

Minchinhampton Woolaway Homes

Briefing Note for Owners – June 2007



The options described in our newsletter will have some different implications for the five private owners of Woolaway homes in Minchinhampton. This briefing note has been designed for you and should be read alongside the accompanying newsletter.

Some of the options being looked at involve keeping the five private properties and either repairing all the Council-owned homes or repairing the Council-owned homes that adjoin the private ones and demolishing the rest. Other options involve demolishing all the Woolaway homes, including the private properties.

If the Council wants to demolish my home, will I have to sell?

The Council will want to negotiate a voluntary sale first of all. However the Council does have compulsory purchase powers that it could use if agreement is not reached with you. If a Compulsory Purchase Order is approved, you will be forced to sell your home.

What compensation will owners get if the properties are demolished?

Your home will be bought at its market value as if it was unaffected by demolition proposals. There will be no difference in the compensation if you sell by voluntary agreement or if your home is compulsorily purchased.

If you live in your own home, you will also be eligible for Homeloss payment. This is currently calculated at 10% of the market value up to a maximum of £40,000. For example, if your home is valued at £120,000, you will receive a Homeloss payment of £12,000. You will also get assistance towards the costs of moving and purchasing another property.

What happens if the compensation money is not enough to let us buy a similar property in the area we want?

We have asked the Council this question. It has said that they will look into whether there is any assistance it can give if owner-occupiers need it. We will want to talk in detail to the individual owner-occupiers when we visit them about their needs and the sort of assistance that might be possible.

What happens if the Council-owned properties are repaired?

If you have not repaired your home, then you may well want to think about repairing it as well given the structural condition of the properties generally. This could be at the same time as the rented properties are repaired and this could provide good value for money.

Our job is to give general information and advice to all residents. We are not able, however, to provide specific advice to owners on legal or valuation issues. You may want to get your own specialist professional advice.