

## Initial Demolition Notices: Your Questions Answered

In summer 2017, RBH set out proposals for the community in College Bank and Lower Falinge that identified some homes which would be affected by demolition. Over the last few months, we have been working on these proposals to improve the quality and mix of homes available in the area and are now ready to move to the next stage in Lower Falinge.

One of the next steps is to issue a legal notice called an Initial Demolition Notice to homes expected to be affected by demolition in the next five years. These won't be issued for a few months yet, but we wanted to give people who will receive one, plenty of notice that this will be happening.

We know that an 'Initial Demolition Notice' sounds scary and that you will have lots of questions. Below is the information that will hopefully answer these for you. We are here to support you at any time, so if you would like any further details or have more queries or concerns, please do not hesitate to contact us using the details below.

### What is an Initial Demolition Notice?

This notice is the first part of a long process that we have to go through by law. It doesn't mean that demolition is about to start. It lets you know, formally, that your property could be demolished within the next few years as part of our proposals for College Bank and Lower Falinge. We will be supporting you through every step of this process and keeping you informed.

### When could demolition start?

We don't have dates for when demolition will start for all blocks, as we still have a long way to go. However, we have identified which homes will be in the next phase of development at Lower Falinge. These are Melrose, Lindisfarne, Ibsley, Johnston and Kirkstall. If you live in one of these blocks someone from RBH will be contacting you soon to arrange to meet you and to chat through the next steps and rehousing process.

### What happens when a demolition date has been confirmed?

When our proposals have reached that point, we will contact all residents individually to let them know and will provide one-to-one support. As part of the formal process we need to go through, you would also receive a 'Final Demolition Notice' confirming the date of demolition. As stated in one of our promises to the community, any RBH tenant who needs to move will be given at least a year's notice once the demolition date has been confirmed, so that you have time to prepare and we will support you through every step. Nobody will be asked to move until we have helped find you a suitable home in your preferred location.

### Does the Initial Demolition Notice affect repairs, caretaking and how my home will be managed?

No. The repairs and caretaking services, will continue as normal. We will now stop letting any homes which become empty in blocks where we have issued Initial Demolition Notices.

### Can I still apply to buy my home through Right to Buy?

You can still make a Right to Buy application, but it can't be completed while the Initial Demolition Notice is valid. If a Final Demolition Notice is issued, then your application will be unable to be progressed, but you will be able to take your entitlement to your new RBH home.



[rbh.org.uk](http://rbh.org.uk)

### **What if I have already applied for the Right to Buy my home?**

Your application will be put on hold while our proposals progress. If, at any point, the demolition notice is lifted, you would be able to complete your purchase. If you applied to buy your home before you received the Initial Demolition Notice, you can claim for compensation for any reasonable costs connected with the sales process such as legal or survey fees. You have three months from this point to make a claim.

### **What happens if RBH decides not to demolish my house?**

We would let you know as soon as possible. We would also issue another formal notice to confirm this.

### **As an RBH tenant, would I receive any compensation if I had to move home?**

RBH tenants that need to move home will be entitled to compensation of £6,100, an amount set by the Government but paid by RBH. This figure is the total for all tenants living at an address and payable to those on the tenancy agreement. In addition, we would pay residents a disturbance payment of £500 plus £250 towards the costs of removals. If a RBH tenant has any rent, service charge or recharge arrears these would be deducted from the compensation.

Visit us at:  
[www.collegebankandlowerfalinge.org.uk](http://www.collegebankandlowerfalinge.org.uk)

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