

**Manchester City Council
Report for Information**

Report to: Communities and Neighbourhoods Overview and Scrutiny
Committee – 7 September 2010

Subject: Consultation on the Demolition of Homes in Collyhurst

Report of: Director of Housing

Summary

This information is supplementary to item 8 of the agenda. The Chair has asked for it to be provided to the Committee.

Wards Affected:

Miles Platting and Newton Heath

Contact Officers:

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Position: Director of Housing
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Background documents (available for public inspection):

None.

The information provided is as follows:

- Collyhurst Residents Survey
- Survey results
- Resident information pack
- Rehousing guarantee

STAFF PACK - CONSULTATION : COLLYHURST MAISONETTES OCT 09

COLLYHURST MASIONETTES RESIDENT SURVEY

OCTOBER 2009

Staff briefing notes to be used at interview

Are you aware of the major regeneration proposals that the Council is planning to deliver in Collyhurst?

The Council is looking to redesign the Collyhurst Estates – that means getting rid of features which attract crime and anti social behaviour. The Council also wants to build more homes in the area – including homes for sale – to bring more people back into Collyhurst.

The Council has looked carefully at the estates in Collyhurst and is proposing some major changes. Some properties are less popular than others; some cost more to look after than others; some are just in the wrong place.

A major redesign is required to make Collyhurst a popular area again now **and for the next 25 years.**

The Council understands that these proposals will cause disruption to residents and so it's giving a **guarantee**. It will guarantee that if anyone has to move because their home needs to be demolished, they can have a home in the new Collyhurst. The regeneration scheme being developed will replace **every rented** home demolished with a **new rented** home.

Now I would like to ask you a few specific questions about the maisonette blocks:

STAFF PACK - CONSULTATION : COLLYHURST MAISONETTES OCT 09

TENANT QUESTIONS

Question 1

The Council is considering a major regeneration scheme in Collyhurst. Are you broadly in favour of regenerating the area

Yes/No/Not Sure

Comments

Question 2

Some of the area will need redesigning to tackle crime and anti-social behaviour.

Are you broadly in favour of redesigning the area to reduce crime and anti-social behaviour?

Yes/No/Not Sure

Comments

Question 3

Some properties (such as the maisonettes) are less popular than others are and cost more to look after. The Council is considering demolishing some homes and replacing them with brand new rental homes.

Are you broadly in favour of the Council replacing less popular and more expensive homes with new homes?

Yes/No/Not Sure

Comments

Question 4

Everyone is guaranteed a home in Collyhurst in the future even if their home is to be demolished. If the Council decides to demolish your home would you want to stay in Collyhurst or move away?

Collyhurst Yes/No

Comments

STAFF PACK - CONSULTATION : COLLYHURST MAISONETTES OCT 09

Before I go, can I record some basic household information?

Household:

First Name _____ Surname _____

Age _____

Address: _____

House Type

Upper / Lower Maisonette Number of Bedrooms _____

How many people live at this address? _____

Who else lives here?

Name	Age	Relationship to You	Disabled Yes/No	Ethnic Origin*

*Ethnic Origin Options – White British; Black British; Irish; Bangladeshi; Indian; Pakistani; Chinese; Vietnamese; East African; Somali; Other (please specify)

How long have you lived at this address? _____

Are you a Council Tenant

Owner

Private Tenant

Any other comments:

Survey results

196 (189 households and 7 shops at Eastford square) were targeted during the consultation process. 164 surveys were completed (84%).

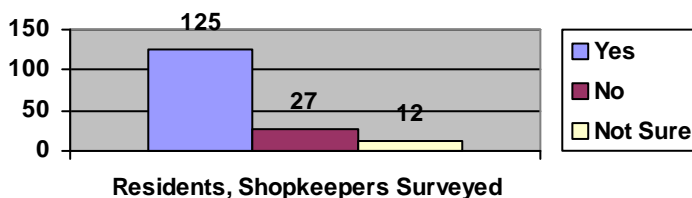
	No of Properties	Voids	All attempts to contact unsuccessful	Surveys completed
Eastford Square Shops	7	0	0	7
Eastford Square Residential	16	1	0	15
Hamerton Road	36	2	1	33
Halesworth Walk	14	0	4	10
Collyhurst St	12	1	2	9
Talgarth Rd	65	2	7	56
Whitley Rd	46	4	8	34
Total	196	10	22	164

Question 3

Some properties (such as the maisonettes) are less popular than others are and cost more to look after. The Council is considering demolishing some homes and replacing them with brand new rental homes.

