



# Hallwood Park & Palace Fields Regeneration



## Your Offer

Owner Occupiers (Freeholders)  
and Owner Occupiers (Riverside Leaseholders)

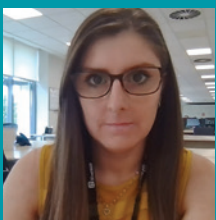
Revitalising your  
neighbourhood

# YOUR PROJECT TEAM

If you have any questions about this document or the vision for the area, please contact your Riverside team on the following details:



**Leonie Parkes**  
Regeneration Engagement Officer



**Hannah Fleming**  
Regeneration Manager



**Nick Jones**  
Director of Development and Regeneration

## Contact Your Riverside team:

**Email:** [hp.pf.enquiry@riverside.org.uk](mailto:hp.pf.enquiry@riverside.org.uk)

**Phone:** 0345 111 0000

**Online:** [www.riverside.org.uk/haltonlea](http://www.riverside.org.uk/haltonlea)

## Working with:

**Compendium** - Your builder

**DK-Architects** - Your architects



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# Introduction

This document is a working document. This means it is not finalised and we are looking for your input on what you would like to see included.

If you have received a letter informing you that your property is in a key location where the land may be required to deliver the regeneration programme then this document is for you. In this document you will find what we believe you will want and need with being a part of the regeneration programme.

Some of the things discussed in the offer document are required by law and is your right. Some of the items we have chosen to provide to you.

The final offer document will be given to you after we have shared the draft plans, likely the end of the autumn, so please talk to the regeneration team before this point to ensure you have been a part of the consultation and offered your input for what you feel the offer from Riverside to you should be.



## Terminology:

An explanation of the terminology used in this document is as follows:

**Decant / rehoused** – this is where a tenant will need to be relocated from their existing house to a new property to aid the redevelopment of an area within the regeneration programme.

**Resident** – unless otherwise stated this refers to all people that live within the area, not just Riverside tenants.

**Property Pool Plus** – Like many local councils and housing associations, the majority of Riverside's homes are advertised for renting through Property Pool Plus (PPP). PPP schemes allow you to make choices about where you want to live and which home is most suitable for you. The scheme works through a bidding and points system. When a home becomes available, new and existing tenants can place a bid if they think it is suitable for them.

# What is regeneration and why are we doing it?

Regeneration is not just about homes; regeneration is designed with sustainability in mind. It looks at social, community, environmental and economic ideas and enhancements. It is used to ensure a good quality of life for the people who live and work in the area. This is done through street design, local hubs, homes and utilising green spaces. This makes sure the area works best for the local community that lives there.

The Hallwood Park and Palace Fields Regeneration Programme was started from conversations, workshops, surveys and consultation with residents, people who work in the area, local community groups and the wider local community, to bring housing, transport, environment, and sustainable improvements to these neighbourhoods.

Riverside has a long history in Runcorn and knows that this area has a wonderful community pride and we want to ensure that this area and the current community benefit from this regeneration.

We have taken your comments, ideas and thoughts away to look at many different factors on how we can use what you have said and make these happen for your community. The consultation document you have also received details the project ideas for the regeneration from all of the engagement with residents and the community so far.



# Owner Occupiers (Freeholders)

A resident is an 'Owner Occupier' if they have purchased their property and are the sole/joint homeowner. This includes houses and bungalows. If you are an owner occupier, you won't pay a yearly ground rent to Riverside. If you are a private landlord and own the freehold of the property, please read this section titled owner occupiers.

