



# Pride in Cleadon Park

Cleadon Park Regeneration Partnership - South Tyneside Council • Bellway Homes • Enterprise 5 Housing Association

## Phase 3 - Consultation

**Plans for Phase 3 of the Cleadon Park scheme have been drawn up and are due to be submitted in late September.**

We want your comments and input on the pre application proposals so why not come along, see the new plans for yourself and help to shape the next phase of this exciting development. The consultation with local residents will take place on Saturday 3rd September between 10:00 a.m. and 4:00 p.m., the final day of the Cleadon Park Festival, at the Cleadon Park Community Centre on Sunderland Road. Members of the Project Team, Bellway Homes and Enterprise 5 will be on hand to explain the proposals, answer your questions and record your comments. We will get back to you to let you know what has happened with the comments made and any changes that result. Planning will also consult with everyone individually before the final plans are submitted.



Former flats site - now a blank canvas for new development

## Flattened!!

**Some good news this month, in case you haven't already noticed, Laburnum Grove flats have gone.**

The flats, which as we all know were a constant source of problems on the estate, both during and after occupation, were demolished in July. On the demolition Councillor Jim Foreman said 'this is yet another example of the Council responding to residents concerns. Increased reports of anti social behaviour have been directly attributed to the

empty building and there were serious concerns regarding vandalism and safety. The Partnership recognised the need to respond positively and promptly to these issues which resulted in the block of flats being recommended for clearance outside the normal demolition programme.' The site is to be redeveloped in Phase 3 of the programme – not a moment too soon.

## Cleadon Park Vacancies

**South Tyneside Council, South Tyneside Training and Enterprise Network (TEN) and Bellway Homes have formed a partnership to provide jobs on the Cleadon Park Project.**

TEN will be the contact point for jobseekers, enquiries relating to employment on the Cleadon Park Project should be made to TEN who will keep a list to support the selection process.

Bellway's Cleadon Park Construction Manager Ray Dargue will be sending details of all vacancies on the project to TEN. A person/job specification will be produced by Bellway to help with the recruitment.

If further training is required prior to a job offer TEN may be able to arrange it through the Council. For information please contact Lorraine at TEN on 0191 4557778 or call in at their drop-in session at the Ridgeway Family Centre on Monday or Friday mornings between 10:00 – 12:30.

**Useful numbers:** Community Wardens **0191 420 3713**, Ridgeway Family Support Centre **0191 456 7751**  
Enterprise 5 Cleadon Park Office **0191 454 4711**, Bellway Homes **01661 820 200**, Cleadon Park Community Centre **0191 454 4403**, South Tyneside Council Housing Services Office Cleadon Park **0191 427 3461**

# Feeling Creative?

Residents from Cleadon Park are being encouraged to get creative and help develop ideas for art works to brighten up Cleadon Park Recreation Ground.

Friends of Cleadon Park are hoping to install art works in the Recreation Ground to give it a real boost. We are looking for residents of all ages from the Cleadon Park area to become involved in this exciting project organised by; Friends of Cleadon Park, Drug Action Team, Groundwork, The Customs House and South Tyneside Council.

Volunteers will work with artists to create designs for art works which may be used to enhance the park. This will be a great opportunity for people from the area to contribute to its re-generation and have a real input into the development of their own environment.

For more information, including starting dates for the art sessions, please contact Anna Snell on 0191 4278199.

Art sessions will be held once a week during term time at Ridgeway School from 4pm to 6pm, starting in September. (Day to be confirmed)

Customs House Projects Officer Anna Snell said: "The focus of the project is to raise awareness about visual art and how it can enhance the local area. The sessions will be very 'hands on' and are open to anyone interested in art or improving their environment. It would be great to see families and neighbours coming along to be a part of this fantastic project."

# New Face on the Block

The Cleadon Park Project Team has been brought up to full strength with the recent appointment of Keith Moyle. Keith who replaces Amanda Douglass as Project Officer is based at the Neighbourhood Housing Office on Park Avenue where he joins team members Christine Allen (Project Manager) and Andrea Wood (Project Assistant).



One of Keith's responsibilities will be to maintain effective communications between all parties involved in the regeneration programme. This will include the 'Pride in Cleadon Park' newsletter that is being reviewed this month through a reader survey (see back page). On taking up the post Keith said 'I am excited by the challenge and am looking forward to meeting as many people as possible from the estate over the coming months'.

# Stop Press

The partnership has taken on board the concerns of owners and has endeavoured to create a range of initiatives, which when taken together as a package can make a difference to peoples ability to remain in the area of their choice. In addition to shared equity loans, options include 6 months priority

for residents on selected plots, £1 reservation fees, 5% discounts and shared ownership schemes. If you want to know more about the range of options available then please talk to us, we are here to help. Please contact the Project Office on 454 7159, Enterprise 5 on 454 4711 or Bellway Homes sales office on 4279662 for more information.



