

Backing Byker

The latest news on the
future of **Byker**

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Welcome to Byker News

Welcome to the first edition of Backing Byker – a newsletter designed to keep you informed of the potential changes about to take place in Byker.

Several months ago a Steering Group was set up to be responsible for overseeing the Community Trust project. It meets monthly and is made up of a chair, community members, local councillors, Your Homes Newcastle and Newcastle City Council representatives, Homes and Communities Agency and English Heritage.

We, the Steering Group, wrote to you a few months ago, to introduce you to the idea of a Community Trust for Byker. Since then, we have been planning what would need to be in place if a Trust was set up.



What have we done so far?

- Appointed an Independent Tenant Advisor – find out more on page 3.
- Started to look at how the Trust will be formed and managed and also how the Trust will carry out the improvements within the estate.
- Decided that the trust will carry out its business as an Industrial and Provident Society. This works in the same way that the Co-op did for many years, and in this case would mean a group of board members working together for the benefit of the Byker Community.
- Confirmed that the Trust will have charitable status.

The Steering Group, has met twice since the last communication with you. Janice Downs, from The Square Tenant and Resident Association (TARA) and Herby Warren, from the Byker Village TARA, have been coming along and we are keeping all other community groups and associations informed of our progress. Janice and Herby are helping us make sure that residents' views are presented and understood. There is always an opportunity for others to get involved and we would welcome your input. Watch out for meetings and events which will be taking place in the coming months.

The ballot is still on schedule for October, when we need tenants to use their vote to tell us if a Trust is what they want. We'll do our best between now and then to update you on any changes or developments to the plans.

FAQ's

Q: Will establishing the Byker Community Trust only benefit tenants?

A: No, the type of investment planned by the Trust will include improvements to the District Heating scheme and substantial environmental improvements which will also benefit owner occupiers and leaseholders as well as tenants.

Q: Who is eligible to have a vote in the ballot to establish a Trust?

A: Only registered council tenants living in the area of Byker affected by the proposals have a vote.

Shaping

Byker's

future

at the Byker Tenants' Panel

As the ballot gets closer, it is important that you feel fully supported and informed about what is going on and what it all means for you. To help with this, we have appointed Engage Associates to be your Independent Tenants' Advisor (ITA).

The main role of Engage Associates is to give free and impartial advice to tenants and residents. They have set up a free phone number, so that you can contact them about any questions you might have. Give them a call on **0800 612 8280** or send them an email at **info@engage3.org**. The new Backing Byker website will be launched soon.

Engage Associates will be setting up a Byker Tenants' Panel and the panel will meet about 12 times throughout the course of the project. If you are interested in the future of Byker and are keen to be involved then come along to one of the sessions below:

Thursday 1 July

Lunchtime Session

Time: 11.30 - 2.00pm

Location: Byker Community Centre: Basement
Lunch provided

Thursday 1 July

Evening session

Time: 6.30 - 8.30pm

Location: Byker Community Centre - Ground Floor/Canteen

Refreshments provided

The sessions will be informal and the ultimate aim of the group will be to help develop the 'offer', which will have to be made to tenants, if the plans for the Trust go ahead.

The offer explains things like the new tenancy agreement, how repairs will be carried out, what protection rents will have and how tenants can get involved in the work of the landlord. If you are interested in shaping the offer come along on Thursday, 1 July.

Engage Associates have worked with many tenants' groups across the country and have lots of advice and experience that you could benefit from.



Meet Eileen

Your Independent
Tenants' Advisor

Eileen Adams has worked in housing and regeneration for longer than she cares

to admit, although it is longer than 25 years! Eileen has extensive experience of working with tenants' groups and has acted as Independent Tenants' Advisor in a range of areas across the country.

Eileen feels that the role of Independent Tenants' Advisor is an important one, and one that must be carried out with the interests of tenants at the heart of it.

Eileen said 'I will be trying to get the best possible deal for tenants in Byker in the proposal to set up a Trust. I hope that tenants will come forward and become members of the Tenants' Panel so that I can hear their views about how things should work in the future.' To get in touch with Eileen either call the free phone on **0800 612 8280** or email **info@engage3.org**. We'll also be launching a website soon.

FAQ's

Q: How can I get more involved?