## Commitments to Owner Occupiers who will need to be rehoused as part of the regeneration:

- If you are a homeowner and Riverside needs to acquire your property to deliver the regeneration, Riverside will pay the market value for your home.
- You may be entitled to a home loss payment and/or a payment of a disturbance allowance, see page 10 for more information.
- You will be entitled to Riverside paying any reasonable legal and surveying fees if you buy a new home.
- You will be supported during this process by a dedicated Regeneration Engagement Officer who will work with you to find a new home.
- Riverside will work with you to explore a variety of housing options that may be suitable to you.
- Your housing need information will be collected through a Housing Need Survey and will be updated on a regular basis over the course of the regeneration period. This allows Riverside to ensure we are offering all the support you need throughout the process.
- The information we collect from you for the purpose of rehousing will only be used by Riverside for the purposes of the regeneration programme. Your information will not be passed to any other organisations unless we have a lawful basis to do so under the UK GDPR (General Data Protection Regulation) and/or Data Protection Act 2018.
- If you wish to explore renting a property either with Riverside or another Registered Provider outside of the regeneration area, we will work with the administrator of Property Pool Plus to determine the appropriate band status is given during the decant process.
- You will be supported to access the Property Pool Plus system, update your details and be shown how to bid on properties, if required.
- You will have the right to seek independent surveyors to represent you in negotiations surrounding the sale of your home. Riverside will provide you with the contact details of the Royal Society of Chartered Surveyors and provide a list of contact details of surveyors that have represented other home owners in regeneration so that you can choose a surveyor to represent you.



# Asks of Owner Occupiers by Riverside during the regeneration

In order to ensure you have a positive and supportive experience throughout the regeneration process, we would kindly ask that you:

- Complete the Housing Need Survey with accurate and true information in a timely manner.
- Ensure you keep Riverside updated any time there is a change to your household.
- Ensure that if you have any concerns or questions about the regeneration or rehousing that you speak to the Regeneration Team via the methods on page 2. Please don't leave a question close to moving day.



# Riverside Leaseholders

A resident is a 'Riverside Leaseholder' if they are a homeowner who has purchased a former Riverside property on a leasehold basis and Riverside own the freehold. This includes houses, bungalows and apartments/ flats. If you pay a yearly ground rent to Riverside you are a leaseholder. If you are unsure if you are a leasehold or freehold owner please contact Riverside for confirmation. If you are a Riverside Leaseholder and rent your property to a private tenant, please read the Riverside Leaseholder section of this document.

## Commitments to Riverside Leaseholders who will be rehoused as part of the regeneration:

- If you are a homeowner and Riverside has to acquire your property to deliver the regeneration, Riverside will pay the market value for your home.
- You may be entitled to a home loss payment and/or a payment of a disturbance allowance, see page 10 for more information.
- You will be entitled to Riverside paying any reasonable legal and surveying fees if you buy a new home.
- You will be supported during this process by a dedicated Regeneration Engagement Officer who will work with you on the alternative housing options available both through the regeneration and in other areas.
- Your housing need information will be collected through a Housing Need Survey and will be updated on a regular basis over the course of the regeneration period. This allows Riverside to ensure we are offering all the support you need throughout the process.
- The information we collect from you for the purpose of rehousing will only be used by Riverside for the purposes of the regeneration programme. Your information will not be passed to any other organisations unless we have a lawful basis to do so under the UK GDPR (General Data Protection Regulation) and/or Data Protection Act 2018.
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- You will have the right to seek independent surveyors to represent you in negotiations surrounding the sale of your home. Riverside will provide you with the contact details of the Royal Society of Chartered Surveyors and provide a list of contact details of surveyors that have represented other homeowners in regeneration so that you can choose a surveyor to represent you.





# Asks of Riverside Leaseholders by Riverside during the regeneration

In order to ensure you have a positive and supportive experience throughout the regeneration process, we would kindly ask that you:

- Complete the Housing Need Survey with accurate and true information in a timely manner.
- Ensure you keep Riverside updated any time there is a change to your household.
- Ensure that if you have any concerns or questions about the regeneration or rehusing that you speak to the Regeneration Team via the methods on page 2. Please don't leave a question close to moving day.



# Your Financial Support Package

## Home Loss Payment

A Home Loss Payment is designed to compensate you for the distress and inconvenience of having to move home. Owner Occupiers and Riverside Leaseholders are legally entitled to receive a home loss payment of 10% of the market value of your home, subject to a minimum of £7,100 and a maximum amount of £71,000. (These figures are accurate as of 1 October 2021 however they are generally increased upwards annually, set by Government). To be eligible, you must have occupied the property as your main and principal home for at least 12 months prior to the date of displacement.

