

Elizabeth Road Area

Redevelopment Newsletter

ISSUE 2 |

AUGUST 2008

If you would like a copy of this newsletter in large print, another language, or audio tape please telephone Open Communities 0800 073 1051



Resident Surgeries

Staff from Open Communities will now be available every week for you to call in and chat about your questions or problems.

The surgeries will take place at the The Chase Baptist Church, every Thursday in August & September between the hours of 11.00am – 1.00pm and later on between 6.00pm and 7.30pm for those residents who work.

We want to know all your concerns and views.

Open Communities also offer a freephone advice and information line, 0800 073 1051, which is staffed from 9am to 5pm Monday to Friday.

OPEN communities
a better way of working



Elizabeth Road Area Redevelopment Newsletter

Last month we wrote to you to inform you of the start of the redevelopment project on the Elizabeth Road estate.

Over the past few weeks you have received visits from staff from Cannock Chase Council and from the Community Consultation Adviser, Open Communities to start the discussion with you about your rehousing options. You will already have received some information leaflets from the Council but we would like to confirm that the process of rehousing families in the redevelopment of the Elizabeth Road Area, can now begin.

Open Communities Update!

Staff from the Community Consultation Adviser have been calling on each household over the past couple of weeks and talking about the issues that concern you.

Open Communities is an independent, approved, national training and advisory service for housing communities. The Chase Tenants and Residents Federation has chosen us to help communicate with and support the residents in the Elizabeth Road estate during this time of change.

Following the initial conclusion of these visits we have worked with the Chase Tenants and Residents Federation to create a list of the frequently asked questions so we can document both the questions and the answers.

Please see the full list of questions and answers over the page.

The staff working for Open Communities on this proposal are:



Tom Hopkins
Independent Community
Advisor (Manager)



Mark Hibbard
Project Manager



Blase Lambert
Associate

OPEN COMMUNITIES FREEPHONE INFORMATION LINE:

0800 073 1051

Email: enquiries@opencommunities.org

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Frequently Asked Questions

Q. Is my property definitely being demolished?

A. Yes. The redevelopment area is 1-43 (odds) 2-56 (evens) Elizabeth Road (excluding 45, 47, 49, 58 - 62), 13-39 Limepit Lane, Philip Grove, Anne Crescent and Margaret Drive. All these properties will be demolished.

Q. When and where will demolition start and end?

A. Demolition dates have not yet been decided. This will be dependent on rehousing of residents. A target date for start on site is Spring 2010.

Q. In what order are properties being demolished?

A. This hasn't been agreed yet.

Q. Why are we all being called 'The Elizabeth Road Area' when this is the Jubilee estate?

A. Elizabeth Road is simply the biggest road affected – this is just a name the Council has used in commissioning the project.

Q. I've lived here for over 20 years – why is this happening?

A. The Council appointed structural engineers to survey the houses owned by the Council. It was found that houses on the estate are structurally defective and that it was uneconomic to carry out structural repairs. The Council decided that the estate be redeveloped with new high quality modern housing which will provide a long-term future for the estate.

Q. When demolition starts, the house next door to me might be empty. Will the empty properties be secured properly to deter break-in or vandalism?

A. Yes the Council will properly secure each house when the occupier moves out to minimise disruption to neighbouring residents. The property will be:

- stripped of all fixtures and fittings, including internal pipework
- services such as gas, electric and water will be disconnected.
- Security shuttering erected to prevent access

It is essential that you advise the Council of the date you are moving out so that security shuttering can be erected the same day as you may get charged for any damage.

Q. Who is this firm (Holder's) that has written to me?

A. As part of your statutory rights you have the legal right to appoint your own independent Chartered Surveyor (Valuer). Their role is to negotiate with the Council on your behalf, your entitlement to Home Loss and Disturbance payments and to negotiate the value of your home if you are the owner. The fees for the Chartered Surveyor are paid for by the Council and will NOT be paid for by you. You are entitled to use any Chartered Surveyor.

Q. What is the role of Open Communities then?

A. Open Communities are here to support you with any problem you may have, not just the amount of Homes Loss and or Disturbance payments.

Q. I own my property and spent hundreds/thousands on my house last year and have receipts to prove it – will I get re-imbursed?

A. Any improvements you have carried out to your home may have increased the market value of your home but not necessarily in proportion to the cost of the improvement work, and any increase in value will be taken into account in the assessment of current market value.

Q. The Council has told me that I won't get a property with the same number of bedrooms as I have at the moment. Is this true?

A. The Council's agreed rehousing policy states that, with the exception of lower demand properties all households will be allocated suitable alternative accommodation in accordance with the existing family size. A separate Council leaflet has been distributed to give you details of the rehousing policy.

Q. I have family on the estate who I need to be close to. Can we be rehoused close together?

A. This will be dependent upon where you want to move to and the size of your family and the availability of property.



WATERLOO
We're Housing People

Waterloo Housing Association Update!

The Council has recently appointed Waterloo Housing Association to help them with the redevelopment plans.

Waterloo Housing Association has recently asked their appointed surveyors DBK Back to carry out some inspections of the properties on the estate. Please ask for ID before allowing a member of their staff into your home.

For translation contact:

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Pour la traduction, entrez en contact svp:

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