

Middlefield Matters

Appendix 7

**MIDDLEFIELD
REGENERATION
INCLUDING
HAUDAGAIN
JUNCTION
IMPROVEMENTS**



ABERDEEN
CITY COUNCIL

DIRECTORS MESSAGE

Dear Tenant / Resident

MIDDLEFIELD REGENERATION INCLUDING THE HAUDAGAIN JUNCTION IMPROVEMENTS

As a resident or tenant in the area you will be aware that Aberdeen City Council is progressing with its plans to regenerate Middlefield. A crucial part of these plans is working with Transport Scotland and the Scottish Government to construct a new link road to help ease the traffic congestion at the Haudagain roundabout, a key bottleneck on the city's road network. The timetable for this work is currently being discussed with the work programme being led by Transport Scotland.

I am aware that there has been much speculation on the road improvements reported in the media and this is a time of uncertainty for everyone involved. I want to reassure you that Aberdeen City Council is committed to keeping you informed on how this will affect you as soon as further details become available to us.

At this stage not all of the information is available. Further detail needs to be prepared by Transport Scotland to establish the exact route of this junction improvement and the investigations are ongoing. However I know that it is important for you to have as much certainty as possible so I have included a Question and Answer (Q&A) part to this newsletter to give you as much information as possible at this stage.



In addition a member of staff will visit you in your home over the coming weeks. They will discuss any impact this may have on you and your family and provide you with any up to date information we have on the proposals. They will also discuss what your preferences for re-housing might be should this be required. We will write to you and let you know when this will happen. A similar discussion will take place with those who may own their properties.

Pete Leonard

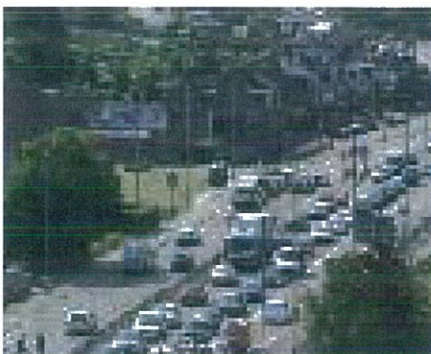
Director of Housing and Environment

Q&A



Will my house be affected by the new road?

If you are receiving this newsletter it is our understanding that you may be affected. Some houses will need to be demolished for the new road or the regeneration around the new road. The precise details of which properties will be affected and how is currently being discussed with Transport Scotland. We will provide you with more details as soon as they become available to us.



If you don't know any answers do you know timescales?

The timetable will only be known once we have concluded discussions with Transport Scotland and the Scottish Government. We will keep you informed at every stage once details are available.



When do you understand the road will be constructed?

The original plans indicate that this will happen on completion of the Western Peripheral Road as part of the same project and that construction will start in 2018. However the City Council has instructed officers to establish the possibility of accelerating the delivery of the road mindful of how that may impact on re-housing anyone directly affected.

Will I be able to move before this date?

As mentioned earlier individual discussions with residents will take place to establish your housing preferences. After that early re-housing could be possible when suitable housing becomes available.

If I need to be re-housed can I get a different size or type of property, or a property in a different area?

The local Housing Officer will visit you to discuss your housing preferences and give an indication of how we can help you with this.

Will I get any help with my removal costs?

Yes. A home-loss payment will be made available to those whose houses will be demolished. Currently this stands at £1500 with additional disturbance costs to help with items such as redirecting mail (subject to discussion).

Q&A



As a Council, we are aware of the uncertainty that you currently face and we will continue to work with all residents in the area during the regeneration process. As further information becomes available regarding the proposals we will share this with you as soon as possible. I intend that this will be the first of a series of newsletters that we will provide to you, but importantly we will arrange a home visit to discuss this further over the coming weeks.

Will you be coming to talk to me and when?

Yes. You will have a Council Officer appointed to be your contact person who will be available to discuss these matters with you over the next few weeks.

I am an owner occupier. What is my position regarding re-housing and compensation?

You will be able to apply to the Council if you want the Council to re-house you. Compensation for your property will be made in line with statutory process. We will provide you with more information regarding this during your home visit.

Will my house be bought back from me?

Yes.

Will there be priorities for re-housing for those affected?

Yes.

Will you continue to carry out essential repairs whilst I await re-housing?

Yes.

Will I still need to pay rent?

Yes, your rent will still be due as we will continue to manage and repair your house if you are a tenant.

Will my rent be increased during this period?

No. The Council has agreed that those living in houses affected by the proposed route and regeneration will not have their rent increased when others do.

If I want any more information who can I speak to?

You can contact:

Katherine Anderson
Housing Officer
Mastrick Access Point
Spey Road
Aberdeen AB16 6SH
Tel 01224 788509

Please contact us on the telephone number below if you want this document in Braille, large print, or on an audio CD, or if you want the document translated into another language.

ان كنت تود الحصول على هذه الوثيقة بلغة برايل أو في نسخة كبيرة الحجم أو في نسخة صوتية، أو إذا كنت تود الوثيقة مترجمة إلى لغة أخرى، يرجى الاتصال بنا على الهاتف أدناه.

אם אתם רוצים לקבל עותק של מסמך זה בכתב מודפס בגודל גדול, או בכתב מודפס ברייל, או אם אתם רוצים לקבל עותק של מסמך זה בפורמט של דיסק אודיו, או אם אתם רוצים לקבל תרגום של המסמך לשפה אחרת, אנא פנו אלינו לפי המידע להלן.

Proszę się skontaktować z nami pod poniższym numerem telefonu jeśli ten dokument jest wymagany w formie druku w dużym druku, w formie komputrowej, CD lub przetłumaczony na inny język.

Пожалуйста, свяжитесь с нами по номеру телефона, указанному ниже, если Вы хотите получить этот документ в формате крупного шрифта, в аудио формате или на другом языке.

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