**Frequently asked questions**

***Why are you building the homes?***

There is both a national and local shortage of affordable homes with a particular need in Gosport for good sized family accommodation and accessible properties. The homes will provide vital housing for local people at an affordable rent.

***Why have you chosen the sites?***

All sites are former garage sites that are underused and considered viable for new homes. We have carefully considered the number of properties, and the size and design of each site, to ensure they are appropriate for the locations, and will have minimal impact. The design of the homes and the landscaping will improve the appearance of each site.

***Who is the contractor carrying out the work?***

PMC Ltd

***How were PMC Ltd selected?***

Invites were made through a competitive tender process, and best value in terms of cost and quality was PMC Ltd.

***Will local people be employed?***

PMC Ltd will always look to employ from the local community and use a local supply chain, wherever possible.

***When will work start on each site?***

Work is expected to begin on 3rd June 2024.

***How long will the work last?***

Approximately one year.

***How many homes will be built?***

Across all three sites a total of 15 homes will be built, outlined below;

Stoners Close – five, 4 bedroom houses, two, 3 bedroom houses

Glebe Drive – three, 2 bedroom houses

Wheeler Close – two, 2 bedroom houses and three, 1 bedroom wheelchair accessible bungalows

***Who is paying for the build and how is it being paid?***

Using one-for-one receipts from the sale of Council homes, reserves and a small borrowing amount.

***What is Passivhaus?***

Passivhaus is a design standard, more information is available if required.

***Will the homes be owned by the Council?***

The homes will be Council houses, let at affordable rent.

***How will the homes be allocated and who will be eligible?***

The homes will be for people already on the housing register, and they will be allocated in accordance with Gosport Borough Council’s allocation policy.

***What will the hours of work be?***

Generally trades will arrive before 8am but no work which can generate a noise will begin until 8am. Work will finish by 5pm each day. Saturday morning work will be required on occasion and the same applies, with work finishing at 1pm.

***Who can we contact if there is a problem or to report anti-social behaviour?***

Contact information will be on the notice boards for each site.

***What happens with the bin collections?***

Streetscene have a plan to accommodate bin collection, and they will advise you in writing of any change in arrangements during the build.

***How will debris and dust from the site be managed?***

All dust and debris will be kept to a minimum, the site we be kept as clean as possible throughout the build. All vehicles are fitted with silencers.

***I have a rear gate next to the site, how will this be affected?***

Access will be maintained where existing gates provide access. No new access will be allowed. If your access is to be affected during the work, you will be given plenty of notice and arrangements will be made with the individual to ensure the least disruption. Any damage incurred will be rectified.

***Will the developments make parking worse in the area?***

Each site has been designed to ensure that there are sufficient parking spaces in accordance with planning requirements. 43 parking spaces in total will be provided for the 15 homes. The number of parking spaces provided for each site are outlined below;

Stoners Close – 16 parking spaces

Glebe Drive – 13 parking spaces

Wheeler Close – 15 parking spaces

***My property is next to the site, will I be overlooked?***

The position of each home has been carefully designed to ensure that they are located away from existing properties, to prevent overlooking.

***My property is next to the site, will it block light?***

Each site has been carefully designed in accordance with planning requirements, size height and location.

***During the build how will site traffic access the areas?***

Deliveries will be mainly on flat back, low loaders, with the approach at Stoners Close and Wheeler Close being the main access road into the site. The approach for site traffic at Glebe Drive will be along Glebe Drive. If this has to be reviewed, residents will be notified.

***Will any trees be affected?***

We don’t anticipate any trees will be but if any existing trees need to be removed, they will be replaced. There will be some pruning and crowning to facilitate the work.

***What impact on wildlife will the development have?***

We have surveyed all sites to assess the impact of the homes. As each site mainly has a concrete surface, the developments will cause minimal impact to wildlife. As part of the landscaping proposals we are looking to enhance the bio-diversity of each site. Any queries about wildlife in the area will be investigated and advice sought from the Ecologist, who will visit the site and update the report if required.

***How will you keep me updated about the development?***

You will be kept informed by the site supervisor regarding any planned disruption. The Neighbourhood Involvement Officer will door knock ad-hoc, during the build, and speak with residents about any concerns. Any questions you have during the build can be emailed to newhomesgosport@gosport.gov.uk

Contact numbers will be displayed at each site and for all other enquiries, you can call Neighbourhood Involvement Officer, Emma Vanson on 02392 545403

**A summary of questions and discussions raised at the event**

Please note, some of these questions are repeated, but reflect the most relevant issues raised by residents at the event.

***What will happen about dust and debris at the site?***

It was explained to the residents by the contractor that dust and debris will be kept to a minimum, as much as possible, with the site being kept clean as much as possible.

***What is happening with access to the rear of bungalows at The Mead?***

A number of residents from The Mead raised concern around the access being maintained to the rear of their bungalows, it was explained that rear vehicle access will no longer be available. The Property Services team at Gosport Borough Council are looking into the possibility of placing a drop kerb at the front area of the bungalows to improve accessibility here.

***What happens to vehicles left on site prior to work commencing?***

Letters have been sent to all residents in the vicinity of each site notifying the expected start date of the 3 June 2024. A further letter will be hand delivered to reiterate the need for all vehicles and items to be removed from the site prior to 3 June 2024. Vehicles and any items left on the site will be removed.

***Will my boundary fence be affected?***

Some residents raised concern about their boundary fences and wanted to know what will happen if they are affected. If any boundary fence is affected by the development, PMC Ltd will make direct contact with the resident and agree repairs if required.

***Worried about site safety and security?***

Concern raised about how the site will be kept safe and secure. It was explained by PMC Ltd that they use a security company who will be monitoring each of the sites, they have specialist equipment and experience of managing safety and security on these type of sites.

***How good will the contractor be at communicating to residents?***

A question was asked about how good will the contractors be at communicating with residents. Reassurance was offered by the contractor, explaining they will make sure, where possible, to alert residents of any unplanned or exceptional loud work.

***What happens if my bin collection is affected?***

Streetscene are aware of the work being carried out and have a plan in place for any changes required. All residents affected will be contacted direct by Streetscene.

***Will contractor vehicles accessing through Glebe Drive damage vehicles?***

A resident in Glebe Drive raised concern over Glebe Drive being used by contractor vehicles and possibly causing damage to property; they also explained how, when Kier are carrying out work, there is often three or four vans parked along the road. Kier have been notified for the need for consideration with their parking and PMC Ltd offered assurances that the drivers of the contractor vehicles are highly trained and experienced and their drivers will use the utmost care and consideration.

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