

# TINTAGEL CLOSE: UPDATE FOR TENANTS

31 January 2023

Many Tintagel Close residents have been asking for an update on the timescales for redeveloping your estate – in particular, when we need residents to have moved out. We now have a clear timeline and we will be asking all residents to have moved by September this year.

It's important to know that we will need to give all tenants formal notice in April this year as part of the legal process we will follow. The reasons we need to serve notice are explained here, so please do read this update.

We realise this might be worrying news and we will try to speak to you about this in person today. If we haven't managed to do that, we'll be here again on Thursday 2 Feb between 3-6pm and we'll do our best to meet you then.

## What's happened so far?

We started talking to Tintagel Close residents in 2018 about how best to either refurbish or redevelop your homes so they're fit for the future. In April 2021 we told residents we were considering demolition and in July 2021 the decision was taken to demolish Tintagel Close and replace the estate with modern, energy-efficient, affordable homes.

Over the past 19 months we've been doing all we can to help you find a new home to move to that meets your needs and wishes. We had hoped that every household would have moved out by the end of 2022. So far, 27 of the 44 homes at Tintagel Close have now been vacated.

To give more time for you to find the right home to move to, we've delayed our redevelopment plans. We now need all residents to have moved out of Tintagel

Close by September 2023. By this time, every household will have had more than two years to move.

## Why is formal notice going to be served?

To meet this new timeline we need to follow a legal process. We will write to you in April to give formal notice that we need to take back possession of your home. This will give you two months' notice from the date of the letter before we would be able to start any legal action needed to take back possession of your home.

Please try not to worry when you receive this notice.

We don't expect or want to use legal processes to move you out of your home and we promise we'll continue to do all we can to help you find the home that's right for you.

We're also working closely with B&NES Council to try to free up larger homes in the Keynsham area which could become available to you.

## Why not wait longer?

Until everyone has moved, we can't start work on building the new, affordable homes that we agreed to create following consultation with Tintagel Close residents and other local people. With the need for new housing more urgent than ever, we need to move ahead with this redevelopment.

As most of the properties at Tintagel Close are now empty, it's also increasingly hard to maintain your estate as a place where everyone feels safe.



## Finding a home in Keynsham

A serious lack of larger homes in the Keynsham area has limited the choices available for residents, and this must be really frustrating for you. Last year just nine Curo homes with three or more bedrooms became available to rent in Keynsham.

We appreciate that moving out of the Keynsham area could be very difficult for you, however if this is something you would consider please tell us.

### Next drop-in event: Thursday 2 Feb 2023

Our next drop-in event for Tintagel Close residents is Thursday 2 Feb between 3-6pm. James Lewis will be here with senior colleagues from Curo so please come and ask us any questions. We'll try to visit anyone we missed today, or you can find us at our usual drop-in base at Tintagel Close. If you prefer, text James on 0797 2774304 to fix up a time to chat.

## Keeping in touch

As always, we'll do all we can to help you find the home that's right for you. Please keep in contact with your dedicated Resident Liaison Officer, James Lewis so he knows your plans and can help your move go smoothly.

Contact James Lewis on 0797 2774304. To speak directly to B&NES Council's Homesearch team call 01225 396296.



## Timeline



\* These future dates are provisional and could change.