



Horden

Regeneration Scheme

Frequently Asked Questions

This list of Frequently Asked Questions FAQs provides answers to some of the key questions residents have asked over the past few months about the regeneration programme.

Q Why is the regeneration being proposed?

A The housing in the area is no longer popular and around one third of the homes are standing empty. The empty homes are regularly broken into and damaged with the area suffering from a high incidence of crime and antisocial behaviour. When consulted residents felt the best option for the numbered streets was to demolish the housing and regenerate the area.

Q How will the programme be delivered?

A The programme will be divided up into several phases. The phases will be brought forward as funding is secured to deliver each phase.

Q Will the new homes built be council homes?

A Any new housing will most likely be a mix of social, affordable, and private homes.

Q Will the new homes be affordable?

A The new homes will most likely include social council rent, affordable rent, shared ownership, and private sales.

Q Will residents' views be considered?

A We will continue to consult with residents extensively throughout the regeneration programme and consider any views put forward.

Q Will there be homes for people with disabilities?

A We will be ensuring a minimum of 66% of the new homes are built to an accessible and adaptable standard on any developments of 5 homes or more.

Q What is the timescale for the regeneration programme?

A This is a difficult question to answer at the Council does not have the funding in place for the whole of the numbered streets. The Council will need to secure the funding required, obtain local and national government approvals, and complete the acquisition of any private housing affected by the proposals. The whole programme is likely to take several years to complete.

Q Where will residents move to?

A Resident homeowners would have several options available to them, including either to buy a new home in the area, or to move away from the estate if they preferred. Some homeowners may also have an option to consider social or private renting options if they were unable to afford to purchase another home. Tenants would have the option to move to another home which may be a social rented property from a housing association or the Council or a privately rented property.

Q What compensation will residents receive?

A Any tenant or homeowner that has lived in a home for at least 12 months prior to the Council making the decision to demolish the homes will be entitled to a statutory home loss payment where they are required to move. The amount payable is reviewed every year by the Government.

A disturbance payment will also be offered to cover 'reasonable expenses' incurred by the move such as removal costs, re-connecting of appliances, adjusting carpets, curtains, based on submitted receipts.

Homeowners will also be offered the market value of their homes.

Q Will the Council apply for a Compulsory Purchase Order (CPO) to acquire my property?

A The Council will try to negotiate the purchase of any privately owned properties with the owners and their representatives before using its CPO powers. A CPO may be required as a last resort if a reasonable agreement cannot be reached.

Q Would the value of my property fall because its due to be demolished?

A The Council would purchase privately owned properties in accordance with strict guidelines. The valuation of the price the council would be required to pay must disregard any effect that the regeneration may have had on property values. Homeowners will also be able to obtain their own independent valuation from a RICS qualified survey as part of any negotiations with the Council. The cost of this will be met by the Council.

Q How will the Council keep residents up to date with what's happening?

A The Council will continue to use various methods of communication which will include the Council's website, social media, consultation events, resident meetings and face to face contact with residents.



