

4.2 Summary of Responses

Figure IV: Analysis of All Responses
(Total responses = 46)

Question	Yes (%)	No (%)	No Answer (%)
Question 1: Do you agree with the revised tenure mix?	89	9	2
Question 2: Do you agree with the revised types of homes ie: more family homes being built?	89	4	7
Question 3: Do you agree with the revised sizes of homes?	85	7	8
Question 4: Do you agree with reducing the density of the scheme (the overall number of homes in your new neighbourhood)?	96	4	0
Question 5: Do you agree with the changes to building heights?	94	2	4
Question 6: Overall do you agree with the revised preferred options for redeveloping the Aylesbury presented to you today?	89	9	2

Overall the results strongly endorse the revised master plan. 89% of respondents agreed with the revised Preferred Options presented for redeveloping the Aylesbury. only 9% of participants stated 'No' to the amended proposal and 1 person (2%) did not answer.

In general, all questions generated over 85% support, which indicates that participants clearly support the comprehensive amendments proposed for the AAP.

4.3 Summary of Comments

There was a number of participants (69%) made comments on the different proposals, general needs, aspirations and concerns. Those comments recorded are categorised into themes as following:

4.3.1 Revised Tenure Mix

- Few comments mentioned the revised tenure mix.
- 1 response argued that housing for private-sale should be prioritised above other tenure elements
- 1 concerned the percentage of socially-rented houses within the scheme

4.3.2 Revised Home Types and Sizes

- Majority felt happy about more family homes and houses will be provided in the redevelopment which they thought would be good for their children
- 2 comments on the desire to have good lay-out for their homes
- 1 concern over the decrease in two-bed rooms
- 2 concerns over the accommodation for older residents were cited in view of the increased family homes
- 1 concerned the reduction in overall numbers of homes has led to less affordable home being provided even though the percentages have been increase and may compromise economic viability of the scheme

4.3.3 Reduced Density

- The proposal on reduced density was overwhelmingly welcomed as it was seen as a major improvement from the last proposal
- 2 commented that the density should be reduced further.

4.3.4 Revised Building Heights

- Many felt that the changes to the building heights would make the new estate more attractive
- One commented to have taller buildings introduced onto Thurlow Street and Albany Road
- 3 people were concerned that the revised building heights were still too high.

4.3.5 Overall View

- A majority felt that the revised masterplan was a much improved proposal
- Some in support felt that the changes should be integrated with more communal public green / open space and there should be good cycling paths to the area
- The need for implementation / actions and the timescale of the redevelopment was referred to
- 1 concern over the secured parking spaces / garages for residents
- 2 respondents used the questionnaire to voice their opposition to the overall plan, as they said 'Yes' to the first five questions and 'No' to the final question.

5. Conclusion

Participants clearly supported to the comprehensive changes proposed for the masterplan. 89% of respondents endorsed the revised Preferred Options for redeveloping the Aylesbury. All the questions generated over 85% support.

The main findings can be identified as:

- 89% favoured the revised tenure mix;
- 89% agreed with the revised types of homes and thought the provision of more units for family homes would make the scheme attractive; Comments suggested looking at the lay-out and individual sizes of homes
- 85% of participants supported the revised sizes of homes; 2 comments indicated the needs for provision of the accommodation for older residents
- 96% of respondents welcomed the decrease in density, though 2 participants wanted it reduced further.
- There was widespread support (94%) for the changes to building heights; one commented putting taller buildings onto Thurlow Street and Albany Road. 3 people considered the new building heights still high.

Whilst the turn-out was low, the quality of response was high with 69% of respondents provided comments during the consultation.

Many positive comments were given about the revised master plan, for instance:

'It's a much improved proposal, low density, changes to the height, makes it feel much more of an improvement'

'I support the ideas'

'The proposal is better to the last one'

'I very much prefer the new design with the lower density. Please find ways to accelerate the whole redevelopment'

A number of comments were also suggested:

- the need for more communal green / open spaces
- the need to speed up the process of the scheme

