



a fresh approach to people, homes and communities

Demolition booklet



Information for council tenants



What does demolition mean for me?

This leaflet gives you information about what will happen now that your home is going to be demolished.

We will send you a final demolition notice which tells you that you no longer have the right to buy your home.

We will help you find another home, whether you want to be rehoused by us or a housing association, or you want to rent a home from a private landlord.

We will make sure that your move goes as smoothly as possible, and help you whenever we can.

You can choose where you want to move to and the type of property you want to live in, as long as it meets your housing needs.

We do not have to find you a new home if:

- we are taking legal action to evict you ; or
- you continuously failed to pay your rent and have not made a payback agreement with us.

The amount of time that you have to wait for us to offer you another home will depend on where you want to live and when a suitable property becomes available. Some types of properties and areas are more popular than others.

Finding you somewhere else to live

Someone from the regeneration team will visit you to look at the type of housing you need and where you want to live. They will fill in a rehousing survey form about your housing needs.

We will put you onto a waiting list in line with the date your home is due to be demolished. The sooner your home is due to be demolished, the higher up you will be on the waiting list.

What compensation am I entitled to?

You may be entitled to the following.

Enhanced disturbance payments

An 'enhanced disturbance payment' is help towards the cost of decorating your new home. You will normally receive this payment within seven to 10 working days from the date you make the claim. The table below shows how much you can claim, based on the rooms in your new home.

If you move into a care home, or move in with family or friends, you cannot claim an enhanced disturbance payment.

If your new home has one bedroom, we will give you £100.

If your new home has two bedrooms, we will give you £150.

If your new home has three bedrooms, we will give you £200.

We will give you the following amounts for each of the other rooms you have.

Living room	£45
Kitchen	£30
Separate downstairs room (for example, a dining room)	£30
Hall or stairs (or both)	£40
Bathroom	£25
Bedroom 1	£30
Bedroom 2	£30
Bedroom 3	£20
Bedroom 4	£20
Separate toilet	£15



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 the following.

- 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.
- 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.**

Payment for losing your home

You can claim a payment for losing your home, called a 'home-loss' payment. The Government decide how much this is and your rehousing officer will be able to tell you the current amount when they visit you.

The regeneration team will check whether you owe any money (for example, rent or Council Tax) to us or Barnsley Council. If you do owe money, we will take this from your home-loss payment.

You will usually receive your home-loss payment six to eight weeks after moving into your new home.

If you are declared bankrupt or in the process of being declared bankrupt, you may not receive this payment because it could be paid to people or organisations you owe money to.

Rent-free weeks

You may be entitled to claim rent-free weeks on your new home for the time between the date you sign the tenancy agreement and the day you actually move in.



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	Newsagent
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. We will charge you for moving anything you leave behind.
- 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.
- To avoid being charged any extra rent, return the keys to us the day you leave.

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



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Customer services team
01226 772720