

# Your Home, Your Choice!

## Back on track?

As we again find ourselves facing restrictions imposed because of the Covid-19 pandemic we look at the proposals which will affect your home. We are here to give you an independent viewpoint on the proposals One Housing have made about the options for Alice Shepherd House and Oak House in the future.

## We've Been Here Before!

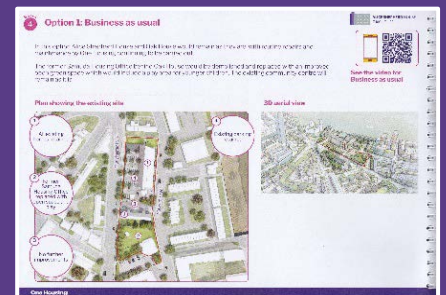
This isn't the first time that you'll have been told that there are plans to change the blocks but, despite what some are saying, this is going ahead. You are being asked to make a choice on the future of your homes and the options range from doing nothing to a complete redevelopment of the area.



## The Options

As you know, and as was set out in the recent document you will have received from One Housing, the range of options available are;

- Do nothing
- Refurbish the blocks
- Infill development
- Partial demolition and new build
- Full demolition and new build



In fact, there could be a combination of some elements of these options, but the choice is yours.

## Next Steps

Those of you who have spoken to the officers of One Housing will have recently received a written summary of what has been recorded as your views on the options set out in the consultation brochure. **If you disagree with what is set out you must contact One Housing to let them know** (we can do this on your behalf if you want), because this is what will feed into the next stage of consultation. A brochure showing the overall feedback on each of the options will be published around the middle of October.

Following this the next consultation brochure will be sent out in November and will look in more detail at all of the schemes based on the feedback received from you.

## What makes a scheme 'viable'

You may have come across this term in recent brochures from One Housing but what does it mean?

In deciding which schemes should be move forward the most 'viable' or likely to succeed take 4 things into consideration;



- Popularity with residents
- Affordability for One Housing
- Likely to get planning permission from the Council
- Will bring economic benefits to the area (shops, jobs, community facilities etc.)

## Timetable

Given the current issues around Covid-19 the current timetable is subject to change and delays! You will have received initial information about the viability in September with the full feedback on your views by mid-October.

The next consultation brochure will be sent to you in early November 2020 which will develop all of the options further, based on your feedback, with a further round of consultation early in the New Year. In this later round of consultation we'll be looking to reduce the options based on the 4 elements above.

All being well the ballot to decide your preferred option will be held around April - May 2021.

But that is just the beginning of the real work! Once the decision has been made on the option to take forward more work will be undertaken to ensure the design meets what you need,

## What you need to know

Before the ballot you will receive a 'Charter' setting out what One Housing will offer residents as part of the chosen option. This will address a range of issues such as;

- What will my rent be after any work?
- How will I be affected as a leaseholder
- Will there be any changes to my Council Tax?
- Will I be able to move to any of the new homes (if part of the chosen option)?
- Can I move away from the block entirely?
- Will any homes need to be sold to pay for the work?
- Will my service charges (part of your rent) change?
- Will I receive any compensation?
- What happens to my tenancy?

### How you can get in touch with One Housing

#### Island Regeneration Team

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Altogether the Steering Group have asked over 60 questions which they want One Housing to answer as we go through this process.

## Tpas - How can you get in touch with us?

Please call or email us with any questions or concerns you might have. If you call, we will get back to you within 48 hours. If you write or email, we will get back to you within 3 days.

**FREEPHONE 0800 731 1619**

*(If you call from a mobile you may be charged, so please leave your name and number (and say you live at Alice Shepherd House or Oak House) and we will call you back).*

**Email:**

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**Website:**

[www.tpas.org.uk/our-projects/alice-shepherd-house-and-oak-house-ita-one-housing](http://www.tpas.org.uk/our-projects/alice-shepherd-house-and-oak-house-ita-one-housing)

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**We look forward to working with you to support you as much as we can.**



**Lee Page**

Lead  
Independent  
Advisor