Appendix A: Maps Showing the AAP Boundary and Location of the Venues

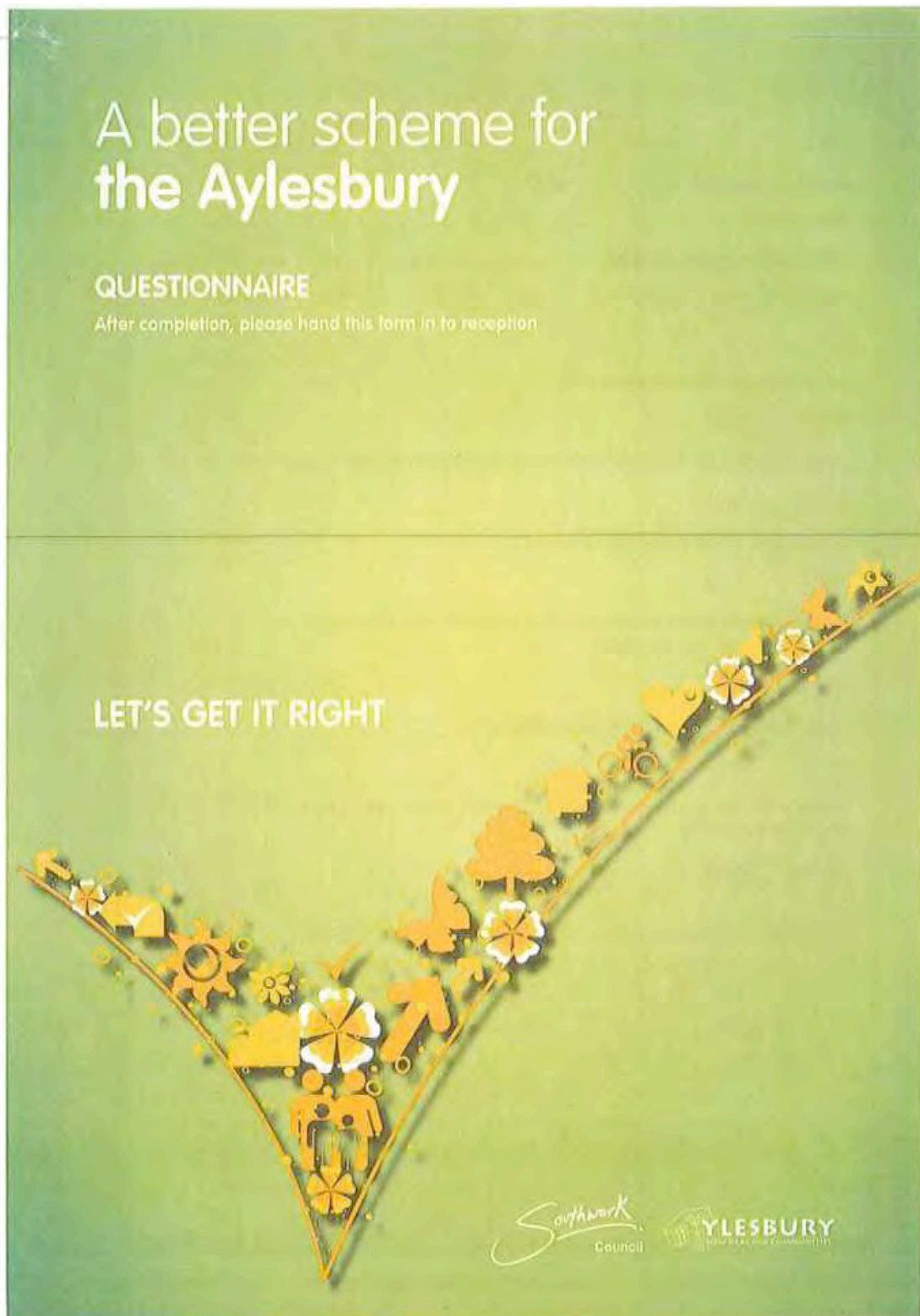


 - BACC 84 Hall, Big Bradenham, Boyson Road

 - The All Saints, Church Hall

 - Blue Portakabins, Thurlow Street

Appendix B: The Aylesbury Future Roadshow Questionnaire



Name _____

Aylesbury resident? YES NO

Which block? _____

Postcode if not estate resident _____

Age: Please circle Under 16 16 – 24 25 – 35 36 – 55 56 and over

Do you agree with the revised tenure mix?

YES NO

Do you agree with the revised types of homes ie: more family homes being built?

YES NO

Do you agree with the revised sizes of homes?

YES NO

Do you agree with reducing the density of the scheme (the overall number of homes in your new neighbourhood)?

YES NO

Do you agree with the changes to building heights?

YES NO

Overall do you agree with the revised preferred options for redeveloping the Aylesbury presented to you today?

