

STATEMENT OF COMMUNITY INVOLVEMENT

CCHA PHASE 1 – WARMINSTER ROAD

For:

CROYDON CHURCHES HOUSING ASSOCIATION

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STATEMENT OF COMMUNITY

INVOLVEMENT

ON: WARMINSTER ROAD

FOR: CROYDON CHURCHES

HOUSING ASSOCIATION

FRANKHAM PROJECT NO.: 700495

Signature:

Name:

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Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
	PO1		JF	DB	OM

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DRAFT

1.0 INTRODUCTION

- 1.1 Frankham Projects Ltd (FPL) were appointed by Croydon Churches Housing Association (CCHA) to produce assist with a resident consultation for the proposed development to the rear of the Hawthorns, 57 Warminster Road, London SE25 4DF.
- 1.2 The consultation process included the organisation of a consultation event, collation of the feedback received, resident project updates and the production of a Statement of Community Involvement.

2.0 CONSULTATION EVENT

- 2.1 A public consultation event was arranged for Tuesday 16th May 2023 between 4-7pm. FPL/CCHA produced leaflets for the event and were issued to the residents at the Hawthorns (see Appendix 1).
- 2.2 The residents were notified by CCHA via a letter issued on 20th April 2023, text messages on 5th May 2023 as well as the letter being erected on the notice board inside the Hawthorns (see Appendix 2).
- 2.3 The consultation was located outside the Hawthorns building with a marquee to ensure that residents would have easy access to the event
- 2.4 In terms of attendance, Oliver Morse and Jack Lewis attended from FPL to discuss the proposals and project specifics. Gloria Thompson and Sakib Ajaib form CCHA's Resident/Neighbourhood team also attended.

3.0 COLLATION OF FEEDBACK

- 3.1 A standard feedback form (see Appendix 3) was provided at the event and issued separately.

4.0 RESIDENT PROJECT UPDATES

- 4.1 Following the collation the feedback received, a summary note was produced raising the key comments and concerns raised. This was issued to the residents on 7th June 2023 welcoming the opportunity to provide any further comments.

5.0 STATEMENT OF COMMUNITY INVOLVEMENT

- 5.1 The culmination of the consultation process has been the production of the SCI which has considered all comments raised. On the whole, the feedback received from comments supported the benefits of relocating the car parking to the front of the site and increasing the communal amenity space to rear. It was confirmed to the residents that the revised (and increased) parking layout would solely benefit the existing residents. The communal amenity space was also welcomed.
- 5.2 The main concerns raised from the consultation event were largely focused on the construction period of the new building and associated works. Whilst disruption is an inevitable part of the construction process, CCHA are committed to keeping this to a minimum and confirmed that the appointed contractor would be members of the Considerate Contractors Scheme.

APPENDIX 1
CONSULTATION – LEAFLETS

DRAFT

We are interested in your comments and suggestions in relation to possible improvements to the Hawthorns and would be grateful if you could take a few moments to complete the below feedback form. Please tick the box which identifies any areas of concern:

- Outlook
- Parking
- Landscaping
- Amenity Space
- Improvements to the Building

Completed forms to be returned to:
Amber Cutayar, Croydon Churches Housing Associations
(amperc@ccha.biz)

ccha
29 Sheldon Street
Croydon
CR0 1SS

APPENDIX 2
CONSULTATION – NOTIFICATION LETTER

DRAFT

Date: 20th April 2023

Dear XXXXX,

RE: Land to the rear of The Hawthorns

ccha are committed to delivering quality affordable housing to its residents and local community.

As part of this, we have looked at development options for the area of poorly used land to the rear of this site and are excited to share proposals that seek to maximise the potential of this area, and the improvements it will enable to the site as whole.

We therefore invite you to join us at a consultation event on **Tuesday 16th May from 4-7pm** in the garden to the rear of the existing Hawthorns block to view our exciting vision and ask any questions you may have to the ccha team and their professional consultants.

As part of this exercise, we are also keen to discuss any improvements to your block that you feel should be undertaken at the same time and would welcome you to come along and share any ideas and thoughts you may have.

Refreshments will be provided, and we look forward to seeing you on 16th May. If you have any questions in the meantime, please do not hesitate to contact Amber Cutayar on 0208 633 8725 or amberc@ccha.biz.

Yours sincerely

Tracy Cullen

Tracy Cullen
Chief Executive

Text message sent to residents:

Dear resident, the ccha resident consultation event is on today
between 4-7. It will be held in the gardens behind your block.

05/05/2023 09:18 Drop in at any time!

DRAFT

APPENDIX 3
CONSULTATION – FEEDBACK FORM

DRAFT

We are interested in your comments and suggestions in relation to the new development at the land rear of the Hawthorns, and the proposals that you have seen today, and would be grateful if you could take a few moments to complete the below feedback form.

I like this because...

This could be improved if...

I don't like this because...

**APPENDIX 4
SUMMARY OF FEEDBACK**

DRAFT

The Hawthorns Consultation – 16th May 2023 – 4pm – 7pm

Attendees:

Sakib Ajaib (ccha)
Gloria Thompson (ccha)
Oliver Morse (Frankham)
Jack Lewis (Frankham)

Residents attended/met:

Emmanuel Ghafarokhi - Flat 5
Gladys Karimanzira – Flat 7
Simon Senior – Flat 13

Resident Comments:

Emmanuel Ghafarokhi – Flat 5 – Received letter regarding consultation and will advise if they have any issues.

Gladys Karimanzira – Flat 7 – Received letter and has nothing to say regarding development

Simon Senior – Flat 13 – Below

I like this because:

1. It looks like a good development and will improve area.

This could be improved if:

1. Decant whole block and demolish The Hawthorns and build one large development circa 40 flats.
2. Paint sign on entrance stating '57 Warminster Road'
3. Disturbance to residents will need to be considered and mitigated.
4. The Hawthorns requires new carpets.
5. The Hawthorns needs new lights that work.
6. Any improvement to The Hawthorns is done first and in quick fashion.
7. Residents who wish to move to new building are given priority.

I don't like this because:

1. It will cause building issues for existing building due to ground movement and heavy trucks.
2. New development should be affordable rent/for sale as it will improve area.