



Sefton Council

Housing Market Renewal



Information for owner occupiers in
the Bedford Road/Queens Road
redevelopment area



WHAT IS THIS LEAFLET ABOUT?

This leaflet is for the owners of homes in the Bedford Road/Queens Road regeneration area, where Sefton Council wants to purchase your property for redevelopment.

It sets out basic information on the purchase, compensation and rehousing arrangements. It gives details of who to contact if you want to know more.

WHY DOES THE COUNCIL WANT TO PURCHASE MY HOUSE OR FLAT?

The Council wants to buy your house or flat in order to enable our development partners to build new housing and other facilities, so as to bring about a comprehensive improvement of the area in which

you live. This is a unique opportunity to use both public and private investment to make a real and lasting difference to your neighbourhood.

The overall proposals for your area are contained in the **Supplementary Planning Guidance** document, which has been approved by the Council. A copy can be obtained by contacting:

Ingrid Berry

Sefton Metropolitan Borough Council,
Balliol House,
Balliol Road,
Bootle L20 3NJ

Tel: 0151 934 3556

If you have Internet access you can also see a copy on the Council's website:

www.sefton.gov.uk



FOR OWNER OCCUPIERS

AM I ENTITLED TO CLAIM COMPENSATION FOR THE LOSS OF MY HOME?

Yes you are. A summary of what you are entitled to claim is given below:

1. Purchase price for your home

The Council will arrange for your home to be valued by its independent qualified valuer. They will negotiate the price to be paid with you or your representative. This will be the market value of your home, based on what it might be expected to realise, if sold on the open market, as if demolition of your area was not taking place.

It is strongly recommended that you obtain your own independent valuation from a Chartered RICS surveyor.

The cost of this independent valuation will be reimbursed to you upon completion of the sale of your property to the Council, or its agents.

2. Home loss payment

In addition to the purchase price, you may be entitled to a home loss payment.

The home loss payment is a statutory compensation payment, which currently stands at 10 per cent of the market value of the property, subject to a maximum payment of £34,000 and a minimum payment of £3,400.

3. Disturbance payment

You may be entitled to claim an amount to cover all the reasonable costs of your move.

Examples of what can be claimed include the reasonable cost of removals, disconnection and reconnection of cookers, washing machines, telephones etc, carpeting, curtains, redirection of mail and other related expenditure, along with the reasonable cost of the professional fees incurred in selling your current home to the Council, and buying a new one.



Qualifying homeowners will be offered a disturbance payment based upon the size of their current property, for example:

- ❖ If you live in a 1 bedroom flat, you will be offered £1,500.
- ❖ If you live in a 2 bedroom house or flat, you will be offered £2,000.
- ❖ If you live in a 3 bedroom house or flat, you will be offered £2,500.
- ❖ If you live in a 4 bedroom house, you will be offered £3,000.

If the above offer is accepted, the payment is made upon the completion of the sale of the property, and it will be made on the basis that no further payment will be made by the Council in respect of disturbance payment.

Alternatively, homeowners can submit

individual claims for disturbance payments, based upon rates approved by the Council, which are outlined below, up to a maximum total claim of £3,000:

Professional fees

The reasonable costs of:

- ❖ The valuation fee for your current home.
- ❖ Legal fees for selling your home to the Council.
- ❖ Legal and valuation fees for buying your new home (with a maximum of two valuations).
- ❖ An independent financial adviser's fees.

The exact amounts of the above fees will need to be agreed with the Council's appointed valuer.





Removal costs

- ❖ If you live in a 1 bedroom flat or bedsit you will receive £200.
- ❖ If you live in a 2 bedroom flat or house you will receive £300.
- ❖ If you live in a 3 bedroom flat or house you will receive £400.
- ❖ If you live in a 4 or 5 bedroom house you will receive £500.

Carpets and floor coverings

- ❖ £14 per square metre for living rooms, stairs and halls with fitting and underlay.
- ❖ £10 per square metre for bedrooms and bathroom with fitting and underlay.

Curtains and blinds

- ❖ If you live in a 1 bedroom flat or bedsit you will receive £75.
- ❖ If you live in a 2 bedroom flat or house you will receive £115.

- ❖ If you live in a 3 bedroom flat or house you will receive £150.
- ❖ If you live in a 4 bedroom house you will receive £170.
- ❖ If you live in a 5 bedroom house you will receive £190.

Redecorating cost

- ❖ £60 for each room to be redecorated.

Disconnection and reconnection costs

- ❖ Gas fire - £50.
- ❖ Gas cooker - £50.
- ❖ Washing machine or dishwasher - £50.
- ❖ TV aerial or satellite dish - £60.
- ❖ Telephone - £130.

Mail redirection

❖ £30.

School uniform and school change

❖ £100 per child.

For details on how to claim, please contact your Lead Housing association.

The Lead Housing Association for the Bedford Road/Queens Road area is:

Sefton Gateway

68 Stanley Road
Bootle L20 2AB

Telephone 0151-222 9000

You can get more details of the compensation you are legally entitled

to from the Government leaflet:

Booklet 4: Compensation to Residential Owners and Occupiers.

A copy of the booklet can be obtained from:

Her Majesty's Stationery Office

St Clements House
1-16 Colegate
Norwich NR3 1BQ

www.odpm.gov.uk

NB Please note that disturbance payments are subject to constant review and will be amended periodically in line with inflation and changes in Council policy.





