



Horden

Regeneration Scheme

Information Pack for Non- Resident Owners

Contents

- 04. Welcome and Introduction
- 04. Horden Masteplan
- 05. A Guide to your Housing Options
- 06. Selling your home to the Council
- 07. A Guide to Compulsory Purchase
- 08. Management and Security
- 09. Help and Advice from the Council
- 09. Our Service Standards
- 10. Selling your home checklist



Welcome and Introduction

Welcome to your Information Pack.

This pack contains useful information for tenants living in properties affected by the Horden Regeneration Scheme.

I hope you find this helpful but should you require any further information please get in touch with the Horden Regeneration Team at:

Sarah Billingham | 03000 261095

John Russell | 03000 263428

Amy Dufferwiel-Bell | 03000 261086

Horden Masterplan

The Council has developed a Masterplan for the Horden area in consultation with residents. In line with the views of most residents it has been decided to progress with the plan to acquire and redevelop the numbered streets.

There is very low demand for properties resulting in a high level of empty properties which attract illegal occupation, damage, and fly tipping.

It will take several years to complete the regeneration of the area and how this will be funded is not yet clear. The Council has set aside £6m in funding to kickstart the first phase of the programme of acquisition of property and will continue to explore every opportunity to find further funding to complete the regeneration programme.

The Council will provide dedicated support for everyone affected by the proposals to help them relocate to a new home to meet their needs and aspirations wherever possible.

Many people are worried and confused about having to move home to allow for the regeneration of Horden to proceed. We hope that the information contained in this pack coupled with the advice provided by our Team can help answer your questions and provide useful advice.

The pack is divided into sections, shown on the contents page, so that you can find what you need easily.

If you have any questions about the information contained in this pack or any further queries about the Masterplan please contact us.



Example of homes



Example of homes



Example of homes

A Guide to your Housing Options

Any residents directly affected by the regeneration plans will have to move out of their homes. The Council will not take any steps to rehouse a tenant until such time as the property has been acquired from you.

As an owner of a property in the area this could affect your tenant if you are letting out your home as the Council will want to discuss a range of housing options with them.

You should be aware that the Council operates a selective licensing scheme covering the Horden area.

Anyone letting a property must:

- apply for a licence for each residential property they rent out
- prove they are a 'fit and proper person' to hold a licence
- have adequate management arrangements in place
- take action to assist resolve any anti-social behaviour in your property

The licence lasts for five years and is not transferable.

It is illegal to let out a property in the Horden Area without a license to do so.

We are aware that some non-residents own properties within the Horden Area which are currently vacant. In such circumstances this section on housing options will not be relevant.

There are four main housing options we would discuss with your tenant:

1. Renting from a Social Housing Landlord such as a Housing Association or Council.
2. Renting from a Private Landlord or
3. Buying your own home.
4. Moving in with family and friends

The Council will only be able to arrange completion on the purchase of your property at the same time as we have been able to secure alternative accommodation for your tenant.



Selling your home to the Council

The Council intends to demolish your property. We will buy your home from you for the current market value.

We will negotiate with you over the price we will pay for your home to try and agree the terms of the sale. If we are unable to agree a price for your home, we can use our compulsory purchase powers, but we would only do this as a last resort. You would still receive only the market valuation for your home.

We use a professional Chartered Surveyor to determine the market value of your home. The price we would pay for your home is based upon the amount you would be expected to sell your home for on the open market.

Once you have agreed to have a valuation carried out, we will arrange for our valuer to visit your home.

The Valuer will consider the following factors when assessing the value of your home:

1. The location of your home.
2. The condition of your home, including the age, size, and type of property whether any improvements have been carried out and the current state of repair.
3. Market intelligence including how much houses of a similar size, type and condition have recently sold for in the area.

The Valuer will ignore the fact that your property is to be demolished when determining its market value.

If a property is in such a poor condition that it will cost more to improve the property than it would be worth when refurbished, then we will only offer 'site value', this is the value of the land assuming the property had been demolished. This only happens when a property is not fit for human habitation, e.g. due to extensive damage or vandalism.

Once a valuation has been determined then we will write to you with a formal offer for your property. If you accept the offer, then the sale can proceed to completion.

If you do not accept the offer, you can arrange for an independent chartered surveyor to value your property, the council will meet any reasonable costs for the valuation work. If the independent valuation is higher than our valuation of your home a process of negotiation takes place to understand the difference in the valuation and consider the available evidence with the aim of agreeing a final figure. Once an agreement is reached then the sale can proceed to completion. Please note that the completion date will only be agreed to coincide with the rehousing of your tenant.

If the price cannot be agreed, then we will consider using our compulsory purchase powers to purchase your property. There are strict set of rules set out by law which must be followed to exercise our compulsory purchase powers. If your home is compulsorily purchased, we would still only pay you the market value.

A guide to compulsory purchase

A Compulsory Purchase Order is a tool that allows the Council to purchase properties against the wishes of the owner if necessary for a wider community benefit.

The Council can acquire land and property to assist with implementation of a regeneration scheme like Horden to remove unfit housing, assemble land for redevelopment and economic regeneration, and any other purposes for which land and property is required.

The Council will always try to acquire land and property by agreement but where necessary a compulsory purchase order will be sought to allow a regeneration scheme to progress.