# Partners visit site

The Cleadon Park Partnership Board got a chance to look at the progress being made first hand when they donned their safety clothing and were shown around the site by Bellway staff.

There was also an opportunity to visit the sales office and comment on information available to the public. Councillor Michael Clare said, "He was delighted with the progress of the scheme and

that it was amazing to see how the appearance of the area was being transformed, now that building work was progressing above ground level". Cllr Clare added that, "He had been really

impressed on a recent site visit, by the quality of the homes, and the sympathetic environmental materials being used for their construction". A Board meeting, hosted at Ridgeway Family Centre

followed the site visit, where staff from the centre provided a warm welcome and were commended on their hospitality. The next few weeks promise to be exciting, as the first properties move nearer to physical completion with work on plumbing and electrics. We'll keep you right up to date with the latest news of progress in the next edition of the newsletter.

# Shared Equity Loans - Are You Missing Out?

Are you aware of E5's shared equity loans? Not sure how they work? Want to know more? Our spotlight feature shows that the loans are more straightforward than you may think.

In the flowchart it is assumed that a home owner is considering purchasing a property for £100,000, even with the capital from the sale of their own home and the maximum mortgage available to them they find that they are £20,000 short. One option open to them is to consider an equity loan from Enterprise 5, as illustrated on the right.

## Frequently Asked Questions

Q. Can I still get a mortgage on a property if I have an equity loan?

A. Yes, providing you meet the lenders requirements, they will make an advance, as the equity loan is a second claim to the property. This enables the mortgage lender to have first claim on the property, which they would require to offer a mortgage.

Q. Will I have to pay monthly instalments and interest on the loan?

A. There are no monthly repayments on the equity loan as it is only repaid when the property is sold or after twenty years.

Q. Do I have to sell the property after twenty years?

A. No, but you would have to repay the equity loan back to Enterprise 5. The amount would be based on an independent valuation of the property at your cost.

Q. Can I repay the loan early even if I don't sell the property?

A. Yes, but you would need to have your property revalued to find out how much is owed to Enterprise 5.

Q. If I don't sell after twenty years, I could owe Enterprise 5 a substantial sum of money, how am I expected to repay this?

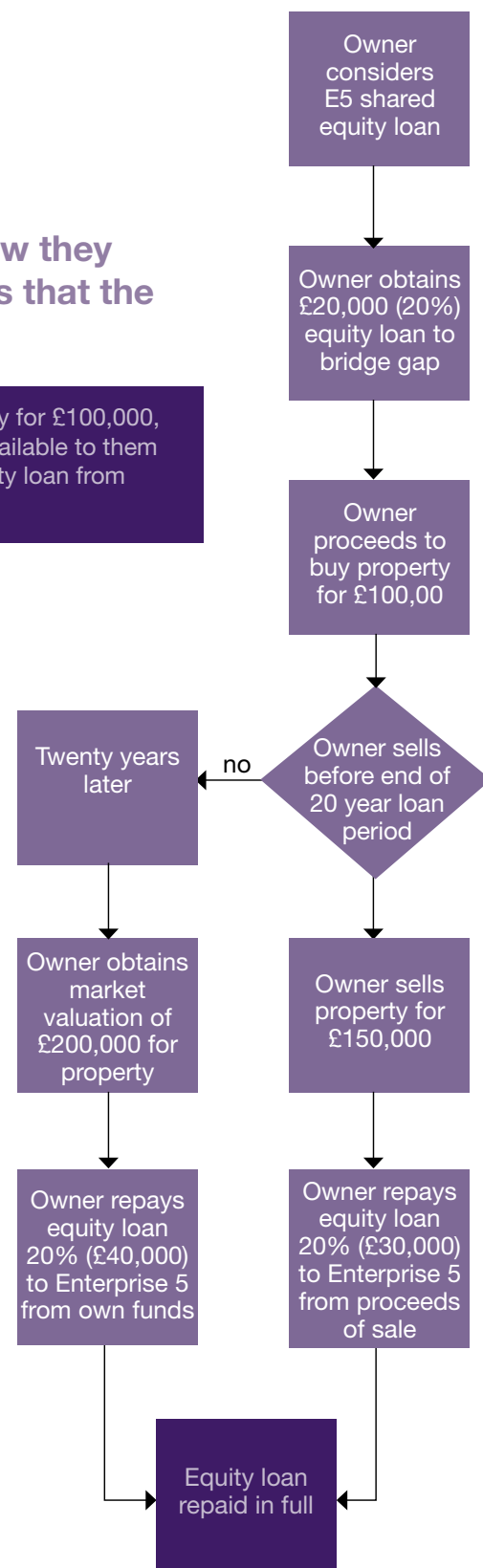
A. This is your responsibility and it could be funded in a number of ways. You are advised to seek independent financial advice as to which would be the best option for you.

