

Regeneration



What is regeneration?

At Erimus Housing, regeneration is about investing in communities to provide good quality homes for people in areas that are safe and attractive.

This can mean modernising homes and neighbourhoods, demolishing old properties that have become unpopular or providing new homes that offer a better choice of accommodation for existing and future tenants.

We also work very closely with residents to help us improve neighbourhoods and provide a better quality of life. For us, this also means investing in people so that residents can contribute fully to future plans and proposals.

We therefore promote resident involvement, provide opportunities for young people and invest in projects that will deliver wider social benefits within our neighbourhoods.



What does regeneration involve?

Our main priorities are:

- To invest in our existing homes to bring them up to modern day standards.
- To work with communities to develop priorities for the regeneration of their neighbourhoods.
- To tackle unpopular stock and develop options for remodelling or replacement in consultation with our residents.
- To build new homes for rent and shared ownership in sustainable areas.
- To support training and employment opportunities for residents within communities.

How do you choose what work to do?

Every year, we assess the popularity of our estates to identify neighbourhoods where we need to make improvements.

Properties on estates that are found to be sustainable undergo modernisation as part of our investment plan.

Properties that are unpopular or no longer meet the needs of tenants may be demolished and replaced with new homes.

What is the investment plan?

From 2005-2010, we are investing in a £105m programme of modernisation and improvement work to ensure that tenants' homes meet the Government's Decent Homes standard.

Under the programme, properties are surveyed and modernisation work takes place where it is needed. Homes could receive new windows, doors, kitchens, bathrooms, boilers and wiring.

What about properties in areas which aren't sustainable?

Sometimes areas decline and become unpopular with residents for a whole range of reasons. In these cases, we will consult with local people to understand the current issues, find out what makes properties popular or unpopular and determine what we need to do to ensure that neighbourhoods will be sustainable in the future.

This may include demolition or conversion works, as well as improving and modernising homes.

How are decisions made?

Before we make a decision, we consider every option and fully discuss the situation with our tenants and residents so that your views are incorporated into the final plan. All decisions are agreed by the Erimus Housing Board before any work starts.

If demolition is needed, we will work closely with you on a one to one basis and provide as much information as possible to help you move to a new property of your own choice.

How do you support people affected by demolition?

We realise that demolition plans can cause a lot of concern for residents and if you are affected by these plans, our staff are always on hand for support.

The team can discuss the support we can offer, advise you about financial payments you are entitled to, welfare rights advice and a range of options to help you move to your new home.

Please see our 'Living in a Regeneration Area' leaflet for more details.





What happens to the land once homes are demolished?

At Erimus Housing we want to provide accommodation to replace old stock that has been knocked down and we have developed plans to build new homes where there is a need.

Our homes have been designed in consultation with our residents and focus groups and we have used your suggestions and recommendations wherever possible to ensure they meet current and future housing needs.

We will provide a range of homes for people to rent, buy outright or for shared ownership. This ensures neighbourhoods have a mix of people from different backgrounds and this can help make areas more sustainable.

What about investing in communities?

Sustainable communities and ensuring residents have a good quality of life are important to us. That's why we invest in people in a range of ways, from offering financial advice to helping educate youngsters.

Erimus Futures aims to enhance job prospects and reduce crime, creating healthier and valued communities, making young people proud of their neighbourhoods and their homes.

Our Tandem project offers residents free, confidential money advice on a wide range of money matters, including finding a bank account, dealing with debt and claiming benefits.

We also offer residents choice when it comes to improving their own areas, as each of our housing forums receives a budget to spend on environmental improvements in its own community.

Who can I contact?

For more information, please contact us on 08000 461600 or log on to our website at www.erimushousing.co.uk

Colour coded information leaflets are available for the following services:



CUSTOMER SERVICE

HOUSING MANAGEMENT

SUPPORT SERVICES

REGENERATION

MANAGING YOUR MONEY

REPAIRS AND MAINTENANCE

We will make this information available in other languages, Braille, large print or other formats on request.

Arabic

سوف نقوم بتوفير هذه المعلومات بلغات أخرى أو بلغة بريل أو بخط كبير أو بتسقيطات أخرى عند طلب ذلك.

Bengali

আমরা এই তথ্য অনুরোধ করলে অন্যান্য ভাষা, ব্রেইল, বড় হরফ বা অন্য ফন্টে পাওয়ার ব্যবস্থা করব।

French

Nous proposerons ces informations dans d'autres langues, en Braille, en gros caractères ou dans d'autres formats sur simple demande.

Hindi

आपका मिलने पर हम यह जानकारी अन्य भाषाओं, ब्रेल, बड़े अक्षरों तथा अन्य रूपों में उपलब्ध कराएंगे।

Kurdish Sorani

ئەگەر داوا بکړیت، دمتوانین ئەم زانیاریانە بە زمانهکانی تر، بە بریل (شینواری نووسینی نابینا)، بە چاپی پیتی گهوره یان بە شینواری تر، دابین بکړیت.

Polish

Na żądanie udostępniemy te informacje w innych językach, wydrukowane dużą czcionką, napisane pismem Braille'a lub w innym formacie.

Punjabi

ਬੇਨਤੀ ਮਿਲਣ 'ਤੇ ਅਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਦੂਜੀਆਂ ਭਾਸ਼ਾਵਾਂ, ਬ੍ਰੇਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਜਾਂ ਦੂਜੇ ਰੂਪਾਂ ਵਿਚ ਉਪਲਬਧ ਕਰਵਾਵਾਂਗੇ।

Russian

Мы сделаем эту информацию доступной на других языках, в виде шрифта Брайля, широкоформатной распечатки или, по требованию, в других форматах.

Simplified Chinese

本資訊能夠按需求以其他語言、盲文、大印刷體或者其他格式提供。

Traditional Chinese

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Urdu

درخواست کرنے پر ہم یہ معلومات دیگر زبانوں، بریل، بڑی چھپائی یا دیگر بناؤٹوں میں فراہم کر دیں گے۔



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business for neighbourhoods

