


## Appendix 2. Statement of Community Involvement

View of Our Lady of Lourdes Church, Ballinacurra Weston







What residents of Ballinacurra Weston said:



"Get rid of them."




"Essential for Mind,Body, Spirit, Safety and Security. At present contributing to antisocial behaviour."




"The sooner the better, these boarded up houses are causing a lot of problems as well as being an eyesore."

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Take houses out of dereliction?



"Its so horrible to have to look at derelict houses everyday. Depressing. The sooner they go the better."



"Do them up and give me one. I am on the housing list since 2007 with 4 children, everytime I go to town hall I am told I am not on the list."



"This item refers to boarded up houses in Weston Gardens, Rosbrien. We were told that this could mean demolition or refurbishment. The residents there wanted the houses refurbished in line with the plans that were put on hold in 2007. The expert view is that there should be no demolitions unless it involved an immediate rebuild. This was the view of former City Engineer John Breen and the current view of Crime Prevention Officer, Sergeant Brian Broderick. The plan for these houses were produced by Limerick City Council working in partnership with the Weston Gardens Residents Association. We urge you to contact the WGRA and include them on any decisions that will impact on their area."

How the Office of Regeneration responded:

The Office of Regeneration wishes to offer more clarity on this situation. It is proposed to retain and refurbish 3 units at Weston Gardens and refurbish to a BER C rating whilst providing for natural surveillance to the gable end fronting onto Alley Lane. This will ensure that the lane is overlooked and

the potential for anti-social behaviour reduced. A design team has now been appointed to carry out this work.



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Ballinacurra Weston  
5 March 2013 6pm-9pm  
6 March 2013 1pm-4pm  
7 March 2013 10am-1pm

	Overall Proposals for Redevelopment	Yes	Don't know/Don't mind	No	No Box Ticked
1	Ensure optimum location of Street Lighting and CCTV cameras.	36	0	1	3
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>• In my opinion I think they are needed for safety reasons</li><li>• It would also be of benefit to upgrade CCTV throughout the estate.</li><li>• We need more lighting and definitely cameras at the top of Beechgrove/Clarina Ave over the antisocial behaviour and dumping of rubbish</li><li>• Needed badly, too many things happen quiet families.</li><li>• A lot more lights more cameras and more supervision with cameras.</li><li>• The more CCTV the safer it makes it for children to play.</li><li>• But it seems when one goes to find out what footage is on camera its next to impossible to get access.</li><li>• More lighting and CCTV will reduce the anti-social behaviour.</li><li>• CCTV needed in school &amp; church, extra lighting around the church.</li><li>• What is the point of installing and maintaining CCTV cameras when young children frequently break the law and the Gardai are helpless to bring the miscreants to book.</li><li>• These gurriers have the protection of their parents who themselves should be penalised for allowing their children to run amok.</li><li>• Very important for safety.</li><li>• Yes but someone needs to monitor them, no good if no one is watching.</li><li>• Badly needed.</li><li>• Especially Lenihan Avenue.</li><li>• Someone is needed to monitor the cameras, if not 24hrs at least between 9pm and 5am when the worst anti- social behaviour happens.</li><li>• Working cameras would make us feel safer. Badly needed.</li><li>• I really think it's a waste of tax payers money as it's a new development which should have had CCTV in when built.</li><li>• It is ridiculous that a CCTV camera that was already installed was part of the proposal. It's hardly likely that it would be removed if residents objected or relocated to coincide with a majority view of what might constitute 'optimum location'. Surely the best way to 'ensure optimum location' for the camera would have been to consult with a security expert before it was installed. The fact that the CCTV camera on the southside are not monitored to begin with means that it really doesnt matter where the camera is. The Crime Prevention officer has stated that such unmonitored cameras "are not worth the money that was paid for them"</li></ul>				
2	Take houses out of dereliction	35	0	3	2
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>• The sooner the better.</li><li>• Don't move no one in, just knock them.</li><li>• Eye sore, but would prefer them to be knocked, I live in a quiet area with no kids and I would like to keep it that way.</li><li>• Our preference would be for demolitions as the allocation of these houses would fill the community with fear going on past decisions by the City Council which has not been honourable.</li><li>• They all should be demolished because you would be adding more families to the area, it will just get worse, less people smaller area less trouble. Less houses please.</li><li>• We think if they are bad and left on their own they should be knocked. This way the blocks would be smaller too</li></ul>				

