



a fresh approach to people, homes and communities

Demolition booklet



Information for private landlord tenants



What does demolition mean for private landlord tenants?

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

We will help you find alternative accommodation, whether or not you want to be rehoused by Berneslai Homes or a housing association, or move into privately rented accommodation.

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

As soon as the council have bought the property from your landlord, you will become a council tenant and be eligible for the compensation benefits. If you move out of the property before it has been sold to the council, you will no longer have the right to claim compensation and will be asked to sign a disclaimer.

You choose where you want to move to and the type of property you want to live in, depending on your housing needs.

The amount of time that you have to wait for an offer of accommodation will depend on where you want to live and whether a suitable property is available. Some types of properties and areas are more popular than others, and because of this waiting times can differ.

Rehousing

An officer from the regeneration team will visit every tenant to fill in a rehousing survey form, which will tell us about your rehousing needs.

Compensation entitlements

Enhanced disturbance payments

You will receive an enhanced disturbance payment towards the cost of decorating your new property. You will not be entitled to claim this payment if you move into a residential care home or with friends or family.

One bed (bedsit)	Bungalow	Flat	House	£100
Two bedrooms	Bungalow	Flat	House	£150
Three bedrooms	Bungalow	Flat	House	£200

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

You will normally receive this payment within seven to 10 working days from the date we process the claim.



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.**

Compensation entitlements

Home-loss payment

You will be entitled to a home-loss payment for losing your home. If you are declared bankrupt or face bankruptcy proceedings, you may not directly receive this payment. This figure is set by the Government – your rehousing officer will tell you the current amount on your home visit.

The regeneration team will check rent accounts, Council Tax, sundry debts and periodic accounts (see note below) to find out if you owe any money to Barnsley Council or Berneslai Homes. If you owe any money, this will be taken off your home-loss payment.

The home-loss process will start as soon as you have moved into your new accommodation. We will normally send you the cheque about six to eight weeks after you have moved into your new home.

Note: Sundry debts are one-off payments, for example, room hire or overpaid benefit. Periodic accounts are three-monthly or yearly payments, for example, allotment rent or rent for a council unit.



Moving home

Once you have signed up for your new property, you and the project officer will decide a date to move into your new home. You can decide whether you want to arrange your own removal or whether you want us to arrange it for you. The removal will be organised by the regeneration team. You will be entitled to claim rent-free weeks on your new property between the date you sign up for a new property and the day you actually move in. This time period is generally two weeks.

We will cover the costs of removing furniture once only for every household. When the removal has been arranged, you should not change the date as we may have to pay cancellation charges.

If you want, you can make your own arrangements for removing furniture and we will refund your costs through the disturbance claim. However, if you do arrange your own removal, you must tell the project officer what day you are going to move.

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

- Check that all rooms are empty of furniture and rubbish.
- Empty any rubbish bins into the wheelie bin.
- Make sure that the water, gas and electricity supplies are turned off and take a note of the final reading.
- 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.

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Customer services team
01226 772720