

# Frequently asked questions – September 2023

## **What are the next steps now the Exclusivity Agreement has been signed?**

We are working closely with Legal and General Affordable Homes (LGAH) and other key stakeholders to try to bridge the funding gap. We are also working with them on the specification for works and contract terms.

## **Does this mean that College Bank will definitely not be demolished?**

We cannot say this for certain until we have found the funding needed to do all of the regeneration, but this is what we are trying to achieve.

## **Why are you continuing to empty out Town Mill Brow and Mitchell Hey?**

There are very few residents left in these two blocks. With two blocks empty, if our plans are successfully approved, we will be able to start work quickly.

## **Are the residents still getting the same deal as previous residents?**

The deal is being changed to reflect the changes to the project. We will continue to make disturbance payments along with financial and practical support for temporary moves, if required. Home loss payments will not apply for temporary moves.

## **Will tenants be required to move?**

We are working with LGAH to see what works could be carried out without tenants moving. However, we expect that temporary moves will be needed to complete the required work.

## **What happens if a tenant does not wish to move?**

We will need to see if it is safe for people to stay in their flats while the work is being carried out, as there will be significant disruption and noise.

## **What are the plans for leaseholders?**

Until we know if temporary moves are required, we can't confirm the full position for leaseholders. We will share this information as soon as we can.

## **Will you re-house us? Do we have to have the works carried out?**

We are looking at what options we have in terms of rehousing and will update as soon as possible. External works and replacement of heating systems must be completed, but residents may be able to choose regarding internal refurbishment, such as kitchens and bathrooms.

### **What type of tenancy will I have and what will new residents have?**

Existing tenants will have the same tenancy, with protected rights. New tenants will be given an Assured Tenancy.

### **Can we all still be members of RBH?**

Yes - we would propose changes to the RBH Rules to enable College Bank tenants to remain members of RBH.

### **When will you be starting work if the plans are approved and funding is found?**

This detail is not yet known. We do know that the works will take five years to complete, working on two to three blocks at a time.

### **How will the heating system work?**

There will be an energy centre that is heated through air source heat pumps – how this works for individuals is not yet known until a system is chosen.

### **What happens to those who want to move back?**

If any residents who have moved out want to return, we would consider these.

### **Are you re-letting homes to people outside of College Bank?**

We have not started to re-let homes, but we are currently looking at this option. If we do this, applications would be made via Rochdale Housing Solutions.

### **What will the project cost?**

The total project is projected to cost around £90m.

### **Can LGAH guarantee that they will deliver this? If not, what is the alternative?**

They are committed to delivering the project. Once the contracts have been signed, which we hope will be in late 2023 or early 2024, then they are obligated to deliver. If we do not get to that stage, then alternatives are being considered. RBH cannot afford to do this alone.

### **Will all homes be for social rent or affordable rent?**

There will likely be a small number of homes for market rent. We are working on a lettings policy with LGAH and we will share more detail when we can.

### **What are the rent levels?**

Existing tenants will remain on social rent. New tenants will have rents set at affordable rent. In central Rochdale there is little difference between the two rent levels.