YES NO

Use the space below to comment, suggest changes or expand on your answers.

Appendix C: Southwark Ethnic Monitoring Categories

(A) White	(D) Black or Black British
British	Caribbean
<ul style="list-style-type: none"> • British • English • Scottish • Welsh 	
Irish	African
	<ul style="list-style-type: none"> • Algerian • Congolese • Eritrean • Ethiopian • Ghanaian • Ivorian • Kenyan • Moroccan • Nigerian • Rwandan • Sierra Leonean • Somali • South African • Sudanese • Ugandan • Zambian • Zimbabwean
Other White Background	
<ul style="list-style-type: none"> • Albanian • Bosnian • Croatian • Greek • Greek – Cypriot • Gypsy/ Roma • Gypsy/traveller British heritage • Traveller of Irish heritage • Italian • Kosovan • Northern Irish • Polish • Portuguese • Serbian • Turkish • Turkish – Cypriot • Other White (please write in) 	<ul style="list-style-type: none"> • Any other Black background (please write in)
(B) Mixed	(E) Chinese or Other Ethnic Group
<ul style="list-style-type: none"> • White and Black Caribbean • White and Black African • White and Asian 	<ul style="list-style-type: none"> • Chinese
Any other mixed background	Other South East Asian
<ul style="list-style-type: none"> • White Irish and White British • Any other mixed background (please write in) 	<ul style="list-style-type: none"> • Filipino • Japanese • Malaysian • Vietnamese • Other South East Asian (please write in)
(C) Asian or Asian British	Latin American
<ul style="list-style-type: none"> • Bangladeshi • Indian • Pakistani 	<ul style="list-style-type: none"> • Brazilian • Chilean • Columbian • Ecuadorian • Peruvian • Other Latin American (please write in)
Any other Asian background	
<ul style="list-style-type: none"> • Sri Lankan • Other Asian background (please write in) 	Other ethnic group
	<ul style="list-style-type: none"> • Afghani • Iranian • Iraqi • Kurdish • Any other ethnic group (please write in)

**22 APPENDIX 18: AYLESBURY VISION CONSULTATION
REPORT**

Aylesbury Area Action Plan Publication Draft Stage

Aylesbury Vision Consultation Report

April 2009



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Summary

Commencing in February 2007, the work to prepare the Aylesbury Area Action Plan (AAP) has been undertaken in several stages, each involving extensive consultation. A consultation on stage four, 'Publication Draft', was organised between 6th March and 17th April 2009 to assess public support for the formal publication draft of Aylesbury AAP. The consultation period began with a two day public exhibition, 'Aylesbury Vision'. This report outlines the findings of the 'Aylesbury Vision' event.

133 people recorded their attendance over the two days of the Aylesbury Vision event, of whom 100 filled in questionnaires and 84 made written comments.

The public exhibition clearly showed local support for the Aylesbury Area Action Plan. 82% of questionnaire respondents supported the vision for the Aylesbury and the overwhelming majority of comments (60/83) showed excitement and enthusiasm towards the regeneration scheme and vision exhibition:

'It looks simply grand'

'It looks nice and will boost the morale of the residents and visitors'

'I think it's good and exciting for the community and young children'

'It's gorgeous!! I love it!!'

'The new plans look great, I'm excited to see the area get this much needed boost!'

'It should be a wonderful place to live and work'



1. Event Purpose

It has long been recognised that the Aylesbury Estate has been in need of comprehensive regeneration. As a result an Area Action Plan (AAP) has been commissioned to provide guidance for the redevelopment. This is a key planning document outlining Southwark Council's plan for essential physical changes which will provide for the long-term needs of the local economy, employment, housing, shopping, transport and open spaces.

The main objective of the event 'Aylesbury Vision' was to publically display the final draft of the Aylesbury AAP and gauge residents' views before its submission to the Secretary of the State for its examination and approval.

2. Consultation Approach

Commencing in February 2007, the work to prepare the AAP has been undertaken in several stages. The consultations conducted in line with the preparation of the AAP included:

- 1) October to December 2007 – 'Building Futures' for stage two, 'Issues and Options', ascertaining residents' preferences between the options proposed
- 2) April to June 2008 – 'Aylesbury Future Roadshow' for stage three, 'Preferred Options', gaining residents' inputs on the options formulated from previous consultation
- 3) August and September 2008 – 'Phasing Plan' showing timescale of the redevelopment
- 4) October 2008 to January 2009 – 'Revised Preferred Options' consulting public views on the modifications on 'Preferred Options'
- 5) 6th March to 17th April 2009 – 'Aylesbury Vision' consulting formally on the publication draft Aylesbury AAP

This report outlines the findings of the 'Aylesbury Vision' event.