There is a statutory procedure that gives the Council the power to compulsorily acquire any land and property required. The powers can only be used if approved by the Secretary of State for Levelling Up, Housing and Communities after considering any objections received.

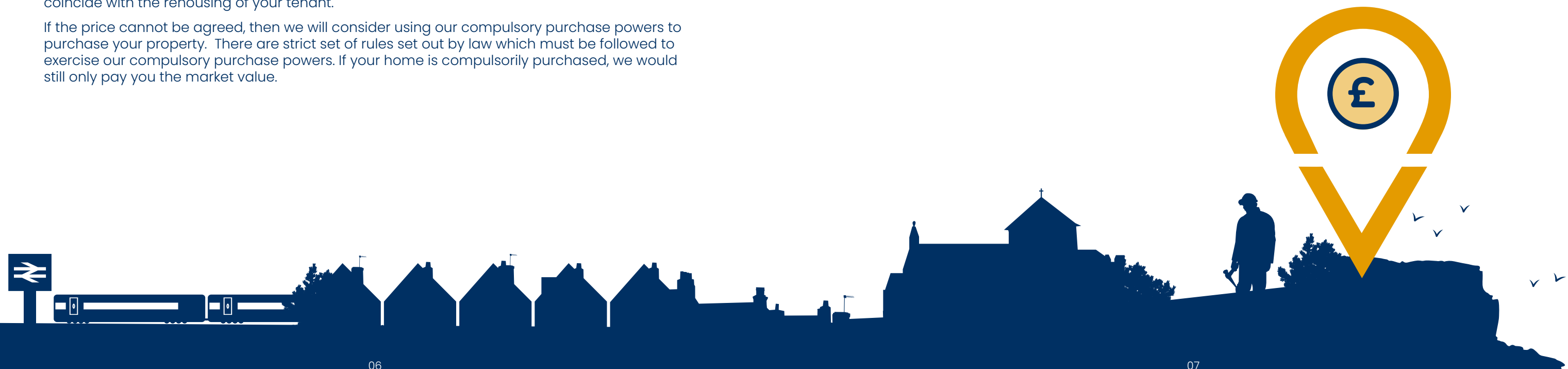
You can find out more about Compulsory Purchase from the Department of Levelling Up Communities and Housing on their website at: www.gov.uk/government/organisations/departments-for-levelling-up-housing-and-communities

What compensation is available?

The Council will pay you the market value for your home as discussed earlier.

You would not qualify for a home loss or disturbance payment as you do not occupy the home as your only or main home and there is no requirement for you to move.

If you have a tenant who has lived in the property for at least 12 months at the time the Council made its decision, they may be entitled to statutory home loss and disturbance payments.



Management and Security

The ongoing security of empty properties purchased by the Council during the Horden Regeneration programme is an important issue for many.

Up until such time as the Council purchases your property, we would expect you as owner to ensure that the property is kept secure.

Once the council have purchased your property, it will be inspected to decide the level security required.

The council will also inspect every property in its ownership from the outside every working day to ensure that:

- The property is secure
- That the property is not vandalised and
- There are no environmental issues, e.g., fly tipping



The council will arrange to remove all utilities from the property including the boiler, radiators, and any pipe work. This will help to discourage unauthorised access and reduce the likelihood of any leakages.

The Council's Neighbourhood Wardens will carry out regular patrols of the area to ensure any issues are identified and resolved quickly.

If you wish to report a security issue out of normal office hours please contact the Neighbourhood Warden Team on www.durham.gov.uk/doitonline or ring customer services on **03000 260000** or after hours if its urgent Durham Police on **0845 606 0365**.

Help and Advice from the Council

You will be given your Housing Officers name and contact details so you can get in touch when you need to.

Your Housing Officer will be able to answer your questions and provide help and assistance throughout the process.

The Housing Officer will:

- Meet you in your home or a mutually convenient location
- Provide information about what is happening in the area, in particular your property
- Arrange a valuation
- Advise you about any compensation that you may be entitled to
- Help you to obtain a solicitor if needed

Our Service Standards

Our aim is to provide you with a high-quality service. We will aim to meet the following standards.

- We will continue to consult with anyone affected by the Masterplan proposals.
- We will listen and answer any questions or queries you may have about the Horden Regeneration Programme.
- We will speak to you in your home or at a convenient location and time to offer advice on a range of issues that may affect you. We will aim to do this within 7 days of initial request.
- We will treat you and any information you provide with respect and in complete confidence.
- We will be sensitive to your needs.
- We will arrange for our valuers to visit your property to carry out a detailed inspection, we will aim to have the written valuation report completed with 14 days of the valuers visit.
- We will act as an advocate if required and contact other departments within the council or outside agencies on your behalf.
- We will always do our best to ensure that you are satisfied with the services we provide.



Selling your home checklist

There are many things to think about when you sell your home to the Council before you hand over the keys. This checklist may help you plan better.

Before your tenant moves	Tick
Arrange for professional disconnection of appliances and reconnection in new property	
Arrange for telephone to be disconnected and for a new connection in your new property – see if old number can be transferred	

Day of move	Tick
Take meter readings at the property	
Make sure you haven't left anything in the property	
Ensure the property is left secured	
Hand all your keys for the property into the Council	
Ensure any deposit or bond is returned to your tenant	

Notes:



