

BLACKSMITHS LANE FAQS



Q: Will I keep my Assured Tenancy?

When you move away from the estate you will retain the same tenancy rights you currently have at your property at Blacksmiths Lane. If you decide to move back to Blacksmiths Lane you will also keep the same security of tenure.

Q: Do I have a right to return?

Yes all existing residents will have a right to return if the buildings are knocked down and replaced.

Q: How will Clarion Housing Group know how best to move me?

If the properties are knocked down Clarion will arrange to carry out an in depth Housing Needs Assessment.

Q: What happens if I'm currently overcrowded?

We will house you according to your housing need as defined by Bromley Council's Housing allocations policy.

Q: What Happens if I have the right to buy?

If you currently have the right to buy then you will retain your right when you move to another Clarion property.

Q: If I am moved out what compensation will I receive?

If you are moved out and are a Clarion resident you will receive a Disturbance Payment and also a Home Loss payment. If you are in arrears this will be deducted from your Home Loss Payment. The disturbance payment covers items you may need in your replacement property such as curtains, carpets and white goods.

Q: What would happen if I don't like what Clarion are offering me when I move out?

You will receive 3 suitable offers in areas of your choice and according to your housing need from Clarion. If these are all declined for unacceptable reasons then your 3rd property would be your final offer.

Q: How would I qualify for a ground floor property?

If you would like a ground floor property when moving out of Blacksmiths Lane you would have to complete a local authority medical form and be assessed by an Occupational Therapist.

Q: Will we have to bid for properties if we are being moved out?

If you are asked to move out, Clarion would arrange for you to bid on the Local Authority bidding site. You would be given a priority banding. We will also be able to make direct offers of suitable properties if they become available.

Q: Do I have to stay in Bromley?

You would not have to stay in Bromley if we moved you out, if this is something you would like to do please advise a regeneration manager on what areas you would like to move to and we will do our best to accommodate this, depending on what is available.

Q: How long do I have the right to return for?

If Blacksmiths Lane is demolished, you will be rehoused. You will be given the option to return once the new homes are built. You will be given information about the new homes on offer and plenty of notice as to when you are required to make the decision as to whether you want to move back to Blacksmiths or remain where you are.

Do my removals costs get covered by Clarion?

Yes they are covered in full to wherever your next property is.

Q: What rent will I pay at my next property?

This will depend on the property you are offered but as you are currently being charged a social rent at the moment, the new property will also be at a social rent.