

FRONT COVER

YOUR LANDLORD OFFER

- BBC Logo
- SHDP Logo
- Image of Development
- www.brentwoodnewcouncilhomes.gov.uk
- Strapline – New Net Zero Council Affordable Homes
- Recycled paper

INSIDE FRONT COVER

- Image
- If you have difficulty reading this document, we can help you. Please call our helpline on 01277 312563 or ask someone to call on your behalf.

This is your Landlord 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 the Harewood Regeneration Site. We have talked with you to understand what matters to you. What you told us has helped us to shape this offer.

INTRODUCTION FROM COUNCILLOR GARRY WHITE, CHAIR OF HOUSING COMMITTEE, BRENTWOOD BOROUGH COUNCIL.

- **Photo of Councillor White**

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.

Harewood Regeneration is located to the north-west of the centre of Brentwood, within Pilgrims Hatch. The site comprises an estate of bedsit bungalows and flats, along with several two-bedroom first-floor flats, a warden's house and a community hall. 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 offer substandard accommodation.

The new zero carbon homes planned will be quieter and more efficient to run and the internal courtyard area of green space offers a shared communal facility whilst retaining privacy and safety of occupants. The retention of a shared community space adds to the spirit of community which exists within this location of Pilgrims Hatch.

We are all too aware that regenerating this older housing stock does affect you personally and, as an existing tenant, 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.

And I'd like to thank you for your views and opinions which were expressed so clearly during the consultation and engagement last year.

Cllr G White

TIMELINE

February 2022

Stage One of the communications and engagement programme 'Early engagement with immediate residents' started. The aim was to build a relationship with the residents who were going to be directly impacted by the proposals, by explaining the intention to regenerate their homes and offering reassurance and support. This was carried out through face-to-face one-to-one meetings. Feedback was collected to help understand residents' initial thoughts, queries and concerns about the proposed regeneration.

April 2022

In April 2022, Stage Two of the communications and engagement programme 'Engagement with immediate residents and nearby neighbours' started. This included directly impacted residents and immediate neighbours living in Carisbrook Road and Iver Road. Three Community Concept workshops were held. The workshops highlighted residents' views of the neighbourhood and shared three design concepts for debate and discussion.

May 2022

In May 2022, Stage Three of the communications and engagement programme 'Stakeholder and public consultation' started. A one day Public Exhibition was held at the Harewood Road Community Hall on the site. A series of information boards were displayed, which included detailed feedback from Stages One and Two, as well as early design thinking in the form of an illustrative masterplan.

September 2022

We submitted a planning application to the Council's planning department with a Co-Designed 40-unit scheme of Zero Carbon (in use) affordable homes.

December 2022

The Council's Planning Committee approved the plans.

January 2023

We had one to one conversations with anybody that wanted one, by telephone and in person to understand your specific views and personal circumstances. These conversations contributed to this Landlord Offer.

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 Harewood Regeneration.

THE OFFER

SUPPORT WITH MOVING HOME

The new homes are assumed to be built over 1 phase. All residents will be given the help and support they need with moving. If you 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.

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 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 and secure tenants will have a 'right to remain. **In other words, there will be a brand-new council home at Harewood Regeneration 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 £7800.00 Home Loss Payment when you move to your new home.**

You can spend your Home Loss payment in any way you wish. However, if you owe the Council money for rent or other costs this will be taken out of the home loss payment before you receive it.

- **You will receive a discretionary disturbance payment to cover the reasonable costs of moving up to £2747.00 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 help as you 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), you can move into a home with one more bedroom than you need.**

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 you have your need assessed, you decide to move to a smaller property then you will be entitled to receive a 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 would 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 Landlord 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 £2747.00 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.

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..

GET IN TOUCH.

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

Email newcouncilhomes@brentwood.gov.uk

Telephone 01277 312563