

Rowner Renewal
Enquiry Line:
**08450
343317**



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Rowner Reassurance

The Partnership answers your questions

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Private tenants

A partnership of
English Partnerships
Gosport Borough Council
Hampshire County Council
Portsmouth Housing Association
and Taylor Wimpey UK Ltd

www.rownerrenewal.com

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the Rowner Renewal Project

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Dear private tenant

Since the launch of the public consultation on The Rowner Renewal Project, members of the Partnership and our architects have met residents and community groups in Rowner.

During these meetings, many questions have been raised and we have been made aware of the rumours that are circulating on the estate about what we are proposing to do in the future.

In order to reassure you and provide written answers to your questions, we have produced this leaflet for private tenants which we hope will give you the reassurance that you are looking for in these early days. As the Project progresses, we will of course provide answers to your further questions. Please be assured we will do all that we can to alleviate your concerns as we realise that this may be a worrying time for you.

We have also produced similar leaflets for owners within the village, other owners in the affected area and PHA tenants which respond to their specific questions.

Our website can be accessed at **www.rownerrenewal.com** and our Enquiry Line (08450 343317) is open between 9 am and 5 pm, Monday–Thursday and 9 am–4 pm on Fridays. We would advise you that you should not incur any expenditure in advance of being relocated without first clearing it with the RRP Enquiry Line team.

If you have any further questions, there is a page on our website where you can email your queries directly to us. A selection of General Frequently Asked Questions (FAQs) is also listed on the website and each of the FAQ leaflets is also available.

Yours faithfully



John Butler
Project Director

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Please note that the list of questions and accompanying answers are for information and guidance only and do not confer any legal or contractual obligations on the parties identified within it. Any reference to legislation or regulation should be verified and parties affected should always seek independent advice.

Housing options questions

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1. If we are eligible for rehousing, what area will it be in? If I want to move out of the area how much help will PHA or the councils give me?

If you are eligible for rehousing and choose to stay in the estate, PHA will offer you a new home, either newly built or an existing home, depending on availability. You can choose if you wish to apply for housing with another housing association.

Residents who are eligible and wish to move elsewhere in South East Hampshire (Gosport, Portsmouth, Fareham and Havant) will be offered rehousing by Portsmouth Housing Association. The area and offer will depend on availability of homes at the time and any area specified by you. PHA will be unable to offer accommodation outside South East Hampshire.

Anyone who wishes to move to another part of the country will need to contact the local authority for that area. PHA staff will assist you in making your application.

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2. Do we have any say in the move timeline? What is the timescale for moving tenants? If tenants are put into temporary accommodation to wait for a new home, how long would this be for?

Rehousing will be co-ordinated with the development programme, which will be finalised when the Master Plan is completed in December. We anticipate that the building programme will begin in Autumn 2008 and the first new homes will become available in 2009. We will work closely with residents to agree the rehousing

plan. Residents will then be moved on a phased basis with the intention as far as possible to enable people to move once. There may be a need to temporarily move some residents for up to a year before new homes are available to enable the building programme to continue.

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3. If I am rehoused, how many offers will I get? What happens if the property offered is not what is wanted?

Private tenants with valid tenancy agreements will be assessed for their accommodation needs within the Gosport Common Housing Register policy. Existing owners who wish to become tenants will be assessed in the same way. The offer that PHA is able to make you will depend on the size and location of accommodation that you have requested matched against the availability of PHA accommodation in that area. PHA normally makes up to three offers and will seek assistance from the council and other housing associations if necessary.

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4. Can I remove my light fittings as I own these?

You will need to agree with your landlord what you take with you or leave behind. You will always need to leave the existing property in a safe condition.

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5. What help will be available for people unable to move themselves (due to disability)?

The Partnership will seek to provide assistance, including obtaining help from Social Services and voluntary organisations.

Disturbance/compensation payment questions

1. If you don't get the home loss payment do you get the disturbance payment?

Our leaflet "Having to Move?" explains that all owner occupiers and tenants are eligible for disturbance payments, which cover the costs of moving. Only owner occupiers and tenants who have a full assured tenancy are eligible for a home loss payment.

2. Who will be paying the cost of moving?

The leaflet "Having to Move?" outlines the costs which will be met by the disturbance payment. This includes removal costs.

3. If we decide to move quickly, will financial help still be available?

Yes, we can confirm that disturbance payments can be paid to eligible residents from the launch of the project on 11 October 2007. Please note however that a home loss payment or disturbance payment can only be paid either by agreement when the interest is sold or following the compulsory acquisition of the interest or in the case of home loss, once the CPO has been confirmed. No payment can be made until the event occurs.

4. If I was to move into private rented accommodation, how would that affect the home loss and disturbance payments?

Your eligibility for disturbance payments is determined by your existing status, not where you are moving to.

5. I have lived here for 5 years as an assured tenant. If my landlord sells to PHA will they make me an assured shorthold tenant and will I get a home loss payment and be rehoused?

PHA will buy the property with you as tenant and your tenancy will continue. When your assured shorthold tenancy runs out, PHA will give you another shorthold assured tenancy to last until you are rehoused by PHA. You will then be eligible for a disturbance payment, which will cover the costs of moving as outlined in our leaflet "Having to Move?". You will not be entitled to a home loss payment.

6. Who arranges transport/boxes etc for moving?

PHA will be happy to make arrangements for removal and that way you will not need to pay up front for this cost. Alternatively, you can employ a removal firm or hire a van and the invoiced costs will be covered by the disturbance payments.

7. Will gas installation and plumbing for the washing machine be paid for?

Costs for disconnecting and reconnecting appliances, gas and electrical services will be paid for.

