

Supporting you through regeneration

My name is James Trotter, I am your local Regeneration Co-ordinator, and I am here to support you and help to answer any questions, or concerns, that you may have about our plans to regenerate the road where you live.

This information is to help explain why your home and some of the other houses on Church Lane have been selected for our regeneration programme. It will also explain in detail what is going to happen during this process and how you can access support. I am here to listen and to help, if you have a particular question or concern please get in touch, my details are listed below:

Phone	07976 086134 (mobile) If I am not available please leave a message with your name and address and contact number so I can call you back, or you can also text me.
Email	James.trotter@ bromford.co.uk

You may wish to talk to someone else about the plans and how they affect you. You could contact housing advice centres such as Shelter, or local Law Centres, the Citizens Advice Bureau; your local councillor and your MP can also give you advice.

Why are Bromford regenerating your home?

What is being proposed?

Providing good quality homes for our customers and leaseholders is really important to us and regeneration gives us an opportunity to replace some of our poor quality homes with brand new, energy efficient ones.

Your home and some of the other houses on your road are called 'Airey' houses, which are made of a concrete non-traditional construction (non-traditionally built properties means that they are not made with a conventional brick or timber frame structure). This type of property has a poor energy efficiency rating which typically results in them being extremely expensive to heat.

Having a group of these homes together means we can redevelop the site with new homes.

Who is affected and how?

- 3, 5, 7 and 9 Church Lane, Old Sodbury, BS37 6NB

I will be helping you to find a new home where you will be happy to live. Everyone will be affected in different ways and to a different extent, but we will work with you individually to meet your needs.

What can I expect?

We will come and meet with you and answer any questions that you may have, discuss your particular needs and circumstances. You will have a dedicated member of our team who will support you to find an alternative home that meets your needs. We will also keep you updated on the progress of the regeneration work as the site is cleared and on the designs for the brand new homes.

Are there any changes to my legal rights as a tenant?

This depends on where you want to move to and who your landlord is. We will talk through your options with you and what the changes may mean for you and your family.

Where will I be rehoused?

If you would like to stay in the area, we will look at the housing that is available to you nearby and will let you know what your options are taking into account your individual circumstances.

We will make every effort to ensure that you will only need to move once but if you are interested in living in one of our new homes in the development, you may need to move again when your new home is ready. We cannot promise you that you can return to the new homes as firstly we have to identify the housing need of you and your neighbours, we can then assess what we can build on the site where your homes currently are.

As part of our support to you, we will explain the lettings process that applies to the areas you wish to move to and we will support you with the process if you have not moved for a while and need some help. As your home has been identified for regeneration, this is usually reflected in your priority for re-housing.

When we have helped you to identify a suitable home, we will discuss with you any changes this makes to your tenancy terms and conditions, what it means to change landlord or changes to your rent or charges.

If you have specific medical needs, you may be given further priority through the allocation scheme. We will also discuss any adaptations that may be needed in your new home.

Any financial implications?

We are moving you from your home because we plan to demolish it and rebuild a brand new energy efficient home in its place, this means you will not be able to return to your original home. Providing you meet a number of conditions around how long you have lived in your home and the type of tenancy you hold, you may be entitled to compensation for the loss of your home. This is known as **'Home Loss'**. I will discuss this with you as part of the re-housing process. It is a fixed sum set by the Government; at the moment it is £8,100.

We know that all our customers will incur costs moving from their home and we will be able to help you to pay for some of them – this is called a **'Disturbance Allowance'** and it covers the reasonable costs you incur through moving home. Some customers will need additional help to move and I will work with you all to understand what support you may need.

Depending on where you move to, the rent may be different – it could be higher or lower than the rent you pay now. However, if you move to a more energy efficient home, you will find that your heating bills will be less – saving you money.

Premiums associated with the area you live in e.g. car insurance; home insurance may also change depending on the area you move to.

Will there be any significant changes to my terms and conditions of my tenancy?

This depends on where you move to and who your landlord is. We will talk through your terms and conditions and what the changes mean for you and your family.

What if I don't want to move?

We have made a decision to regenerate your home, which we appreciate may be very difficult for you to accept as you may have lived in your home for a number of years. The brand new houses we plan to build in place of these homes that need regenerating, will be much more energy efficient and so will be less expensive to heat. I will be here to support you with any concerns, or worries you may have when thinking about moving home. I will work with you to understand your individual circumstances and support you to have a successful move.

When will I need to move?

We hope to support you to move within the next 12-24mths, but all homes that are affected will need to be empty before the demolition work can begin and we can clear the land ready

for new homes to be built. I will agree with you how often you would like me to contact you to keep you updated.

My home has been adapted to meet my needs, how will I find another suitable home?

We can talk about the adaptations you have had in your home and you can tell me what you need to make your home work for you. We will work together to find a new home that meets these requirements.

What happens to my Right to Buy?

As you are aware you have been served with a legal notice – called an ‘Initial Demolition Notice’ this freezes any application for a ‘Right to Buy’ on the home we are looking to regenerate, it also stops you incurring any costs whilst we complete our consultation with you. However, please do not worry we will not be going ahead with any demolition work until we have found you somewhere that you would be happy to live.

At a later date we will also need to serve a ‘Final Demolition Notice’ but I will come back and discuss this with you before this happens.

Can I move back?

To determine whether you can move back to the new homes, we firstly have to identify the housing need of you and your neighbours, we can then assess what we can build on the site where your home currently is. It may not be feasible for us to build the type of home you need on the site.

If we do offer you an opportunity to move back to the new homes, we will consult with you on our proposals for the new homes and discuss whether you would like to move back or stay where you have moved to. If you do wish to return you will be entitled to the property size that the Local Authority would award you, based on the requirement of your household at that time, subject to availability.

How will you support me?

I will support you in any way that you need me to. You might want to make a note of any concerns or questions that you may wish to discuss with me here:

I need to ask about...

How long before I need to move?

You can start looking for a new home straight away so you don't miss any opportunity for a property you may like. As we have discussed you may need to submit an application to Home Choice Plus, and a "Priority Card" will be awarded to you so you can be prioritised when bidding on a new property. I can also help you to do this if you are unsure or haven't moved for a while.

What size home will I move to?

We will help you move to a property that fits your requirement. Our dedicated colleague will discuss your individual circumstances and the size of property you require and any financial implications you will need to consider.

What will Bromford need from me as part of my move?

We will require your MPAN number from your Electric bill, also the MPRN number from your Gas bill. We would ask that you provide these from your most recent bills or contact your supplier and obtain these numbers from them.

How much will this cost me?

I will work with you to find out what needs to be done for you to move and I will then assess what support, financial or otherwise that I can provide. You will receive a 'Disturbance Allowance' to help with the costs associated with moving and you may also qualify for a 'Home Loss' payment as we explained in the paragraph above.