

19<sup>th</sup> December 2018

Dear Resident,

### **YORKE DRIVE ESTATE & LINCOLN ROAD PLAYING FIELDS**

*Polish: Aby otrzymać ten list przetłumaczony na język polski, prosimy o kontakt Harriet Partington - 01636 655462/harriet.partington@nsdc.info*

*Lithuanian: Norėdami gauti šį laišką išversti Kontaktai Harriet Partington - 01636 655462/harriet.partington@nsdc.info*

As you will know, over the past year, Newark and Sherwood District Council has been developing regeneration proposals for the Yorke Drive Estate and Lincoln Road playing field. This has been the subject of extensive consultation with residents, which culminated in a public exhibition of Masterplan proposals in September 2018. 160 people attended this exhibition and the drop-in event that followed. Over 70% of people who completed feedback forms at the exhibition indicated their support for the proposals to transform Yorke Drive.

The Masterplan has now been refined and sets out a vision to create new homes, enhance the leisure and recreation facilities on the playing field for the whole community, and enables improvements to the existing estate. The plans propose a phased development approach to ensure that new homes are built first for those whose existing homes are earmarked for demolition. The plans involve building 325 new homes (including the demolition and redevelopment of 130 existing homes), as well as creating a new access road onto the estate. The phased development will take approximately 10 years to complete.

On 29th November the Council's Policy and Finance Committee agreed to submit an outline planning application for the proposals. Accordingly an application was submitted on 11th December. The Council's Planning Department will now be consulting you formally on the planning application and you will receive a letter asking for your comments. Details of the application can be found on the Council's website at [www.newark-sherwooddc.gov.uk/planningapplications/](http://www.newark-sherwooddc.gov.uk/planningapplications/)

The District Council has also agreed a 'Residents Offer' for those Council tenants and homeowners whose homes are affected by demolition and redevelopment. This will provide for

rehousing, a generous package of financial compensation and practical support to help residents move. Details of the Residents Offer are outlined in the attached note and the Council will be seeking to arrange individual discussions with each resident affected in the New Year.

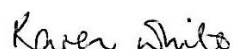
I also want to let you know that the Council has the right to suspend the Right-to-Buy for Council rented properties where demolition and redevelopment is being considered. This involves serving an 'initial Demolition Notice' on the tenants of such properties. This Notice will set out the reasons for the redevelopment proposals and give a broad indication of the time period planned for demolition. The notice remains valid for seven years from service. This will mean that Right-to-Buy applications can be made but the Council will not be required to proceed with and complete the transaction, for so long as the notice remains in force. The Council intends to serve such notices in January 2019.

I would like to thank you for the time you have taken to respond to the consultation activities. These responses have been used to help develop the overarching Masterplan. The Council is committed to continuing to consult and work with residents in developing these initial proposals into detailed plans that can be implemented.

The Council will continue to keep you informed through newsletters and meetings with the 'Resident Consultative Panel'. Please note that all information on the proposals can be found under 'Yorke Drive Focus' on the Council's website and through the dedicated 'Yorke Drive Focus' Facebook and Twitter pages. This is in addition to the Council's own Facebook and Twitter accounts.

In the meantime, if you have any immediate questions, please contact Harriet Partington on 01636 655462 or [harriet.partington@nsdc.info](mailto:harriet.partington@nsdc.info) who will make sure, if she is unable to answer your query, that the right officer responds to you.

Yours sincerely



Karen White  
Director – Safety

## **Resident Offer: Key Principles**

*'As the Yorke Drive regeneration scheme proceeds the Council will provide affected tenants with rehousing options that meets their housing needs, provides financial compensation and a dedicated officer support.'*

### **The Council will:**

- a) Work with residents on a one to one basis to understand their needs, expectations and concerns.
- b) Provide dedicated officer support and a single point of contact.
- c) Provide a positive financial compensation package to residents move and practical support during the move.
- d) Provide clear and accurate information.
- e) Provide additional support and assistance to more vulnerable residents.

### **(a) Council Tenants**

- Tenants will be offered a new rented home in Yorke Drive or an existing rented home on the estate, or elsewhere across the district if they so wish.
- The Council will build enough new Council rented homes on the estate to meet this commitment.
- Tenants will receive financial compensation to help them move, in the form of a lump sum Home Loss Payment (currently £6,300) and a Disturbance Payment to help cover the actual costs of moving.
- Tenants can be rehoused in homes close to existing neighbours or relatives if they wish.
- Tenants who are currently under-occupying will have the opportunity to have an extra bedroom (although tenants with that bed size need will have priority).
- Tenants who want to wait for a particular area of the development to be built out may be able to arrange temporary moves.
- The new homes will be built to meet the needs of residents with specific support or health requirements

### **(b) Resident Owner Occupiers**

- Resident owner occupiers will receive compensation equivalent to the market value of their homes plus a home loss payment of 10% of the market value.
- For those who want to stay in the area and cannot afford to buy a new home there will be options to help them afford a new home. These may include:
  - reverting to a tenancy
  - a swop to another Council property of similar value
  - a discount on the price of a new home a "shared equity option" where the compensation goes into meeting part of the value of a new home, and the resident will not need to pay rent on the remaining equity while they live there
  - a bespoke and equitable solution based on the resident's individual needs

### **(c) Non Resident Owners**

- Non-resident owner occupiers will receive compensation equivalent to the market value of their homes plus a home loss payment of 7.5% of the market value.

### **(d) Private Tenants**

- The Council will offer advice and support to enable them to find alternative homes.