3. Engagement Methods

The public exhibition was held at Thurlow Lodge Community Hall between 12-7pm on 6th March 2009 and 12-5pm on 7th March 2009. A family fun day was organised for Saturday 7th, involving a range of activities to encourage participation from all local residents. The local community was informed of the consultation event using a variety of techniques, including:

- Posters displayed at key locations in the area, e.g. community centres and notice boards
- Flyers sent to all homes within the AAP Area
- Website (www.aylesburyregeneration.org.uk) and (www.southwark.gov.uk)
- The AAP report and previous consultation reports published electronically on Southwark Council's website, available by the post if requested
- Meetings with specific interest groups (Neighbourhood Teams, Steering Groups) and visits to local community groups

A full range of staff from the council and Aylesbury New Deal for Communities were in attendance to answer questions. Display panels, a model of the proposals for the regenerated AAP area and several A0-sized artists' impressions were exhibited at the event to provide information and help visualize the streetscape of the new area. A short film the 'Aylesbury Vision' showing an animated overview of the AAP plans was available on individual screens. A questionnaire with an attached ethnic monitoring form was used to record participants' views of the plans (Appendix A and B).

4. Analysis of Respondents

133 people recorded their attendance over the two days of the Aylesbury Vision event, of whom 100 filled in questionnaires and 83 made written comments.

The diversity profile of the respondents was assessed through the ethnic monitoring form (Appendix B). 11/100 did not complete this.

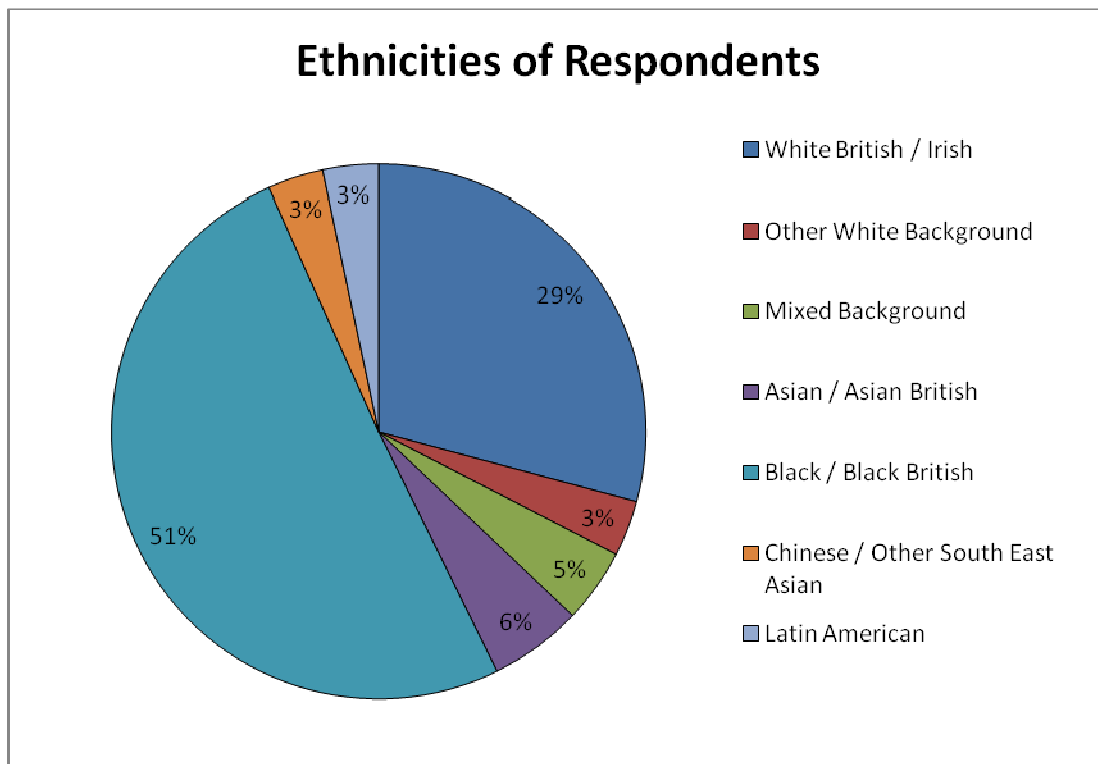


Figure I. Ethnicities of Respondents

Figure 1 indicates that a wide range of ethnic groups took part in the consultation, closely reflecting the diverse nature of the local community. This is clearly shown through comparison of specific ethnic groups with the Aylesbury NDC Ethnic Profile (2006):

