

FRONT COVER

YOUR REGENERATION OFFER

- BBC Logo/Agreed Branding
- Image
- www.brookfieldclosehutton.com
- New homes for Brookfield Close and Courage Court
- Recycled paper

INSIDE FRONT COVER

- Image
- If you have difficulty reading this document, we can help you. Please call our dedicated helpline on **0207 446 6837** or ask someone to call on your behalf.

This is your Regeneration Offer. On the following pages, you'll find all the information you need to help you make your decision about your future as resident of Brookfield Close and Courage Court. We have talked with you to understand what matters to you. What you told us has helped us to shape the proposed regeneration and this offer.

INTRODUCTION FROM COUNCILLOR MARIA PEARSON, CHAIR OF ENVIRONMENT, ENFORCEMENT AND HOUSING COMMITTEE

- **Photo of Councillor Pearson**

Brentwood Borough Council has ambitious plans for increasing the number of Council homes available to residents and for building them to the highest environmental standards. The regeneration of Brookfield Close and Courage Court kick-starts our programme of new homes and I'd like to thank you for your views and opinions which were expressed so clearly during the consultation and engagement last year.

Brookfield Close was built in the late 1960s. The estate was right for the time, but it is no longer suitable in all cases for modern living. The old, sheltered bedsit homes are difficult to find people to rent them and are now boarded. The garages attract unwanted activity and anti-social behaviour. Courage Court is more modern, but you have told us about noise and mouldy windows and walls. The new homes planned will be quieter and more efficient to run and the surrounding areas provide greenspace, safer routes to walk and new uses such as allotments.

We are all too aware that regenerating this older housing does affect you personally and, as an existing tenant or homeowner, you will need support to move either temporarily or permanently. We have spoken to you individually about your own circumstances, the support you and your families will need, and have shaped this offer to try to meet that need.

My team at the Council are here to help and answer your questions. Please do not hesitate to ask for that support whenever you need it.

- **Signature of Councillor Pearson**

TIMELINE

October 2020

We launched some ideas and plans for the area for you to look at.

November 2020:

We held a consultation, and you gave us your views plans through our series of webinars, personal conversations, and emails.

December 2020:

We submitted a planning application to the Council's planning department.

January and February 2021

We held one to one conversations with anybody that wanted one, by telephone and video call to understand your specific views and personal circumstances. These conversations contributed to this Regeneration Offer.

June 2021

The Council's Planning Committee approved the plans.

July 2021

The planning application has now been approved by the Planning Committee and we are launching this offer as the first steps to starting the regeneration. We would like to say a huge **thank you** to everyone who got involved and shared their ideas for the future of Brookfield Close and Courage Court.

THE OFFER

SUPPORT WITH MOVING HOME

All residents will be given the help and support they need with moving. If you are a tenant and want to stay on the estate, return after the regeneration, or move to another home in Brentwood Borough permanently, we will support you. We can also offer additional support if you have special requirements or a disability.

We have already held one to one meetings with you if you requested, so that we can understand your personal needs.

You have asked that the Council helps you with:

- Removals and costs
- Disconnecting and reconnecting appliances
- Redirecting mail
- Reconnecting telephone, TV and broadband
- Packing and unpacking

You will have a named council officer to support you through the process.

Staying close to your neighbours

Some you told us that friendship and family close by are important to you. Also, that schools remaining close is important to families and walkable distances are important. We will work with you to make sure friends and neighbours have the chance to stay as close as possible.

Remember, your pets can also move with you.

The following sections contain details of the Council's offer to you. If you are unsure of the type of tenancy you have, please talk to us so that we can help to point you in the right direction.

SECURE COUNCIL TENANTS - YOUR OFFER

- **You can choose to move or return to a new council home on the estate or move to another council home in the Borough.**

The Council will make sure that a suitable alternative home is available for you at the time you need to move. The regeneration will happen in phases and secure tenants will have a 'right to remain'. **In other words, there will be a brand-new council home at Brookfield Close or in Courage Court for secure tenants that want to stay/return.**

If you would rather move to a council home elsewhere in the Borough, you will be given high priority and support to move to your new home.

- **The Council will remain the landlord.**

The Council will be the landlord of your new home. If you're a secure Council tenant, your tenancy type will not change. Your rights and our obligations as your landlord will remain the same as they are now.

