



a fresh approach to people, homes and communities

Demolition booklet



Information for private landlords



What does demolition mean for private landlords?

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

The following options may be available to you, 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 become the owner of this property 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.

What does demolition mean for my tenant?

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

As soon as the council has bought the property from you, your tenant will become a council tenant and eligible for the compensation benefits. The compensation package includes enhanced disturbance, home-loss, and disturbance payments. If your tenant moves out of the property before it has been sold to the council, they will no longer have the right to claim compensation and they will be asked to sign a disclaimer.



As a council tenant, your tenant's name will be added to the council's non-policy transfer list and they may choose where they want to be moved to and the type of property they want to live in, depending on their housing needs. How long they will have to wait for accommodation will depend on where they want to live and whether a suitable property is available.





Compensation entitlements

Disturbance payment

Expenses paid by landlords can be claimed back through this payment.

We will assess each claim for a disturbance payment individually. It is impossible to give a full list of items which a claim can be made for.

Examples of items that cannot be claimed

You cannot claim for:

- new carpets, furnishings, appliances, redecorating, or fitting anything that you did not have at your previous home;
- payment for your own time; or
- providing anything in the new property which you did not have in your old home.

Examples of items that can be claimed

You can claim for:

- the cost of removing furniture by a removal firm, or the cost of van hire and petrol (if you arrange your own removal);
- the cost of disconnecting domestic appliances and reconnecting them at the new property, for example, cookers, dishwashers and washing machines;

- the cost of connecting a phone if you had a phone at the old property;
- the cost of removing television aerials and putting them up at the new property;
- the cost of altering curtains and carpets to fit in the new property;
- the cost of removing or reinstalling a security alarm; and
- redirecting mail.

Your rehousing officer will give you a form to fill in.

You should return the filled-in form (with receipts) to:

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

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