- NDC Black Caribbean 12% - consultation showed (6/89) – 7%
- NDC Black African – 30% - consultation showed (39/89) – 44%
- NDC Bangladeshi – 4% - consultation showed (4/89) – 4%
- NDC Chinese – 4% - consultation showed (3/89) – 3%
- NDC White British – 28% - consultation showed (26/89) – 29%

5. Responses

100 people completed the questionnaire consisting of a question to assess respondents' support for the scheme and a space for comments (see Appendix A).

Question: After viewing the information of the event today do you support the vision for the Aylesbury?

	Number of responses	Percentage (%)
Yes	82	82
No	14	14
No answer	4	4

The question generated 82% support, whilst 14% of participants stated 'No' and 4% did not answer. This clearly indicates that participants support the vision of the AAP drafted for the redevelopment of the Aylesbury estate.

6. Comments

Public Endorsement

83% of respondents provided written comments. The majority of these (60/83) showed support and enthusiasm for the redevelopment scheme and the vision exhibition.

'It looks simply grand'

'It looks nice and will boost the morale of the residents and visitors'

'I think it's good and exciting for the community and young children'

'It's gorgeous!! I love it!!'

'The new plans look great, I'm excited to see the area get this much needed boost!'

'It should be a wonderful place to live and work'

'I am impressed with the display and information available'

'It is very informative because you know what is going to happen to your building and how the area will be after completion'

11/83 participants voiced attachment to their current properties, opposition to demolition, or disagreed with the provision of new social housing for rent by Housing Associations (RSLs) and loss of Council Housing.

Expressed Issues

Other comments highlighted residents' needs, concerns, or aspirations for the new development:

- Five respondents mentioned the importance of improving Burgess Park, with suggestions for better security, fitness facilities and wildlife. One resident was concerned about surrounding high buildings, while another did not support the art work focus.

'The vast amount that has been placed into regeneration of Burgess Park will enhance the area by providing a safe environment'

- Many comments supported the environmental improvements, and provision of high quality outdoor space within the regeneration plan. One individual was concerned over the safety of communal gardens.
'I think that the environmental aims in the design are good. I think all the homes should be designed to be carbon neutral so families have low fuel costs'
'I love the fact that all homes will have outdoor space'
'It makes safer homes for people and fresher greener environment for our children to grow up safe and healthy'
- Several comments supported the public transport provision proposals. One individual was concerned that Thurlow Street would become busier, while two respondents asked about the Tram plans.
'I think families will like to live there. There will be more cycling and pedestrian routes in the new area'
- Five asked for more information about home sizes, or expressed the desire for good room size in the new development.
'I am pleased with the regeneration plans. Just hoping the room sizes will be reasonably sized'.
- Seven expressed concerns or queries about the rehousing process.

Timescale



Seven respondents expressed eagerness for the redevelopment to start, or frustration over the timescale of the redevelopment.

'Wonderful! I cant wait for the process to start'
'The plans are good, but the time schedule is too long'
'Bring it on – very impressed & a vast improvement – the sooner the better'
'I like the Aylesbury Vision but it needs to hurry up'

7. Conclusion

The 'Aylesbury Vision' exhibition clearly showed local support for the Aylesbury Area Action Plan. 82% of questionnaire respondents supported the vision for the Aylesbury and the overwhelming majority of comments (60/83) showed excitement and enthusiasm towards the regeneration scheme and vision exhibition.

Appendix A: The Aylesbury Vision Questionnaire



Let us know
what you **think!**

After viewing the information at the event today do you support the vision for the Aylesbury!

Yes No

Comments:

Appendix B: Southwark Ethnic Monitoring Categories

(A) White	(D) Black or Black British
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Irish	African <ul style="list-style-type: none"> • Algerian • Congolese • Eritrean • Ethiopian • Ghanaian • Ivorian • Kenyan • Moroccan • Nigerian • Rwandan • Sierra Leonean • Somali • South African • Sudanese • Ugandan • Zambian • Zimbabwean
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