



a fresh approach to people, homes and communities

Demolition booklet



Information for owner-occupiers



What does demolition mean for owner-occupiers?

This leaflet contains information which you will need now that the demolition of your home has been approved.

We will make sure that your move goes as smoothly as possible, and will be available to help you wherever we can.

The following options may be available to you if the demolition of your property is approved, but not all options will be available for every scheme.

Buy back your property

The estates department will value your property, or you may choose to appoint your own valuer (we will pay their fees). We will pay the market value for your property, which will take into account any improvements that you have made to your home.

Property swap

Instead of buying the property from you, we may offer you a property exchange.

We will help you find a suitable, empty council property which the estates department will then value along with your own property. You would then move into this property as the owner and we will pay you any difference in price between the two properties. However, if your chosen property is worth more than your current property, we would expect you to pay the difference.

Become a tenant

You may want to become a council tenant with Berneslai Homes after buying your property. We will add your details to the housing waiting list. As you have been affected by the demolition programme, we will consider you for a council property outside the normal lettings policy. The rehousing officer for the project will visit you to find out what type of accommodation you want and where you want to live, depending on your housing needs.

Disturbance payments

We make 'disturbance payments' to cover your moving costs. Your rehousing officer will give you a claim form to fill in. We will assess each claim individually. We cannot give you a full list of costs you can claim from us, but here are some examples.

You can claim the cost of:

- hiring a removal company to move your furniture, or hiring a van and paying for petrol;
- disconnecting domestic appliances (for example, cookers, dishwashers and washing machines) and reconnecting them at the new property;
- connecting your phone at your new home (if you had a phone at your old property);
- removing television aerials and putting them up at your new property;
- taking up carpets and refitting them in your new home;
- making changes to curtains and carpets so they fit in the new property;

- removing your burglar alarm and fitting it in your new property; and
- getting your mail redirected (where mail addressed to your old property is sent to your new property).

You cannot claim for:

- new carpets, furniture, appliances (such as fridges or washing machines), or anything you did not have at your old home;
- the cost of your own time; or
- providing anything in your new home which you did not have in your old home.

Please send your claim form **(with receipts)** to:

**Regeneration and Special Projects Team
Berneslai Homes
Springfield House
Springfield Street
Barnsley
S70 6HH.**



Home-loss payment

As well as paying the market value for your property, we will also pay you a home-loss payment of £4,400 or 10% of the agreed sale price, whichever is the greater.

For example

If the agreed sale price
of your property is **£60,000**

You would also receive a
home-loss payment of **£ 6,000**

Making a total of **£66,000**

The home-loss payment is not available to owners who do not permanently live in the property.

Moving home

Once you have signed up for your new home, the project officer will agree a date with you for the move. You can decide whether you want to arrange the move yourself (for example, hiring a van) or whether you want our regeneration team to arrange it for you.

We will pay the costs of moving your furniture once only. When the move has been arranged, you should not change the date because we may be charged for cancelling the service.

If you want to make your own arrangements to move your furniture, you can claim the costs through the disturbance payment (see page 4). If you do arrange the move yourself, you must tell the project officer your moving date.



Tips for moving home

We are aware that moving out of your home is a major event and can be very stressful. We will offer as much support as possible.



It is useful to prepare before the day and it can be helpful to follow a checklist to make sure you don't forget anything. Remember to tell the following organisations you are moving.

Organisation	Tick when you have told them you are moving.
Electric company	Phone and internet company
Gas company	Doctor
Water company	Optician
Bank	Dentist
Building society	Vet
Insurance company	Television (for your TV licence, Sky or digital)
Pension provider	Newsagents
Benefits office	Library
Post office (if you want them to redirect your mail)	Video shops
Driver and Vehicle Licensing Authority	Schools and nurseries

Just before you leave

Do the following things just before you leave.

- Check that all rooms are empty of furniture and rubbish.
- Turn off the water, gas and electricity, and write down the meter readings.
- Empty any rubbish bins into the wheelie bin.
- Close and lock all the windows and doors.

Contacting the regeneration team

If you need any more information, please contact the regeneration team on

01226 772700 or 01226 772707

Or, you can e-mail us at

regenerationteam@berneslaihomes.co.uk



Në qoftë se dëshironi një kopje të këtij dokumenti në gjuhët Hindi, Urdu, Punjabi, Kineze, Polake, Shqip, Rusisht ose variantin për të, ju lutem lajmëroni.

如閣下需要此份文件之其他文字翻譯版本，我們可提供的有：印地文、烏爾都文、旁遮普文、中文、波蘭文、埃塞俄比亞文、俄文、和盲人凸字版，請與我們接洽。

यदि आपको इस दस्तावेज की हिन्दी, उर्दू, पंजाबी, चीनी, पोलिश, अल्बेनियन, रूसी या बरेल में कॉपी चाहिए, तो कृपया संपर्क कीजिए।

Gdybyś chciał kopię tego dokumentu w języku Hinduskim, Urdu, Punjabi, Chińskim, Polskim, Albańskim, Rosyjskim lub wypukłym piśmie dla niewidomych, proszę się skontaktować z nami.

ନେଇ ଡ୍ରାଫ୍ଟ୍ ଡିସ୍ ଦସ୍ତାବେଜ୍ କି ହିନ୍ଦୀ, ଉର୍ଦ୍ଦୁ, ପଞ୍ଜାବୀ, ଚୀନୀ, ପୋଲିସ୍, ଅଲବେନିଆନ୍, ରୁସୀ ନା ବରେଲ ବିଚ୍ ବ୍ୟାପି ଚାହିଁବା ପାଇଁ ତୁମ୍ଭେ ସମ୍ପର୍କ କରାଯିବ।

Если вам нужна копия этого документа на языках хинду, урду, пунаби, китайском, польском, албанском, русском языках, шрифте Брайля, пожалуйста свяжитесь с нами.

اگر آپ کو اس دستاویز کی کاپی ہندی، اردو، پنجابی، چینی، پولش، البانین، روسی یا بریل میں چاہئے تو براہ مہربانی ہم سے رابطہ قائم کریں:

إن إحتجت نسخة من هذه الوثيقة باللغة العربية أو بلغة بریل أو علی كاسيت، من فضلك إتصل بنا علی:

যদি আপনি এমপ দস্তাবেজ প্রতিলিপি চান বাংলায় বা রোমানে বা শব্দে করে, অনুগ্রহ করে আমাদের যোগাযোগ করুন এখানে:

اگر نسخه ای از این مدرک (نوشتہ) را به زبان فارسی، به خط بریل یا به صورت نوار صوتی نیاز دارید، لطفاً با شماره زیر یا ما تماس بگیرید:



If you need a copy of this document in Braille, on audio tape or in Hindi, Urdu, Punjabi, Chinese, Polish, Albanian, Russian, Arabic, Bengali or Farsi, please contact:

Customer services team
01226 772720