WHAT WILL HAPPEN OVER MY REHOUSING?

You can choose to buy a home, or, alternatively, if you can't afford or don't want to buy a home, the Council will arrange for you to be rehoused as a tenant of the Council or a Housing Association (Registered Social Landlord).

If you wish to become a tenant you will need to register on the Council's Choice Based Lettings Scheme.

An application form can be obtained from your Lead Housing Association, any Sefton MBC Area Housing Office, or by contacting:

Sefton MBC Housing Department

Homesearch Section
1st Floor Merton House
Stanley Road
Bootle L20 8RY

I WANT TO BUY A NEW HOME, BUT IT COSTS MORE THAN MY COMPENSATION. WHAT CAN I DO?

The Council has several ways to help:

1. Free independent financial advice

The Council has secured the services of qualified independent financial advisers. If you wish to take advantage of this service, the Council will pay for up to three hours of advice. For details of the advice available, and to arrange for an appointment, please contact the:

Housing Market Renewal Team

72/74 Stanley Road,
Bootle L20 2AB

Telephone: 0151-285 5191

2. Relocation grant

The Council can provide a grant of up to £10,000 to financially assist in moving to alternative accommodation. The relocation grant is subject to a number of provisions, including means testing, and will therefore not be available to everyone.

If you want details of the relocation grant scheme, please contact Mr Bob Cannon on 0151-285 5185, or ask for the leaflet *Relocation Grants: A Guide for Owner Occupiers*.

3. Other financial assistance packages

The Council is working with Liverpool City Council and Wirral Metropolitan Borough Council to develop other financial packages to enable homeowners to purchase alternative properties.

Details of these packages and how to access them can be obtained from the independent financial advisers, who can be contacted through the:

Housing Market Renewal Director

72-74 Stanley Road
Bootle L20 2AB

Telephone 0151-285 5191

I WANT TO BUY AN OLDER HOUSE WITHIN THE HOUSING MARKET RENEWAL AREA, WHICH MAY NEED REFURBISHING OR REPAIRS. CAN THE COUNCIL HELP?

The Council can provide a grant of up to £25,000 towards the refurbishment costs (subject to eligibility).

If you want details, please contact:

Mr Bob Cannon or Mr Dave Campbell

Housing Market Renewal
72/74 Stanley Road
Bootle L20 2AB

Telephone: 0151-285 5187

You can also ask for the leaflet:

Renovation Grants: A Guide for Owner Occupiers.



WHAT IF I WANT TO STAY IN THE AREA?

The redevelopment programme has been planned to ensure that all affected residents who want to will be able to buy or rent a new or refurbished home in the neighbourhood.

The range of properties available will be designed to meet the needs of the local residents who want to be rehoused in the neighbourhood.

We may also be able to arrange a **Home-Swap** for homeowners. Under this arrangement, you 'swap' the home you currently own for an older home of similar value, which has been refurbished by the Council or a Housing Association. You will then own this home. If you wish to find out more about this proposal, please contact:

Mr Bob Cannon

Telephone: 0151-285 5185

WHAT IF I HAVE SPECIAL REQUIREMENTS (FOR EXAMPLE BECAUSE I OR SOMEONE IN MY HOUSEHOLD IS DISABLED OR IN POOR HEALTH)?

Please contact the Lead Housing Association for your area, or Sefton Council Social Services. They will arrange to visit you.

You can arrange to contact Social Services directly by telephoning:
0151-934 3737

A private assessment will be arranged for you. If it is found that your new home needs special adaptations, these will be built in for you before you move.

We can also arrange for special help for you before, and during, your move to make it as stress free as possible.



The Council will make every reasonable effort to buy your home on a voluntary basis.

However, if this is not possible, the Council will pursue a Compulsory Purchase Order which will include your home.

It is possible to object to any Compulsory Purchase Order, and if an order affects your home, you will be notified of your rights to object.

If you want more information on Compulsory Purchase, please contact:

Her Majesty's Stationery Office

St Clement House

1-16 Colegate

Norwich NR3 1BQ

and ask for the Government leaflet:

Booklet 1 : Compensation to Residential Owners and Occupiers



IF YOU REQUIRE ANY OTHER INFORMATION ABOUT HOUSING MARKET RENEWAL, AND HOW IT MAY AFFECT YOU OR YOUR FAMILY, PLEASE CONTACT:

Housing Market Renewal Director

72-74 Stanley Road
Bootle L20 2AB

Telephone 0151-285 5191

IF YOU WANT MORE INFORMATION OR TO ARRANGE A HOME VISIT, PLEASE FILL IN AND RETURN THIS FORM.

NAME: _____

ADDRESS: _____

TELEPHONE: _____

I am a : Tenant Owner occupier Sub-tenant None of these

Please send me a copy of the following leaflets:

- Choice Based Lettings
- Booklet 1: Compulsory Purchase Procedures
- Booklet 4: Compensation to Residential Owners and Occupiers
- Relocation Grants: A Guide for Owner Occupiers
- Renovation Grants: A Guide for Owner Occupiers
- Home-Swaps
- Please tick this box if you would like a home visit.

Someone will telephone you to arrange a time convenient to you.



newheartlands
creating neighbourhoods for the future



Sefton Council

- For general enquiries about Housing Market Renewal in Sefton, please ring the Sefton HMR Team on **0151-285 5191**