## Disturbance Payment

A Disturbance Payment is to compensate you for the reasonable expenses in relocating from your existing home to a new home. 'Reasonable expenses' will include such costs as:

- removals
- disconnection and reconnection of cookers, telephones and TV aerials
- redirection of mail
- and the fitting and adaptation of carpets and curtains.

Riverside will work with tenants to develop a list of what is included in 'reasonable expenses' which will be included in the final offer document. This may include some costs that are only relevant to particular individuals for example if you need support packing and unpacking items due to limited mobility.

## Valuation of current property

You will be reimbursed the full market value of your property.

Riverside will make available a list of independent surveyors who you can liaise with directly or alternatively you can utilise Riverside's contracted surveyor. The valuation will be made based on the open market value without any decrease or increase attributable to the surrounding regeneration and development.

## Your Input

What further questions do you have that you would like us to answer on this financial support package? Please let us know when you are chatting to our regeneration team and we will ensure the answers to questions are included in the final offer document.



# Relocation Options

We will work with you to support you and guide you on the variety of housing options that could be available to you as part of the regeneration. This will start with the completion of a housing needs survey by your regeneration or leasehold officer so we can learn how best to support you and what further information you would like to know. As a starter, the following may be of interest to you.

## Moving to a new build owner occupier property

Riverside will be building a number of properties that are available for outright purchase as part of the regeneration. If you wish to explore this option Riverside will provide you with information on the properties, costs etc. and sign post you to independent financial advice surrounding mortgages and deposits. If you wish to consider this option please specify this during the housing needs survey to commence these discussions early.

## Moving to an affordable home ownership option

Riverside will be building a number of intermediate housing options which includes Shared Ownership and Rent to Buy. If you wish to explore the option of purchasing a new build property through one of these routes you will be put in touch with a dedicated Home Ownership Team who can provide you with all the details to make this decision.

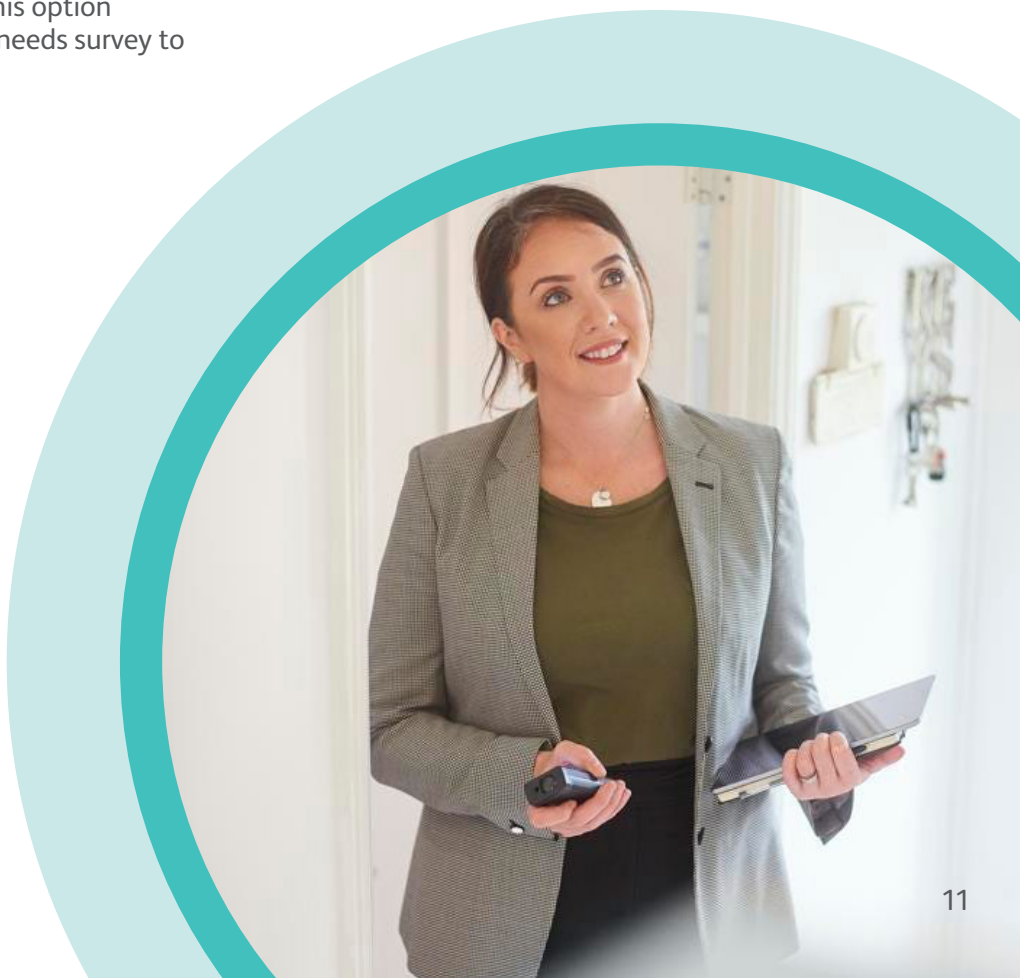
Riverside will provide you with information on the different purchasing options and sign post you to independent financial advice surrounding mortgages and deposits. If you wish to consider this option please specify this during the housing needs survey to commence these discussions early.