Findings for question 3 on the survey are shown below. 125 people were in favour out of a base of 164 equating to 76% in agreement with this question.

Are you broadly in favour of replacing less popular homes with new homes?
 (Base 164)



RESIDENT PACK – CONSULTATION, COLLYHURST MAISONNETTES OCT 09

Rehousing Information for Tenants of Collyhurst Maisonettes

If a decision is made to demolish your home, the Council will offer qualifying tenants the following

- A council home in the local area where possible or in a suitable alternative area within Manchester with the option of returning so you can enjoy the estate's long-term future.
- Priority rehousing choices to all, awarding those of longest tenancy the highest priority.
- We will match such households' choices and wishes for rehousing as closely as possible using clear, fair rules set out below.
- A rehousing offer based on a minimum of 2 bedrooms.
- If we need to demolish your home before we can offer you a home in the area you may need to move twice.
- A homeloss payment (currently £4,700) and disturbance payments to help with your move including removals, disconnection and reconnection of household appliances, forwarding mail.

You will qualify for the above assistance if

- You've been a City Council tenant for at least one year, and your home has been served with a demolition order.
- There is no formal action being taken against a member of your household. You have not spoilt others' enjoyment of their home, been violent or threatening to staff or neighbours or had a possession order made against you and you are not complying with its terms or are in rent arrears and aren't paying them off as agreed.

If you have been a City Council tenant for less than a year and we need to demolish your home, we will still rehouse you. You will not be entitled to a home loss payment but will get help with removals etc.

What is guaranteed?

- We will offer qualifying tenants of demolished homes a new build or refurbished Council home in Collyhurst once the area has been redeveloped so they can enjoy the estate's long-term future.
- We will give priority rehousing choices to tenants whose homes are demolished within each phase of demolition.
- We will try to match households' choices and wishes for rehousing as closely as possible using clear, fair rules set out below.
- We will make one offer of rehousing in your chosen area based on need.
- If we need to demolish your property before we can offer you a home in Collyhurst we may have to move you twice. If you move out of Collyhurst your offer of rehousing will be based on need.
- We will offer households who qualify, Homeloss and Disturbance payments to help with their move. Where two moves are necessary, we will offer one Homeloss payment and two Disturbance payments.
- If you decide to leave the area permanently we will make one offer of rehousing and try to match your rehousing requirements where possible.
- You are guaranteed to be able to return to Collyhurst in the future if you wish. If you return to Collyhurst following the regeneration you will be offered a property based on need (with a minimum of two bedrooms).

Who qualifies?

You qualify for this guarantee if:

- You've been a City Council tenant for at least one year and
- Your home is due to be demolished.

You will not qualify if:

- Anyone in your household has received formal notification that action is being taken against them because:
 - They have spoilt others' enjoyment of their home, or
 - They have been violent or threatening to staff or neighbours, or
 - You have had a possession order made against you and you are not complying with its terms, or
 - You are in rent arrears and aren't paying them off as agreed.

But we will still offer you the guarantee if you are now complying with the terms of your tenancy and/or the Court decision.

If you have been a City Council tenant for less than a year and we need to demolish your home, we will still rehouse you. You will not be entitled to a home loss payment but will get help with removals etc.

Conditions

- You must qualify to get the guarantee.
- The guarantee has a time limit, then runs out. You must sign up for it within four weeks of receiving it.
- The guarantee is for one suitable offer of rehousing with a right to return to Collyhurst in the future.
- We make the guarantee to joint tenants as one household.
- You can lose priority for rehousing under the guarantee if you break any of the qualifying rules whilst you are waiting to be rehoused.

Appeals

- If we turn down your application for a rehousing guarantee, or if we withdraw your rehousing priority at a later date, we will give you our reasons in writing. You will be able to appeal against our decision, and the letter will tell you how to do this.

Tear off slip.....

I accept my rehousing guarantee

Name

Address

Telephone No

Signature

(All joint tenants must sign)

Please post the completed coupon to Manchester Council, Housing Services in the envelope provided. **YOU DON'T NEED A STAMP.**



**MANCHESTER
CITY COUNCIL**

Rehousing Guarantee – Tenants of Collyhurst Maisonettes

Statement of Intent

The City Council recognise the special value to this community of tenants who have chosen these estates as their homes and who have lived here for many years.

To underline how valued such households are, and to make sure they will share in the area's bright future, THE CITY COUNCIL MAKE A GUARANTEE to households who must move because their home will be demolished to make way for regeneration.

THE GUARANTEE gives full details and conditions about the powers the Council can use to meet the future housing aspirations of every such household.