	Overall Proposals for Redevelopment	Yes	Don't know/Don't mind	No	No Box Ticked
	<ul style="list-style-type: none"><li>• The sooner to make the area cleaner</li><li>• Get rid of them.</li><li>• To make the neighbourhood look better, and gives families a sense of pride to say they live in Weston, that the place will now look good.</li><li>• Yes - If Garda clearance is carried out.</li><li>• Good thinking there!</li><li>• Essential for Mind, Body, Spirit, Safety and Security. At present contributing to anti-social behaviour.</li><li>• Do them up and give me one. I am on the housing list since 2007 with 4 children, everytime I go to town hall I am told I am not on the list.</li><li>• The sooner the better, these boarded up houses are causing a lot of problems as well as being an eyesore.</li><li>• Its so horrible to have to look at derelict houses everyday. Depressing. The sooner they go the better.</li><li>• I am currently living next door to one which I have complained numerous times about and got no answers</li><li>• Re opened and re-let</li><li>• This item refers to boarded up houses in Weston Gardens, Rosbrien. We were told that this could mean demolition or refurbishment. The residents there wanted the houses refurbished in line with the plans that were put on hold in 2007. The expert view is that there should be no demolitions unless it involved an immediate rebuild. This was the view of former City Engineer John Breen and the current view of Crime Prevention Officer, Sergeant Brian Broderick. The plan for these houses were produced by Limerick City Council working in partnership with the Weston Gardens Residents Association. We urge you to contact the WGRA and include them on any decisions that will impact on their area.</li></ul>				
3	Potential for new street from Beechgrove Avenue to Crecora Avenue	29	1	8	2
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>• We don't need roads we need houses rebulit</li><li>• I really wouldn't like a road in case it brings a younger crowd into Beechgrove. •</li><li>• As long as its well lit up.</li><li>• No, this would in essence turn a relatively quiet cul de sac in to a chicken run for the for the local anti-social elements who are at the moment partially impeded by the cul de sac.</li><li>• At least the police can get around the area more easily</li><li>• Be great and faster to get around to your next street.</li><li>• Sorry. What left of Beechgrove is gone, knock it down.</li><li>• Re my first comment ie no 10 leave cul de sac.</li><li>• A danger when kids are out playing.</li><li>• Have you taken the views of Beechgrove Ave into account.</li><li>• Will open up the area. Again good for security and appearance.</li><li>• Needed badly.</li><li>• Very good idea, as it is dangerous driving in there as they have you trapped</li><li>• Easy access to local streets for local people.</li><li>• Rat Run</li><li>• Well lit. Houses up to a C Rating (BER) including private houses, attic, fascia, soffit, painting, heating.</li><li>• The residents of Beechgrove Avenue were opposed to the proposed new street from Beechgrove Avenue to Crecora Avenue. This was also the view of community gardai, who feel that it would create a ratrun for joyriders. We are also concerned that the creation of this road will involve the demolition of a vacant and boarded up Council house that could be refurbished. This proposal also envisages the demolition of the adjoining privately owned and currently occupied home. We consider the detenanting and boarding up of housing as a despicable tactic to encourage residents to leave and take whatever they are offered.</li></ul>				



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4	Area for long term redevelopment	29	1	8	2
	<p>Other Comments:</p> <ul style="list-style-type: none"> <li>The sooner the better, we are living in a ghetto</li> <li>I am happy in Beechgrove with my same neighbours as I lived there 15 years and am very happy</li> <li>Long term development reminds me of jam tomorrow. I would rather see it immediately we have waited long enough. And enough damage by the faceless pen pushers has being done.</li> <li>No houses in Clarina Park</li> <li>I think all the derelict houses to keep getting demolished and then when the time and money is there then the development can come the point</li> <li>More empty space the more development can come along.</li> <li>What??</li> <li>If homes are built, Garda clearance is very important &amp; consultation with community</li> <li>You havent gone far enough. By opening access to Rosbrien Rd from Clarina Ave you will increase traffic flow to where what is now a chaotic situation will develop into an impossible</li> <li>situation. That section of Rosbrien Rd from the ESB to Ballinacurra Rd at Punches X is significantly narrower</li> <li>than that from the ESB to town. Were yo aware that buss ply that road?</li> <li>You need to stop talking and do something, we will be dead before this happens.</li> <li>Approved more streets.</li> <li>I am in favour in general but as you have my house ring-marked for knocking I would need to be consulted as to what kind of home and where you would put me.</li> <li>I have no problem with it.</li> <li>But not enough new houses being built. How long is long term, I don't ever see that happening but we live in hope.</li> <li>As I have put massive money from "working" into my home. Will I be compensated.</li> <li>It is generally understood that 'long term development' means that nothing will be developed for ten years or more. A health Impact Assessment, commissioned in 2008, by your predecessor the Southside Regeneration Agency stated that the demolition of these properties with no positive plans for using the empty land may simply encourage unsafe activities that are already practised by some people". We urge you to work with us in developing interim plans to beautify these sites. We expect at the very least, the Office of Regeneration and Limerick City Council will fulfill their statutory obligations and ensure that these sites are maintained and litter free which is currently not the case.</li> </ul>				
5	Remove the community wall to the side of the Church to allow both visual and physical access	22	5	3	10
	<p>Other Comments:</p> <ul style="list-style-type: none"> <li>We don't need new roads or footpaths we have enough</li> <li>I think it wouldn't be a good idea as its easy access for kids</li> <li>As I said previously it will turn Beechgrove into a thugs heaven. Leave well alone and stop these cosmetic tinkering and concentrate on real regeneration.</li> <li>So the Gardai can see whats going on more safer.</li> <li>Build new wall again. Rat run for thugs to cause problems to property also cars that will be parked in front of church.</li> <li>Makes it easier to see the newly refurbished neighbourhood.</li> <li>If wall is removed the house beside the wall will need to be kept private. Also the house facing the road to be secured if wall is removed.</li> <li>Key comments re Beechgrove Ave also apply to the elderly folk living at the junction of Hyde Ave/Crecora Ave. The residents should be consulted.</li> <li>I have ticked yes but it doesn't affect me directly. I feel that if it opens up the area it can only be good.</li> <li>Also badly needed.</li> <li>Better for elderly</li> <li>It is an eyesore and not needed.</li> </ul>				

	Overall Proposals for Redevelopment	Yes	Don't know/Don't mind	No	No Box Ticked
	<ul style="list-style-type: none"><li>It would be a shorter and safer walk for the old people in the area.</li><li>This way people will be able to see the anti-social behaviour in the church grounds and be able to report it.</li><li>Footpath already there.</li><li>Whilst visual access may be aesthetically pleasing, we have serious concerns regarding physical access and the potential for creating a rat run, this is also the view of the Community Gardai.</li></ul>				
6	Construct a new path between the Church car park and Crecora Avenue	26	2	6	6
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>Yes</li><li>Tinkering is not the solution.</li><li>For the kids going to school.</li><li>Ya be much easier for us to have access to getting around.</li><li>Makes it easier for people to get to mass.</li><li>Yes easier access.</li><li>Needed</li><li>Better for elderly</li><li>Very good idea, especially for the Elderly.</li><li>Yes good idea.</li><li>Church car park private property.</li><li>This seems to be totally unnecessary and is not a priority for residents</li></ul>				
7	Home for home in areas proposed for demolition	32	2	3	3
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>Yes as long as it's a key for a key.</li><li>At last real proposals that will improve both the residents and estates conditions.</li><li>Would like house swap out of the area</li><li>I really think you should continue to demolish the houses, build new homes and knock the old houses as much as you can.</li><li>Yes we think this should be the case, we were forced to leave our home because we were attacked by youths who are still causing a lot of problems in the areaband not because we wanted to leave by choice, we would be happy with house for house as we have no home.</li><li>If the tenants agree to their new house.</li><li>Very fair home for home.</li><li>For owners of houses should be priority for them for all years. 50 years or so and upset. We were promised house.</li><li>60 years in Clarina (66) 13 family lived in 66 (all gone). Christy lives alone.</li><li>Depends on what area</li><li>It is a crime in my book - and you will be culpable if you locate families with many small children beside elderly people. Take note of this you whose property is secure from the attention of uncontrollable youngsters.</li><li>It doesn't affect me but it would be good for the community.</li><li>Im renting so not applicable</li></ul>				



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	<ul style="list-style-type: none"> <li>It needs to be like for like. I have an extension on my house and still have lots of land with a 33 foot by 13 foot shed. When we first went to the meetings we were told we would only get an ordinary size house with a small garden and if we wanted a shed we could buy one and put it up. This would not work for someone who spends so much time in their shed like my husband.</li> <li>But the houses must be suitable for the people moving into them.</li> <li>City Council tenants</li> <li>Speak with the individuals involved.</li> <li>As we understand it, the term 'home for a home' does not mean 'deeds for deeds'. We understand that 40 boarded up houses had been identified as suitable for refurbishment, the cost of which was capped at 30,000 euros, and that homeowners that are targeted for demolition will be offered one of these. Many residents have invested more than 30,000 in their homes over the years and Limerick City Council haven't the best reputation when it comes to getting value for money (they paid 7,000 to have a bathroom refitted for an elderly tenant in Claina Avenue who was left without a working shower for 4 weeks and numerous other problems after the job had been 'finished'. We are concerned for the family whose house was singled out on this proposal by a black dot. We understand that 'consent to sale' and 'affordable housing' conditions will apply to homeowners that are offered 'house for house'. We believe that this is unconstitutional as it will change their status as homeowners. Many residents had been forced to leave and take what they were offered by the Council's policy of depopulation and boarding up houses one by one. This put pressure on residents living next to them to leave as the houses are left to be looted and eventually burnt out. This policy has been condemned in the 'feeling safe in our community' report 2011. We note that 2 more houses were boarded during the 3 day public consultation period.</li> </ul>				
8	Proposed location for new build in the medium to long term	23	10	2	5
	<p>Other Comments:</p> <ul style="list-style-type: none"> <li>In the medium, not long, we are waiting long enough</li> <li>I support immediate action not talks questionnaires or stalling, it's so disappointing we know that City Council and the Government know what's required, have you read the Fitzgerald report?</li> <li>Build if people want and are willing to move there. But demolish the old houses, keep demolishing the area until there are few people left. Less people less trouble</li> <li>Anything that improves the area has to be good.</li> <li>Anti-social behaviour here lately.</li> <li>This area has had a lot of anti-social behaviour lately.</li> <li>Don't know, good things not happening in the area lately.</li> <li>Very disappointed that only 4 new houses will be built in the area. That's just not what we expected, Moyross got lovely new houses and if they just built 4 out there, there would have been uproar.</li> <li>This has not been properly explained and what will be built is not known, therefore it is unreasonable to expect feedback on this item until more detailed proposals are forthcoming.</li> </ul>				
9	Existing homes for retention to be refurbished	30	2	4	4
	<p>Other Comments:</p> <ul style="list-style-type: none"> <li>The sooner the better</li> <li>My house is damp from living next to a burnt and blocked up house. 2 rotten windows, no central heating</li> <li>Yes to be brought up to EU Standards</li> <li>No either a new home or retrofitting, are these homes not environmentally defunct and E.U legislation. A recent visit by E.U deputies seem to confirm this.</li> <li>My sister is waiting for a house with 6 children and could do with one.</li> </ul>				

	Overall Proposals for Redevelopment	Yes	Don't know/Don't mind	No	No Box Ticked
	<ul style="list-style-type: none"><li>I think this will be a waste of money and time as I said keep demolishing and when funds are ready then start to build new homes</li><li>Yes be great to let the houses out and make Weston brighter again</li><li>Who will get them.</li><li>Get rid of the burnt out properties, a waste of money doing them up, probably would cost less to build new homes.</li><li>House has been insulated but very very cold.</li><li>It is about time this step was considered, but consideration must be translated into action.</li><li>Im a home owner and I feel hopeless, the house is in poor condition and type of refurbishment proposed may not be feasible.</li><li>The quicker the better.</li><li>Very good idea as long as you realise grants wont be of any help if you don't have the money to pay for the rest of the work.</li><li>Yes yes yes quickly</li><li>Very important</li><li>House needs to be insulated and old gas boilers need to be replaced as all heating just goes out through walls and roofs. Its just a waste of money that I have not got.</li><li>My father is 82 years old, he has to have heating on all the time, he has a lot of health problems.</li><li>These houses are old and I don't think that insulation is going to take away problems, I think inside refurbishment is badly needed as the walls inside are like sand and crumble away if touched there is only so much you can do with them.</li><li>Promised new homes</li><li>No insulation in homes, waste of money trying to heat.</li><li>Include private homes.</li><li>The information regarding exactly what will be done is vague and therefore cannot be commented on at this time</li></ul>				
10	Potential for new streets	26	4	6	4
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>We don't need new roads</li><li>I want my house to please be put forward for the new pilot scheme as it is badly needed</li><li>Only if new houses are built. Is this the cart before the horse.</li><li>We need more access especially for the Guards.</li><li>With no traffic.</li><li>Original plan was to secure areas. Small pockets of houses in Cul de Sac. Now its proposed to open areas for through traffic.</li><li>Two entrances is enough.</li><li>Open access to area - good idea.</li><li>Yes but not from Clarina to Rosbrien.</li><li>Not sure about the street to Rosbrien Rd. I don't want a street at the gable end of my house if mine is not include in the Blue Section.</li><li>Very badly needed.</li><li>New streets badly needed as there are too many areas for trouble makers to slip through away from the guards.</li><li>Badly needed, one way in and one way out isnt a good idea. If there is roads, people messing can be caught faster.</li><li>Open up access.</li><li>Im not sure at this time, need to see the plans for this.</li><li>Making too many get away routes for robbers and thugs. We don't need as many routes in and out we are used to the way it is now.</li><li>Enough traffic.</li><li>The item refers to roads that would be built in the empty site of Clarina Park. We feel that these roads are unnecessary and would facilitate joyriding. As this area has been designated for medium-long term development (10 years away) the proposed roads should form part of the overall development of the area when those plans have been finalised and agreed. We are also concerned about the proposed road from Weston Gardens to Clarina Avenue that would create vehicular access between the areas. This area was a hotspot for joyriding until the installation of rock armour in the past (one successful) with stolen</li></ul>				