## Moving to a rented property

If you would like to explore the option of renting a Riverside property either within the regeneration area, another Riverside property or one with another Registered Provider you will be provided with all the required information to make this decision. To access a housing association property you will need to register on the Choice Based Lettings Policy which we can support you to do, your application will be assessed and once determined you will be able to bid on suitable properties within the areas you have specified.

## Tenants over 55 years old:

Where tenants are over 55 years old and would like to explore the option of being rehoused in a Riverside rented retirement living property or extra care scheme, the Regeneration Team will provide you with the information needed to make this decision and to determine if it is an option that is available to you. We can also link you in with other retirement living schemes in the area if you would like to visit one before making your decision.



# Our Regeneration Journey



## Housing needs survey

To make sure the estate meets your needs for the future, each household needs to complete a housing needs survey

## Update plans

After the housing needs surveys have been conducted, we will use that information to update the master plans

## Share Draft Master Plans

Here is where Riverside will share the draft master plans to the community and collect feedback

## Redesign

Before Riverside submits to planning permission, we will update the plans with the feedback you gave at the master plan drop ins and share these with you

## Submit planning

We submit the master plans to gain planning permission, which can take a few months

## Planning approval

We will continue to work and engage with the community to develop people based projects for the future and see the delivery of the community chest funded projects while we wait for planning outcome

## Households in Phase one receive notification of demolition

## First building work starts

It is envisaged this first work will take place at the local centre on mainly vacant land.  
A phased approach to building and demolition for the local centre (For a more in-depth look at what phased delivery is please see page 13)

## Building work starts at The Uplands

A phased approach will be applied through out delivery so each household will move at different stages of delivery

## Work is completed on The Uplands



# What Would Delivery Look Like?

The regeneration programme could include a large number of homes and buildings being demolished and rebuilt, depending on the results of this stage of consultation. We would not be able to complete the regeneration in a short space of time, which is why we talk about an 8 to 10 year regeneration programme. This means we would deliver phased regeneration.

## What is phased regeneration?

### Step 1

We start with an empty bit of land



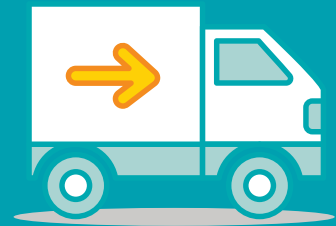
### Step 2

We build some new homes



### Step 3

We move household into these new homes



### Step 4

We demolish the homes they lived in



### Step 5

We now have vacant land to build more homes



### Step 6

We repeat step 2-5 until building work is complete



## How do we make sure this works?

We will always try to do a one move where possible to save stress and make it easy for the residents, this also reduces mass disruption in the area and ensures there are enough homes to decant to.

However, this may not always be possible as there could be many factors in a person's life which means there might not be a suitable property on the new development for them. These include a variety of factors such as housing need, desired locations or changed family size.







If you require this document in another format or language,  
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or call **0345 111 0000**.



Transforming **lives**  
Revitalising **neighbourhoods**

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