



Leaseholders Frequently Asked Questions

Why do you want to regenerate my area?

The Council is always looking to the future investment needs of Housing estates. Many tenants have asked us about our plans for the Victoria Estate area after expressing concerns regarding the estate layout and security. In addition to this a number of residents are asking to be moved out of this area, but few if any are asking to be moved into this area.

Taking all these factors into consideration we don't think that limited investment will deliver what residents want and the only solution would be to regenerate the area which will involve demolition and replacement with new homes of a very much higher standard.

When will this happen/timescales?

Work on regenerating the area will not take place for a number of years. We would work to start moving residents out from 2013/14, however it will take a number of years.

If following this consultation my home is to be demolished would I receive compensation?

As the regeneration is so far into the future compensation amounts may be subject to change. However at this present time:

Owner-occupiers:

Owner occupiers currently receive the open market value for their properties, plus 10% homeless compensation and reasonable removal expenses.

Private landlords:

Private landlords currently receive the open market value and all the other associated expenses related to owner occupiers above but do not qualify for homeless compensation.

*****Currently any outstanding debts owed to the council such as former rent arrears, council tax arrears, recharges and housing benefit overpayments will be deducted from the homeless payment.*

Currently SBC/Tristar arranges the following for owners and tenants – no cash alternative can be provided:

- A removal company to transport furniture and personal belongings.
- A carpet fitter to uplift, transport and refit carpets to your new home.
- Disconnection of cooker / dishwasher / washer

Would I be re-housed?

Tristar have a dedicated relocation team to help you throughout this process. Residents who wish to move back to the Victoria estate into a new home may be required to move into a transit property until their new home is available. For residents who do not wish to return, they will be offered alternative accommodation in the area of their choice, subject to availability.

For residents wishing to continue to be an owner occupier a number of options are available to make home ownership affordable.

What will happen next?

You will be invited to another meeting in early December so we can share our plans for property repairs and improvements with you.

If you have any further questions or concerns please contact the Housing Futures Team on 0800 432 0891