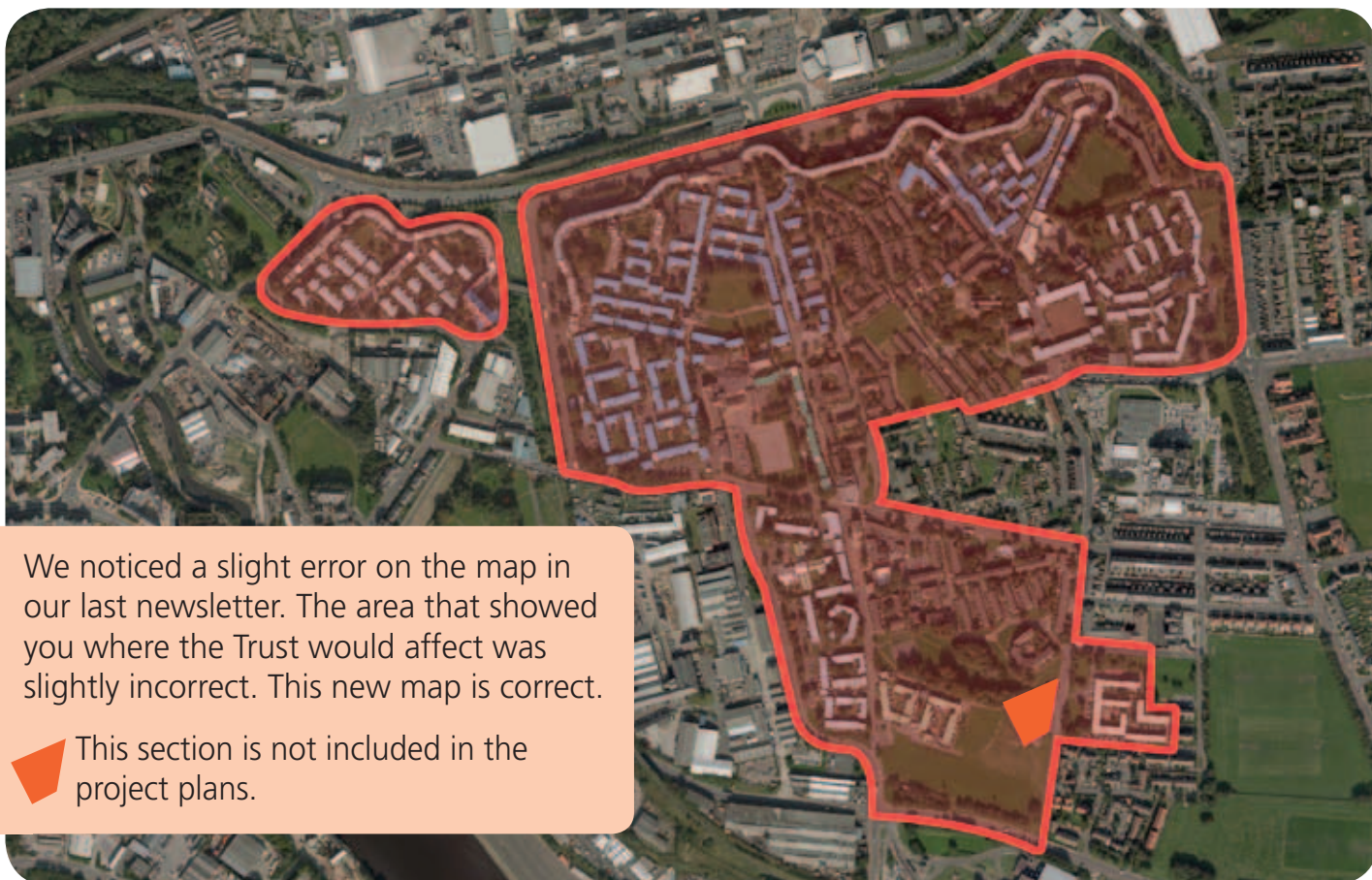
A: Contact Eileen at Engage Associates using our free phone number 0800 612 8280

Q: Will residents receive more information about the Trust?

A: Yes. All residents will receive regular newsletters and leaflets. A website will be created with all the information on it and we will be holding a number of community events in and around the Byker estate.