- **If you have lived in your home for 12 months, you will receive a £6,500 Home Loss Payment when you move to your new home.**
- **Your home loss payment is designed to compensate for the inconvenience of having to move.**
- **You will receive a discretionary disturbance payment to cover the reasonable costs of moving up to £2500 per move. You will also receive this sum if you have lived in your home for less than 12 months and do not qualify for the Home Loss Payment**

Your moving home payment is to help with the cost of moving home. If you have to move more than once, you will receive a payment for each move.

The moving home payment covers things like:

- Disconnecting and reconnecting appliances
- Redirecting mail
- Reconnecting telephone, TV and broadband
- Removal costs
- Packing/unpacking costs.

- **You will receive help and support with moving.**

You will be given help and support with moving. The Council can organise removals, the disconnection and reconnection of appliances and utility connections. We can also offer additional support if you have specific needs or a disability.

- **Your pets can move with you.**
- **If you have a disability or mobility needs your new home will meet your needs**

All new homes will have step-free access to front doors and building entrances. If you require adaptations to your new home these will be assessed with the support of your Occupational Therapist.

- **Your rent**

If you move to a home with the same number of bedrooms, your rent will be the same as it would have been for your old home. If you move to a larger home, you will pay the appropriate rent for a home of that size.

- **If you need more bedrooms, you can move into a home that is the right size for you.**

If you need more bedrooms than you have now and are assessed as 'overcrowded' you will be able to move into a new home that is the right size for you.

- **If you are under-occupying (have more bedrooms than you need), we can support your move into a smaller home.**

If you have more bedrooms than you need you can choose a new home that matches your housing need or one-bedroom above your need. If, after we have your need assessed, you decide to move to a smaller property then you will be entitled to receive an incentive payment of £1000 for each bedroom you give up.

For example, a couple that only needs one-bedroom and currently lives in a three-bedroom home may choose to move into a new one or two-bedroom home. They will receive £1000 if they move to a two-bedroom home and £2000 if they move to a one-bedroom home. They would also receive the homeless and moving home payment.

TEMPORARY ACCOMMODATION RESIDENTS - YOUR OFFER

If you have been on the Housing Register for 12 months or more and living in one of the homes affected by the plans at the time that this Regeneration Offer is received by you, we will provide you with alternative temporary housing in the Borough when you have to move.

• Moving Home Payment

You will be eligible for a moving home payment to cover the reasonable cost of moving including organising removals to a maximum of £2500. You will receive this payment once.

• Helping with the move

You will be given help and support with moving. We can also offer additional support if you have special needs or a disability.

FREEHOLDERS AND LEASEHOLDERS - YOUR OFFER

You will receive the full market value of your home plus 10% of the market value as a home loss payment up to a maximum of £65,000.

The Council will instruct an independent qualified surveyor, who is a member of the Royal Institute of Chartered Surveyors (RICS) to provide a market valuation of your home. This involves detailed research of the local property market. The internal condition and any internal improvements to the property such as new bathrooms and kitchens will be taken into account.

So, for example, if your home is valued by the RICS valuer at £285,000 the Council will buy your house from you for £285,000 plus £28,500 to compensate you for the loss of your home and to help you with the costs of moving including your lawyers, stamp duty and other costs. The Council will pay for its own legal cost.

NON-RESIDENT FREEHOLDERS AND LEASEHOLDERS

You will receive the full market value of your home plus an additional 7.5% home loss payment up to a maximum of £75,000.

The Council will instruct an independent qualified surveyor, who is a member of the Royal Institute of Chartered Surveyors (RICS) to provide a market valuation of your property. This involves detailed research of the local property market. The internal condition and any internal improvements to the property such as new bathrooms and kitchens will be considered.

So, for example, if your home is valued by the RICS valuer at £285,000 the Council will buy your house from you for £285,000 plus £21,375 to compensate you for the loss of your home and to help you with the costs of moving including your lawyers, stamp duty and other costs. The Council will pay for its own legal cost.

KEEPING YOU INFORMED AND ANSWERING YOUR QUESTIONS.

We are available for a one-to-one conversation to talk about this offer and what it means for you. We can do that over the telephone, via video call or face to face in a COVID secure way. We will also write to you soon and tell you about the dates that we will have our community bus visiting so that you can meet us and discuss this offer.

GET IN TOUCH.

If you want to talk about this offer or the plans, please contact us in the following ways.

Email **Brookfieldclosehutton@bartonwillmore.co.uk**
Telephone **0207 446 6837**