

# additional information petwell crescent

## why are you proposing to demolish my home?

We are consulting on a proposal to demolish the bungalows at Petwell Crescent due to problems caused by damp and water ingress to the structure of the homes.

The homes were built in the 1950s and early 1960s and have always been prone to problems with surface water and flooding.

Following issues raised by customers, and the need to carry out extensive repair work to empty homes before the next tenant moves in, believe housing completed extensive surveys on the homes last year. The surveys identified a number of issues, including:

- Damp earth under the floors, believed to be from previous flood events
- Damage to timber floorboards and joists
- Water damage to the brickwork and kitchen floors.

### We have also identified:

- Difficulty in addressing the flood risk within the existing layout of Petwell Crescent
- Significant work required to meet the Government's minimum standards on energy efficiency by 2030
- The homes were designed more than 60 years ago as one-bed bungalows for older people, but no longer meet current customer expectations. Issues include limited parking close to the bungalows, steps leading to the front door, and a lack of space.

believe housing has investigated the options to address these issues, along with future maintenance, updates and energy efficiency improvements.

The Board considered whether the significant cost of works would represent good value for money, along with the disruption it would cause to residents who would need to move out during works.

The Board reached the difficult conclusion to hold formal consultation on the possible demolition of these properties.

You can call us on **0300 1311 999**  
or email [hello@believehousing.co.uk](mailto:hello@believehousing.co.uk)



## what is the consultation process?

The Board at believe housing wants to understand residents' views about the proposal to demolish the bungalows at Petwell Crescent, in Easington. Residents have the next six weeks to comment on this proposal. A questionnaire is included in this pack, which we would like you to complete and return to us.

Following the conclusion of this consultation period, the results will be taken to the Board for full consideration as it considers the next steps.

## will you really listen to our views?

The decision to consult customers about possible demolition has not been taken lightly and believe housing's Board is committed to carefully considering the views of all tenants in Petwell Crescent.

## what are the consultation timescales?

Consultation formally starts on Monday, 8 April 2024 and concludes on Monday, 20 May 2024. The responses will be analysed and presented to the believe housing Board which will take them into account when deciding the next steps. You will be informed of their decision after this meeting.

## what about repair work while we wait for a decision to be made?

Please be reassured that we will continue to address any issues that you report to us while the consultation is underway.

Any homes with problems of condensation, damp, or mould will continue to be monitored and treated. We will continue to regularly survey homes in Petwell Crescent so they remain safe and free from any hazards.

## what would happen if you do decide to demolish?

If the decision is made to demolish the properties, there would be help and support immediately available.

You may be entitled to financial compensation through home loss and disturbance payments. The disturbance payments would reimburse you for the reasonable costs of moving. Home loss payments (currently £8,100) are compensation for the loss of your home.

We would also help and support you to move through the lettings process, Durham Key Options. If the decision is made to demolish your home, you would receive the highest priority to move, Band 1. We would help you with the application and with bidding for properties. We would also talk to you about any specific circumstances you need to be taken into account when considering where you might move to. The decision about where to move would be your choice.

## If my home is demolished and new homes are built here, can I move back?

No decision has been made about demolition, therefore no proposals about what would happen to the site have been agreed.

You can call us on **0300 1311 999**  
or email [hello@believehousing.co.uk](mailto:hello@believehousing.co.uk)