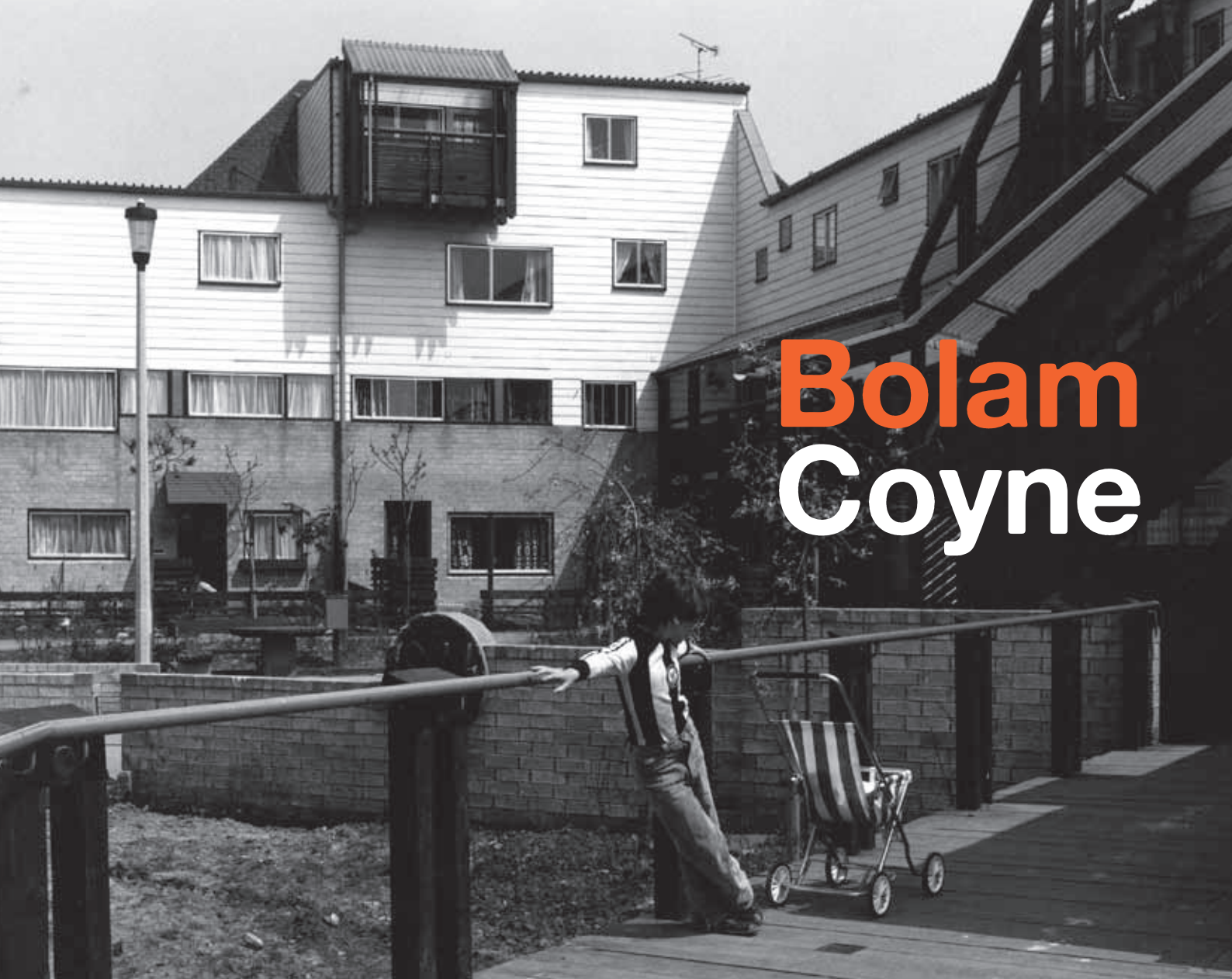
Q: Will the new government still support the proposal to create the Byker Community Trust?

A: The new government seems to favour Housing Trusts although they have made no specific comment on the Byker proposals. We have invited the new Housing Minister to come and visit Byker to get a better understanding of the issues and the investment requirements.



We noticed a slight error on the map in our last newsletter. The area that showed you where the Trust would affect was slightly incorrect. This new map is correct.

▶ This section is not included in the project plans.



