXTERNAL SAFETY

Why? Insufficient external lighting

How? Incorporate this work into the refurbishment plan.

When? 2024-2025

INSTALL BIN SHEDS AND EXTERNAL STORAGE FOR TENANTS

Why? To improve the visual appearance of the external area, resolve the issue with birds accessing the bins, and to provide additional storage for residents bikes, prams, childrens outside toys, etc.

How? Incorporate this work into the refurbishment plan.

When? 2024-2025

IMPROVE THE OVERALL LOOK OF THE BLOCK

Why? This block is due for refurbishment. There are outstanding repairs to be tackled; issues with balconies; damp and mould inside homes; and windows need replacing.

How? Incorporate this work into the refurbishment plan.

When? 2024-2025

CONSIDER NEW WINDOWS BEING FITTED

Why? Will improve the condition of the properties and help reduce heating costs.

How? Incorporate this work into the refurbishment plan.

When? 2024-2025

EXPLORE IF PARKING FACILITIES CAN BE IMPROVED

Why? Insufficient parking opportunities close to the block.

How? Liaise with PCC as part of the refurbishment plan

When? 2024-2025

SUMMARY

Wolseley Road Flats are due for refurbishment and the works required are currently being discussed with our Asset Management team. A programme of works will then be drawn up to include issues raised by residents to enhance both internal and external spaces.



YOUR NEIGHBOURHOOD INCLUDES:

Wolseley Road Flats

Facilities

- Several shops along Wolseley Road, including a Lidl within 5 minutes walking distance.

Schools

- College Road Primary School
- Drake Primary school

Places of worship

- Keyham Methodist Church
- St Thomas Church

Play areas

- Linear Park
- St Levan Park
- North Down park play area

Places of worship

- Keyham Green Spaces
- Wolseley Trust