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	cars. There hasnt been an incident of joyriding since the rock armour was reinforced over a year ago. We would like to see the rock armour replaced with reinforced concrete bollards as there is an ongoing problem with youths sitting on rock armoury, engaging in street drinking and harassing pedestrians using the right of way.				
11	Potential for new playground	24	5	7	4
	<p>Other Comments:</p> <ul style="list-style-type: none"><li>• No brings too many kids to the quiet areas</li><li>• Will more than likely end up being a gathering point for drinking, drug taking and all sorts of anti-social behaviour. I hate to be a kill joy, lets get real.</li><li>• Not enough small children for this to be done</li><li>• No playground please it will just turn into a playground for anti-social behaviour.</li><li>• Its badly needed but lets hope if ye put one there its left alone and looked after.</li><li>• Needed very badly</li><li>• Be very good for the children to have their own play area.</li><li>• Depends on where it is to be built.</li><li>• More cause for anti-social behaviour.</li><li>• Playground would need supervision. Consult with locals.</li><li>• Yes but it must be policed!</li><li>• Anti-social behaviour. Social regeneration needed first.</li><li>• Garryglass or Clarina Park when it is developed, or one in each.</li><li>• Garryglass</li><li>• The area where there was a playground in Garryglass or Clarina Park when it is rebuilt.</li><li>• Garryglass area good idea.</li><li>• Needs to be good quality installation. Central location, close to security etc.</li><li>• Good quality equipment, monitored and secure.</li><li>• A playground is badly needed but it must be supervised. The young kids would love one and I would be delighted to see this one in particular happening.</li><li>• Children need to play.</li><li>• Next to new street from Crecora Avenue to church.</li><li>• This proposal was identified as being subject to 'further discussion' and no site identified. A playground for the area is long overdue and we would suggest that it should be located away from people's houses and at a location where 'passive security' would be provided. We are mindful of the fact that a 'playground' was provided in Clarina Park in 2005 at a cost of 166,000 euros and that this 'playground' didnt have any apparatus such as basic swings and slides.</li></ul> <p>Any Other Comments:</p> <ul style="list-style-type: none"><li>• I love Beechgrove and would love to be picked for the new pilot scheme to have my home brought up to standard.</li><li>• We would like to be informed about the derelict houses as we would like to keep Beechgrove quiet as its an Old Folks estate with no kids and no troublemakers and its lovely to live there and I get on with my Neighbours so we would like to be informed about who is going into the houses.</li><li>• My wish is that all yere work is fruitful and that the residents of Weston get what was envisaged in the Fitzgerald Report. Is it not time that this is delivered, no more delays, could we have less talk and real boots on the ground delivery.</li><li>• I am begging you to demolish all derelict houses. No more families to be brought into the area. Too many here already with too many children. Please demolish the houses.</li><li>• I think by letting one house standing on its own is letting the people living there to be targeted by the youths that causing the trouble in the area, if ye just left full blocks &amp; did them up it would work out better.</li><li>• From what ive seen everything seems great</li></ul>				