Bolam Coyne

The properties at Bolam Coyne, on the Byker Estate, have been empty for over ten years and are in a derelict condition. It is Grade II* listed and features 17 flats and houses built around a courtyard garden.

YHN is planning to carry out a major refurbishment scheme at Bolam Coyne, which will provide quality family housing. Because the site is listed, improvements can be complex and demolition is often not an option.

Significant funding has been identified and YHN is now looking for the right contractor to do the work. John Lee, Chief Executive of YHN, said: "Bolam Coyne is one of the most imaginative and remarkable single developments within the Byker estate. Creating sustainable and good quality housing

within the existing structure will help meet local demand for housing and bring Erskine's original vision for the estate one step closer."

You may see some activity around the site over the next few weeks and we will keep you updated on progress at Bolam Coyne in the future.

If you have any other questions please contact the Byker Community Housing Office on 0191 278 1555.

Backing Byker contact details

Independent Tenant Advisor -

Eileen Adams

Phone: 0800 612 8280

Email: info@engage3.org

Project Lead – Richard Beedle

Phone: 0191 278 8617

Email: richard.beedle@yhn.org.uk

Project Manager - Katherine Robbie

Phone: 0191 278 7707

Email: katherine.robbie@yhn.org.uk

Byker Community Housing Office

0191 278 1555

Byker Modern Homes helpline

0800 091 1255

FAQ's

Q: What happens if it is a shared tenancy?

A: Every person whose name is on the tenancy agreement would have a vote.

Q: How can owner occupiers and leaseholders comment on the Trust proposals?

A: There will be a separate questionnaire specifically for owner occupiers and leaseholders to make their comments.

This information is about the Byker estate and changes that may be taking place in the future. If you need this in your language or a different language phone 0191 278 8633.

This information is also available in large print, Braille and audio tape. We can also arrange for you to see a British Sign Language interpreter.

বাংলায় - Bengali

এই তথ্য বাইকার ইস্টেট এবং ভবিষ্যতে যেসব পরিবর্তন হতে পারে সে সম্পর্কীয়। এটি আপনার ভাষাতে বা অন্য কোন ভাষাতে যদি আপনার প্রয়োজন হয় তাহলে 0191 278 8633 নম্বরে ফোন করুন।

普通话 / 国语 - Chinese Simplified

这是关于拜克 (Byker) 地产及其将来可能发生的变更的信息。如果您需要这些信息的您的语言或其他语言版本，敬请致电 0191 278 8633。

廣東話 / 粵語 - Chinese Traditional

這是關於拜克 (Byker) 地產及其將來可能發生的變更的資訊。如果您需要這些資訊的您的語言或其他語言版本，敬請致電 0191 278 8633。

فارسی - Farsi

این اطلاعات در باره منطقه Byker و تغییرات ممکن آتی در آن است. اگر شما این اطلاعات را به زبان خودتان یا به زبان دیگری میخواهید لطفاً با شماره تلفن ۰۱۹۱۲۷۸۸۶۳۳ تماس بگیرید.

Français - French

Ces informations sont relatives au grand ensemble de Byker et les changements éventuels futurs pouvant y avoir lieu. Si vous souhaitez en disposer dans votre langue ou dans une autre langue, veuillez nous contacter au 0191 278 8633.

کوردی سۆزانی - Kurdish

نەم زانیارییە دەربەرە ناوچەی بایکەر (Byker estate) و نەو گۆرانکاریانەیە کە پێدەچێت لە داھاتو دا ڕوو بدەن. نەمگەر نەم زانیارییەت بە زمانی خۆت یان زمانیکی جیاواز دەوێت تەلەفۆن بکە بۆ 01912788633.

Português - Portuguese

Esta informação é referente à propriedade Byker e às alterações que podem vir a ocorrer no futuro. Se necessitar desta informação na sua língua, ou noutra língua, ligue para o 0191 278 8633.

русском - Russian

Эта информация - о жилом комплексе "Байкер" и изменениях, которые возможны в будущем. Если эта информация необходима вам на вашем или каком-либо другом языке, позвоните по телефону 0191 278 8633.

Español - Spanish

Esta información trata sobre la finca Byker y los cambios que se van a producir en el futuro. Si necesita esta información en su idioma o en otro idioma distinto, llame al número de teléfono 0191 278 8633.