Q. Is there a maximum or minimum amount available to borrow?

A. Yes, the maximum equity loan would be £20,000, there is no minimum.

Q. What would happen, in the unlikely event that the property value has decreased at the time of repayment?

A. You would still only have to repay the same percentage as originally borrowed. So if a property purchased for £100,00 with a 10% equity stake was sold for £95,000 the repayment would be 10%, in this case £9,500 (£500 less than the original amount).



## Local Lettings Policy

As we are now letting people know where they are going to live it's probably a good time to remind residents of the local Lettings Policy, which you helped develop and has been adopted by South Tyneside Council and Enterprise 5.

### The Policy:-

- helps former residents move back onto the estate
- allows you to pick your own house type
- will provide a mix of young and old and families on the estate
- tries to ensure that people get the house that they need
- maintains the community spirit
- helps reduce crime
- gives preference to those with the most need
- ensures everyone is treated fairly and in the same way

Full copies of the Policy are available from the Neighbourhood Housing Office and from the E5 office on Park Avenue.

# Regen-Gen

**Venue Change** - the anti social behaviour surgery now takes place in the Ridgeway Family Centre. Carl Ashton will be on hand on Thursday afternoons between 2:00 p.m. - 4:00 p.m. to receive your confidential reports of any anti social behaviour on the estate.

## South Tyneside

**Jobsfair** - The Annual Jobsfair was held at Temple Park in June and was the most successful to date. Over 50 employers attended and over 1,200 residents visited the event.

## Help for Owner

**Occupiers** - you should by now have received a copy of the leaflet outlining the options open to you when

you sell your property. You are reminded to refer to this when considering your options. Additional copies are available from the Family Centre, the E5 Office, the Bellway sales office and the Cleadon Park Housing Office on Park Avenue

**Bellway Sales Office** - is open Thursday - Monday 10:00 a.m. - 5:00 p.m. where

Dawn Coulson will be happy to discuss the range and availability of properties on the development. Tel. 0191 4279662

**Latest News** - look out for the new bulletin boards where you can keep right up to date with all the latest news and developments. The boards situated in the Housing Office and Ridgeway School will ensure you don't miss anything before the

next edition of Pride in Cleadon Park.

**Day Trips** - the excursions to Morpeth, Preston Park, Alnwick Gardens and Saltwell Park arranged by the Resident's Association have been a huge success with almost 200 people enjoying the days out. A further trip to Scarborough is arranged for Bank Holiday Monday.

## Junior Painting Competition

Are you aged under 16, did you enjoy the school holidays? Well you now have the chance of winning a great prize simply by painting a picture of your favourite moment from your time off school.



It could be of your summer holiday or simply an activity that you've enjoyed. Draw or paint a picture no larger than A4 and write your name, age and address together with a contact phone number on the back and drop it off at the Neighbourhood Housing Office at 75 Park Avenue or in the box at Ridgeway Family Centre by the closing date of 30th September 2005. There will be three prizes of art sets to the best entries as judged by the Partners, in the under 5, under 11 and under 16 age groups. All winners will be notified directly during October and the winning entries displayed in the Family Centre. Happy painting and good luck.

## Give us your views on the 'Pride in Cleadon Park' newsletter and give yourself the chance to win a £10 gift voucher

We would welcome your views on the newsletter, please complete this short questionnaire by ticking the boxes that apply.

Do you receive the newsletter regularly? Yes  No

Do you read the newsletter regularly? Yes  No

Do you find the newsletter useful? Yes  No

**Please indicate the articles that you read the most**  
(tick all that apply)

News items  General interest articles  Forthcoming events

In general do you find the articles interesting? Yes  No

Do you think the newsletter could be improved? Yes  No

If yes, please state how in the space below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide any other general comments about the project in the space below: (continue on a separate sheet if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The newsletter is produced every two months; would you like.. more issues  fewer issues  same number

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Thank you** - please tear off this slip and return to the Neighbourhood Housing Office at 75 Park Avenue or to the Ridgeway Family Centre.

Closing date for responses 30 th September 2005.



**Cleadon Park  
Regeneration  
Partnership**

Cleadon Parks' own website is up and running, Surfers from around the globe will be able to log on and find out what's new on the estate - check it out at [www.cleadonpark.org.uk](http://www.cleadonpark.org.uk)

Pride in Cleadon Park is the newsletter of Cleadon Park Partnership, which brings together E5 and Bellway, South Tyneside Neighbourhood Services, Local Councillors, Community representatives and other Directorates and agencies to work on improving Cleadon Park.