

Initial Demolition Notices: Your Questions Answered – July 2018

In summer 2017, RBH set out proposals for the community in College Bank and Lower Falinge which identified some homes which would be affected by demolition as part of these proposals.

In April we visited all of the affected homes in Lower Falinge to give tenants advance notice that in the coming months we would be ready to start taking forward the next stage of the proposals at Lower Falinge and that this would be to issue Initial Demolition Notices in the coming months.

An Initial Demolition Notice is a legal notice confirming that we expect that home to be affected by demolition in the next seven years and the reasons why. Your Initial Demolition Notice is enclosed with this information sheet and covering letter.

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 we expect your property to 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; since we first visited you in April, you will have spoken to Syed Hussain our Regeneration Project Manager, regarding your re-housing options, the rehousing process and support needs. Syed will be able to answer any questions you may have whether you are in the next phase of development or a later one.

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. Like the residents on the next phase of development on Lower Falinge, you will be given at least 12 months notice, 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 new home.

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.



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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.

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 an RBH tenant has any rent, service charge or recharge arrears these would be deducted from the compensation

I haven't spoken to anyone yet / I have more questions, who can I contact ?

If we weren't able to speak to you when we visited in April, you will have had a card posted through your door and hopefully have spoken to someone since then. If you haven't, and would like to discuss the proposals further, or you have spoken to us but have some more questions, you can contact our Regeneration Project Manager – Syed, at towncentre.regen@rbh.org.uk or on 01706 273772 / 0800 027 7769 – option 7.

Alternatively, we hold a weekly drop-in session at Lower Falinge on a Tuesday 10am to 12pm at the Lower Falinge Housing Office, 236 Newstead, Lower Falinge.

Visit us at:
www.collegebankandlowerfalinge.org.uk

Talk to us on Freephone
0800 027 7769 (opt 7) or contact us at
towncentre.regen@rbh.org.uk



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