



Sefton Council

Housing Market Renewal



Information for tenants
in the Klondyke
redevelopment area



WHAT IS THIS LEAFLET ABOUT?

This leaflet is for the tenants of homes in the Klondyke area, where Sefton Council wants to purchase property for redevelopment.

It sets out basic information on the purchase, compensation and rehousing arrangements. It also 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 property 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 TENANTS

WHAT WILL HAPPEN ABOUT MY REHOUSING?

The Council will arrange to rehouse you in a good-quality home suitable for your needs, and, as far as possible, in an area of your choice. Because you are in an area allocated for redevelopment, you will be given top priority for rehousing.

You will be rehoused through the Council's Choice Based Letting System. In order to qualify for rehousing you will need to complete an application form, which is available from your Lead Housing Association, all Sefton Area Housing Offices, or:

Sefton MBC Housing Department
Homeseach Section
1st Floor Merton House
Stanley Road
Bootle L20 8RY

Every effort will be made to rehouse you and your family with as little disruption as possible, and your Lead Housing Association will offer advice and assistance all the way through the rehousing process.

If you are concerned about the rehousing process or would like to find out more about how it will work, please contact your Lead Housing Association at the address below. If you have any difficulty in completing or understanding the application form, the Council or your Lead Housing Association will provide assistance.

The Lead Housing Association for the Klondyke area is:

Breathe+
Sebel House
503 Hawthorne Road
Bootle L20 6JJ
Telephone: 0151-284 5756





WHAT IF MY LANDLORD AGREES TO SELL THE PROPERTY AND ASKS ME TO MOVE OUT?

Your landlord may wish to sell their property to the Council, and may serve a notice on you to vacate the property, in accordance with your tenancy agreement.

Wherever possible, the Council will arrange for you to be rehoused into suitable alternative accommodation before the sale is completed.

In all cases, the Council will ensure that suitable accommodation is available to all tenants affected by the demolition process.

If you receive a notice to vacate your property from your landlord, contact your Lead Housing Association immediately, where you will be given appropriate advice and assistance.





WHAT IF I WANT TO STAY IN THE AREA?

The rehousing and demolition programme has been planned so that all residents affected by the programme will have the opportunity 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 local residents who want to be rehoused in the neighbourhood.



WHAT IF I HAVE TO MOVE OUT NOW BECAUSE MY LANDLORD IS SELLING THE PROPERTY, BUT I WISH TO RETURN WHEN THE NEW PROPERTIES ARE BUILT?

If you have to move to alternative accommodation because your landlord is selling the property, you will still have the opportunity to return to the area once the new properties are built.

In order to qualify for one of the

new-build properties for rent, you must register your interest with your Lead Housing Association before you move to alternative accommodation. Your details will be held on file, and you will be contacted as soon as the new property is available for rent.





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 contact Social Services directly by telephoning:
0151-934 3737

A private assessment will be arranged for you. If this shows your new home needs special adaptations, these will be built in for you before you move.

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



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

Yes you are. You are entitled to claim:

1. A home loss payment.

Provided you have lived at your current address for 12 months or longer, you may claim a home loss payment. This is fixed by legislation, and is currently set at a minimum of £3,400. It is paid to the tenant named in your tenancy agreement.

2. A disturbance payment

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

Examples of what can be claimed include the reasonable costs of removals, disconnection and reconnection of cookers, washing

machines, telephone, etc. carpeting, curtains, redirection of mail and other related expenditure.

These payments will be calculated as follows:

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:

Breathe+

Sebel House
503 Hawthorne Road
Bootle L20 6JJ

Telephone 0151-284 5756

N.B. 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 IF I DISAGREE WITH ALL THIS?

The Council will make every reasonable effort to buy your home from your landlord 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.

Details of what Compulsory Purchase Orders are, how they work, how you can object and the compensation arrangements, can be found in leaflets published by the Government, called:

Booklet 1: *Compulsory Purchase Procedures*

Booklet 4: *Compensation to Residential Owners and Occupiers*

If you want a copy of these booklets, please contact:

Her Majesty's Stationery Office.

St Clements house
1-16 Colegate
Norwich NR3 1BQ

If you have Internet access, you can also see copies of the above documents on the Office of the Deputy Prime Minister's website:

www.odpm.gov.uk

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**