8. If I moved into temporary accommodation and storage was needed for belongings, would this be paid for?

Yes.

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9. Will PHA be prepared to pay compensation for garden, decorating and moving costs?

The condition of your garden will be assessed within the overall valuation of the property. However the new home will be newly decorated and you will have a choice from a limited range of colours and fittings for kitchens and bathrooms.

Management of the village and service charge questions

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1. When do you expect to purchase the freehold for both the Rowner Estates and Caseacre?

Within the operating period of the Option Agreement – i.e. prior to 13th July 2010

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2. Is there any possibility that the freeholder will refuse you and offer the freehold to another company?

Not while the Option Agreement is in place.

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3. If the RRP does get the freehold, will the RRP control the village site instead of Labyrinth Properties Ltd?

Labyrinth Properties Ltd do not at present control the village site – the freeholders for this site are Rowner Estates and Caseacre – Labryrith Properties Ltd are the management company employed by the freeholders to manage the site. When the RRP takes control of the freehold they will ensure that there is a professional organisation in place to manage the site.

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4. Is the Regeneration Project a rock solid venture or do we as residents have the possibility of another company taking over the estate?

With the backing of a major private developer and local and national government support, backed by the use of compulsory purchase powers, the partners in the RRP are fully confident that they have the resources and expertise to complete the project.

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5. If PHA in conjunction with the RRP gains the majority of properties in the village in the ensuing period, can PHA confirm that there will be no turnaround mid stream of the programme by undertaking refurbishment of flats in their possession and then selling them off at a profit?

The RRP have already stated that they do not believe refurbishment is a viable alternative and there has been no further information received by the RRP to make them change this view.

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6. How will the area be managed when people start to move out leaving lots of empty properties? What plans are in place if PHA/RRP assumes control, regarding basic functions to maintain the village during the transition period e.g. insurance, cleaning, security?

The Partnership will work closely with the landlord and Labyrinth, the managers of the estate, to agree with residents how the estate should be managed to maintain insurance, security, health & safety, essential services and cleanliness. The Partnership's aim is to rehouse people in phases so that blocks can be vacated and secured or demolished, minimising the number of homes left empty for long periods of time. This will however be dependent on property acquisitions.

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7. Should the service charges continued to be paid?

Yes until the properties are sold.

New home questions

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1. How will the new development be phased?

The phasing will be agreed when the Master Plan is completed.

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2. How much affordable housing will there be?

At least 30% of the new homes will be for rent or shared ownership. From the initial information we have received from visiting residents, this will be sufficient to enable residents in the affected area who wish to stay on the estate to do so.

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3. Will our new home be a comparable size to our current property. Can we have an early indication of the room sizes?

New homes are usually smaller on average but of higher standard in terms of fixtures, fittings, insulation and eco ratings.

The architects are drawing up plans as part of the consultation process. Detailed specifications will be agreed and made available after the Master Plan is completed. We anticipate that we will in due course arrange for residents to visit other equivalent newly built sites in the area.

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4. Will the new home be carpeted? If not will this be paid for?

The new homes will not be carpeted, but your disturbance payment will cover the costs of moving your existing carpets or purchasing new ones to fit the new home. Please note that the payment will only be up to the value of the old carpet. If someone buys a better quality carpet they must fund the difference.

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5. What kind of parking will be available? I currently own a parking space. Will I do so in the new property?

New homes will not be built with garages, except in the case of some town houses where garages may be integral to the property. The number of parking spaces provided will comply with planning requirements.

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6. What size will our garden be? Will I get a front garden?

Garden sizes will vary according to the size and location of the dwelling. The sizes and shapes of the house "plots" will be determined by the Master Plan.

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7. Will the house be double glazed and centrally heated

Yes.

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8. Will the bathroom be fitted with a shower?

Yes.

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9. Can I have a say in the kitchen build to ensure it conforms to medical requirements of my wife?

Individuals will be consulted once they have made a choice of accommodation, to make sure it suits the individual's needs.

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10. Will water be metered or supplied as it is now?

Portsmouth Water now require all new homes to have a water meter.

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11. We get on extremely well with our neighbours, is it possible for us to remain as neighbours?

We have had a number of requests from groups of people wanting to remain as neighbours. It does of course depend on the exact final design and whether your own requirements stay the same. However we would like to work with you to achieve this.

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12. Our property has built in wardrobes – will our new property have the same.

All new homes have built in storage cupboards. How this compares with your existing storage depends on your current arrangements.

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13. If garages have to be knocked down first, what are people expected to do for parking and storage?

We will work closely with residents to agree the phasing of demolition works and any temporary parking/storage arrangements. Costs of temporary storage will be met by the disturbance payment.

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14. Will the infrastructure be looked at as trying to get out of Gosport is difficult enough already?

This project does not specifically deal with transport infrastructure generally in Gosport. Transport issues arising from the consultation process are being raised with the relevant authorities.

There are a number of major new housing schemes being built or planned in Gosport and the Council is, along with other local authorities in the area, seeking government funding for improvements to the roads and public transport.

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15. Is the school staying?

The local schools are not included in the redevelopment area. However, the architects are, as part of the consultation process, looking at how a new "village centre" area can link with the schools, community centre, Surestart and Youth Centre to provide better access to these facilities, better use of open space and improved pedestrian routes to the other areas of the estate.

We will also be working closely with the schools when families with children are moved and in longer term planning for the numbers of families who will be living on the estate.

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16. What sort of play areas will be built?

The architects, John Thompson & Partners (JTP), will be discussing this with residents as part of the community consultation programme.



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INVESTOR IN PEOPLE

If you would like this information translated into any other language, or made available in large print or audio format, please contact **08450 343317**.

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