

Question & Answers for Solihull Community Housing tenants

1. Why have these properties been removed / delayed within the North Solihull Regeneration business plan?

The North Solihull Partnership has put together a new 6 year business plan to respond to the challenges of the economic down turn and the down turn in the housing market. As part of that process we have had to review what was achievable in order to give people as much certainty as possible. Some difficult decisions have been made and it is with regret that we were forced to rethink some sites in Kingshurst and North Arran Way. As a result some sites will no longer be developed whilst there will be a delay in rehousing on others.

We have also recognised that because of the economic climate we will need to extend the regeneration programme, which will now run until 2025.

2. Will the regeneration of North Solihull still continue?

Yes, a business plan has been developed by the Partnership for the next 6 years.

We are still building 10 new primary schools. For financial reasons the North Solihull Partnership will be building a new primary school every 2 years, instead of the ambitious 1 school every year that we had first hoped. We are of course continuing to seek external funding and aim to deliver 10 new primary schools as quickly as possible. 2 new schools have already been built and work is in progress on St Anne's RC Primary School.

We will also be continuing our construction programme for new Village Centres. Phase 1 of the new high street for North Arran Way Village Centre is now complete; and phase 2 of the high street is underway. Demolition of Nuffield House and Worcester House is currently ongoing and will be finished by the end of February 2010.

We have outline planning permission for the Craig Croft Village Centre, and are currently putting together a financial package to move this forward.

We are continuing to rehouse people in several areas and new houses will continue to be built on several sites across North Solihull.

3. Are you continuing to build new homes?

Yes – We are currently still building a lot of new homes and over the term of the regeneration programme we intend to build 8,000 new homes. These will replace 4,000 homes that will be demolished, creating an extra 4,000 new homes to buy or rent.

4. Why didn't you tell us about the changes sooner?

This decision was not undertaken lightly and it was important that all the options were fully understood and considered.

5. Is it just my area that has been affected?

No – a total of 12 areas have been affected. Some areas have been delayed and some areas have been withdrawn from the rehousing programme completely. These areas include both privately owned and Council owned properties.

6. Why have some areas been delayed and other areas completely removed from the programme?

Each area was looked at in detail. Factors such as the condition of the existing housing, the regeneration benefits, and financial implications of developing the site were considered.

7. Will I receive any compensation for the inconvenience?

Although we appreciate the inconvenience this has caused, we will not be able to offer any compensation.

8. Can I appeal against the decision to delay or remove my property from the regeneration programme?

The revised business plan takes into account a wide range of factors in order to make it achievable. The Partnerships recommendation to Solihull Council was considered by its cabinet on the 29th October and although it was approved there has been a request by Council members for it to be reviewed on the 26th November. We will write to everyone concerned to let them know the outcome.

When the final decision has been made it is not a decision that can be appealed against.

9. Are there likely to be any further delays or changes?

We are confident that based on predicted market conditions we now have a 6 year business plan that is achievable. There may be changes in the future, but we are as sure as we can be. The business plan has some flexibility within it and we will review our activities annually to ensure we achieve all we aim to do.

10. I am a tenant suffering financial difficulty who can I speak to for advice?

You could contact the Citizen's Advice Bureau www.citizensadvice.org.uk or telephone 0870 751 0955, Chelmsley Advice and Resource Centre (CARA) 0121 770 3773 or the Homeless Prevention Team at Solihull Community Housing 0121 717 1515 for advice and assistance with your financial position.

11. You have contacted everyone directly affected by the changes to the rehousing programme but how will you notify the rest of the community about the changes?

We will update the whole regeneration area soon. Anyone wanting to find out more information about the regeneration of North Solihull can check the regeneration website at www.northsolihull.co.uk, or call us on 0800 389 7997. If you prefer you could drop us an e-mail at info@northsolihull.co.uk.

12. I am a Solihull Council tenant and due to my circumstances I urgently need to move home. What do I need to do?

If you need advice on how to move please contact Solihull Community Housing on 0121 717 1515.

Your housing need will be assessed in accordance with the Council's Allocations Policy and you will be awarded the appropriate banding based on your circumstances. If other factors are indicated on your housing application form these will be followed up by Solihull Home Options staff. This may involve, for example, further investigation into medical or mobility needs. Please be aware that you will not receive any additional priority for regeneration.

The time it will take for you to be rehoused will depend upon a number of factors including your housing need priority and the availability of properties. All empty properties are advertised on the website at www.solihullhomeoptions.org.uk and you can also view feedback on previous allocations.

If your phase has been delayed, your regeneration banding will only apply when you are visited by the Home Maker Team to discuss your housing options, usually 12 months before your home is due for demolition.

13. I am a Solihull Council tenant and my home is still identified for demolition, what compensation will I be entitled to when I have to move?

During the rehousing phase for your area, the Home Maker team will come and talk to you about your options and help you to find another home. As long as you have lived in the property as your main home for 12 months you will be entitled to a Home loss payment of £4700. You will also be entitled to a disturbance allowance of £1000 to help with the costs of moving home.

14. I am a Solihull Council tenant and my home was excluded from Decent Homes improvement works because of my home being identified for demolition. What will happen now?

If your home has been delayed in the 6 year business plan, SCH will not be carrying out any Decent Homes works to your home. However, please continue to report repairs to us on 0121 717 1515.

If your home has been removed from the 6 year business plan, you will be receiving Decent Homes works during 2010/2011. Works will be subject to a surveyor visiting your home to assess what is needed – works may include new kitchens, bathrooms, windows, heating systems and electrical rewiring. If rewiring is necessary, you must have this carried out or no other works can be completed. We will also be carrying out a number of improvements to the exterior of your homes – this may include new facias, guttering, etc.

15. Who do I contact if I have any further enquiries?

❖ **For any North Solihull Partnership enquiries:**

- You can ring the Regenerating North Solihull hotline on 0800 389 7997
- You can e-mail us at info@solihull.co.uk
- You can check our website at www.northsolihull.co.uk
- You can call into our office at Capitol House, 42 Kingshurst Way, Kingshurst, B37 6DF. Our opening times are Mon - Thurs 9 - 5pm and Fri 9 - 4.30pm

❖ **For Solihull Council enquires contact 0121 704 6000**

❖ **For Solihull Community Housing queries contact 0121 717 1515**