



As you may know, the Camperdown and Nelson Road South area of Great Yarmouth is currently the focus of the SHARP 2 Regeneration project, a scheme that aims to assist owners and residents in improving their properties and the area as a whole. This scheme is a follow on from the original SHARP completed in the Wellesley Road area in 2008.

SHARP 2 held an open day in May for owners and residents to learn more about the scheme and gain some insight into the issues that may affect the area.

Here are some of the most frequent questions and issues queried on the original SHARP and SHARP 2 Open Days: -

1. What is the SHARP 2 time-table ?

SHARP 2 is a 2 year regeneration scheme, ending March 2011.

2. Who will benefit from SHARP 2?

Everyone who has an “interest” in the area – residents, owners of property and businesses, visitors. Turning unsightly empty properties to

9. Will there be enough funds to cover all work needed?

There are limited funds to spend on SHARP 2, and all expenses need to be carefully considered. Our initial investigations are underway into what work needs to be done and we should have a clearer idea as to how extensive our work will be when these are complete. There will be updates and amendments throughout the scheme.

10. Can the trees be kept and maintained as part of the project?

The trees along Camperdown will remain as they are an attractive feature and add character to the area. General maintenance responsibilities for the trees would lie with partner Council departments.

11. Can there be a residents' only parking scheme?

The allocation of residents' only parking would be outside of SHARP 2's control, but the proposal could be put to Great Yarmouth Borough Council if there was enough support from residents.

12. If Housing Associations take over empty properties, can it be ensured that they deal with their tenants' antisocial behaviour?

The management of these properties would be the responsibility of the Housing Association in question. They would have a duty to address any issues raised regarding their properties or tenants and have procedures in place to do so.

13. What can be done to extend the season for businesses in the area?

It is hoped that the development of the Outer Harbour and also the planned Casino project will serve to create year-round interest and trade in Great Yarmouth with a “knock-on” effect for local businesses. The SHARP 2 area is well placed to benefit from these schemes.

14. Can provision be made so that Wheelie Bins are not kept at the front of properties?

There are no plans to provide “bin stores” in the area as part of SHARP 2 but we can work in conjunction with other Council departments to address any specific cases.

15. What can be done regarding antisocial behaviour in the area- flytipping, burnt out buildings, street drinking?

In raising the appearance and profile of the area general standards will improve. In addressing the problem of empty properties, it is hoped incidents of flytipping and vandalism will be reduced. Also, by encouraging Landlord accreditation in the area, problems from residents should reduce as issues are tackled at source ie by their landlord.

The above are just a selection of the main questions raised at the meetings. If you have others, please let us know and we will respond to you direct as quickly as possible as well as including them in the next Newsflash for the benefit of others.

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quality housing and environmental improvements will benefit residents, businesses and visitors. Raising the quality of housing and management will help remove the “run down” image of the area and reduce incidents of anti-social behaviour.

3. Why are business owners offered less assistance than residential owners?

SHARP 2 is funded by the Government’s Regional Housing Pot for East of England, and so the majority of the funding is allocated to deliver “housing” results, i.e.

- ◆ Reduce the number of derelict properties
 - ◆ Bring residential properties up to Decent Homes Standard
 - ◆ Raise the quality of management of private-rented sector (to help reduce anti-social behaviour)
 - ◆ Improve the frontage of residential and commercial properties, street scene
 - ◆ Improve the delivery of services to meet priorities of residents/businesses
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4. How will the grants be offered ?

Grants will be offered in the form of a “grant aided work offer” consisting of a list of building work items funded by SHARP 2 and undertaken by SHARP 2’s Contractors MS Oakes Ltd and T Gill.

Work to property frontages (residential and commercial) will be done this way. SHARP 2’s standard offer could be upgraded to include additional items (such as window renewal) if owners concerned are prepared to make a contribution.

SHARP 2’s Contractors will also carry out work inside residential properties but this will involve a contribution from the owners. Owners wanting to use their own builders will have to make an application and upon its approval can start work; they will have to pay for the work first. The Contract Administrator will be able to advise you further when they visit to discuss improvement work with you.

5. It seems that people who have not looked after their properties (such as owners of empty premises) will be “rewarded” with higher grants?

This unfortunately is the case. However, almost everyone has told us that the priority is get rid of the eyesores (empty properties). This also fits in with the Government’s commitment to turn derelict properties into quality homes and was indeed the major factor in their decision to fund SHARP 2.

Assistance to be offered to the owners (in the form of grant aided work or grants) will come with a number of conditions enforceable for a period of five years – to ensure proper future maintenance and management.

We will soon be starting Compulsory Purchase Order action to acquire properties where the owners have not “translated their plans into action.”

6. Will I have to pay back any grant if I choose to sell my property after work has been carried out?

On receiving grant aided offer / grant, each owner will have to sign what is called a Section 106 Agreement which details the conditions attached and is in force for 5 years from the date the work is completed.

For work to property frontages only, you will NOT have to pay back if you sell. However, the condition on “maintaining the property frontage unchanged and in a reasonable condition” will apply to the new owner until the 5 year period is over.

Owner occupiers benefiting from grant aid for work inside their property who sell their property within one year will have to repay the entire amount of grant given. The repayment will be reduced by 20% for each subsequent year. After 5 years, owner occupiers will be free to sell their property without repaying.

The above will apply to owners of private-rented properties. In addition, they will be required to accept “nomination rights” from the Council and keep the property available for letting for a period of five years. They will also have to join the Council’s Landlord Accreditation Scheme to ensure a high standard of housing management.

7. Can I claim any SHARP 2 funding for works already completed on my property?

Unfortunately, works undertaken outside of the SHARP 2 scheme have not been allocated any funding, so only work initiated and authorised by SHARP 2 will be eligible for assistance.

8. Will there be a standard appearance to improved properties?

All frontage improvements will be made in accordance with Great Yarmouth Borough Council’s SHARP 2 Design Guide, that aims to recreate the original “landscape” of the area regarding colour schemes and features ie railings.
