

## **Information for RBH Tenants**

### **Initial Demolition Notices: Your Questions Answered**

In the summer of 2017, RBH set out long term proposals for improving the quality and mix of homes in the College Bank and Lower Falinge neighbourhoods. These proposals included some homes which would be demolished as part of the redevelopment.

We have been working hard since then to take forward our proposals in the town centre. Some of the feedback we have had from tenants is that they would like more certainty on what is happening and when the proposals will affect them.

We are now ready to move on to the next step at College Bank. This is to issue a legal notice called an Initial Demolition Notice to homes expected to be affected by demolition at College Bank in the next seven years. We are planning to issue the Initial Demolition Notices in the coming weeks, so we wanted to give people whose home will receive one plenty of notice that this will be happening. The blocks which will receive a notice are: Mitchell Hey, Dunkirk Rise, Tentercroft, and Town Mill Brow.

We know that an 'Initial Demolition Notice' could sound 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 legal process. It doesn't mean that demolition is about to start. It lets you know, formally, that your home 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 block will be in the first phase of demolition and this is Mitchell Hey. If you live in Mitchell Hey then someone from RBH will be contacting you soon to arrange to meet you and to chat through the next steps and rehousing and support process.

One of our promises to the community was that any RBH tenant who needed to move would have at least a year's notice of this, and this promise still stands.

#### **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. RBH has promised to give residents at least a year's notice so that you have time to prepare and we will support you through every step of the rehousing process. Nobody will be asked to move until we have helped find you a suitable 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.

### **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 home?**

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 £6,300 (as of 1st October 2018), 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. We will make the payments when we have helped residents to find a new home once demolition is confirmed for their block.

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

### **I have some more questions, how can I get in touch?**

If you would like to discuss the proposals further or have some more questions, you can email us at [towncentre.regen@rbh.org.uk](mailto:towncentre.regen@rbh.org.uk) or call us on **01706 273772 / 0800 027 7769 – option 7.**

You can also visit our customer centre at St Alban's House, Drake Street, Rochdale. Alternatively, we hold a drop in sessions every Thursday between 10am-12pm at the Tenants and Residents Association office in Town Mill Brow, College Bank and every Tuesday between 10am-12pm at the Lower Falinge Housing Office (236 Newstead, Lower Falinge).