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	<ul style="list-style-type: none"><li>• Four or five families causing all the trouble. Gardai notified. Breaking into houses, setting fires, copper taken etc terrorising people, something has to be done before someone is killed or worse. Bin collection in Beechgrove Avenue should be organised properly.</li><li>• Why was there so much money mis-spent, the area has got worse. I have 1st hand experience, im living in my own prison, yet a lot of the thugs who cause problems were looked after. Is it through fear?</li><li>• Our house is the last standing. If the three houses beside it are re built. What will the empty space between houses be used for?</li><li>• If our house is left standing on its own we would like to ask that it be used first for the pilot scheme?</li><li>• 7 Byrne Ave - Build an for his daughter an extension was approved in the past. But never happened.</li><li>• I was on a residents forum and on regeneration committee for 6 years. I lost hope. For the first time, I feel we are being spoken to honestly. However I hold out little hope for my accommodation.</li><li>• Only hope is if the Council took it and housed me elsewhere.</li><li>• Please give me a house.</li><li>• Two houses knocked next to us, given three options, 1.House for House 2.Offer of 36500euros and rent in different area 3. Refurbish existing house. We are looking for option 2.</li><li>• All houses should be brought up to a habitable standard that is safe.</li><li>• This consultation process is getting frustrating, first you decide. Make plans, and spend millions and we are worse off then it started, now you want to start again. Stop talking and wasting money and do something constructive.</li><li>• I just hope that it happens this time because we were told all this 7 years ago and nothing happened. When people were moved out of homes they just boarded them up and that led to them being burnt out now the place looks like a war zone.</li><li>• House needs to be insulated.</li><li>• I don't know, I kind of expected more, we don't need as many roads, maybe that cash can be put into the remaining houses themselves. I love Weston and I am so sad at the way things are up here now, it's a ghetto, and very hard to live in. Hopefully these new things will be done sooner rather than later.</li><li>• I am raging that you didn't come up to Weston and talk to the people that live here, you could come into our homes and talk to us, we could tell you what needs doing. The whole thing is a huge mess.</li><li>• I want to know where all the funds and promises are gone.</li><li>• I hope it happens this time because people are sick of the lack of work.</li><li>• Clarity is required and needs to be communicated to everyone in the community to manage expectations and avoid disappointment.</li><li>• Sophia Housing have submitted a proposal for long term redevelopment and to support families whose homes are proposed for demolition (home for home)</li><li>• The proposals were presented to residents during the 'public information sessions were vague and unimpressive, consisting of an aerial photograph, with proposed new roads, a new path, sites for medium-long term and a site for short term new build for 4 houses crudely indicated. We had informed residents that this might be the case in our Christmas newsletter. What we hadnt anticipated was that these proposals would be presented to residents without the inclusion of any recommendations from the National Crime Prevention Office. From our discussions with the NCPO we have learned that these are the same proposals received by the NCPO in October 2012. Requests for additional information by the NCPO in November 2012 such as site maps, went unanswered by Limerick City Council until the end of January 2013. The NCPO will present their report to the Office of Regeneration at City Hall today (Thursday 28 March). It is reprehensible that some residents were only informed during the consultation that their homes were targeted for demolition. Residents were also asked to give feedback by filling out a form on the day and signing their name to it. There were no independent experts on hand to help residents interpret what they were being shown, only Office of Regeneration staff, none of whom have a background in planning. Indeed it was reported to the BWRA that one regeneration official was unaware of the area under the remit of southside regeneration agency which continues to define the target area. If the intention of the public consultation was to antagonise and demoralise residents, then LCC can consider their efforts a resounding success. Many residents have contacted us and expressed their disgust and anger. It has been publically stated by the OoR that a lot of work has gone into producing the proposals in consultation with the residents committee. This committee was hand picked, does not consult with or keep residents informed, were not elected by residents and therefore not mandated to represent us.</li><li>• We hope that you have taken on board our concerns. However we are aware that there is no obligation on the OOR to heed any of the feedback received on these proposals. Indeed it is the expert view that this 'consultation' is little more than tokenism in the participatory planning process and more often than not the decision has already been made. We urge the OOR to work with us in developing inclusive and meaningful structures for participation that will give residents the right to influence the decisions that affect our lives.</li></ul>				