

the

# STREETWISE INSIDER

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Price: As if no demolition?

Happy New Year from the **INSIDER**, let's make 2006 a year to remember..

MBC will be resubmitting their application for funding this month, but have still not managed to overcome that which led to it's previous rejection. We refer to the continued overwhelming grass roots opposition.

But should they somehow manage to con Government into funding them, we at the **INSIDER** firmly believe that with your continued support, along with our Cllr, **Ken Walker**, that we can still save our homes from the dreaded bulldozer

In the worst case scenario, we intend to hold the Mayor to his promise of "as good as if not better", if it comes to having to find alternative homes.

Comparable town centre houses off Linthorpe Road are currently selling from between 85 & 95k.. Many of these properties are no where near 'as good as' the homes the majority here already possess, and will require further expenditure to attain the same standards.

So we say to MBC that **£100,000 minimum** offer will get your Officer's past the front door, but many of us are looking for far in excess of a 100k.

Of course we all know that MBC has no intention of keeping their promises. Cllr Budd is already on record (Gazette, Dec 28<sup>th</sup>) reneging on the promise of "as good as if not better":- "We have studied Land Registry statistics, (he claimed) the market and trends in the area and there has been little change in house prices. The average house prices are substantially lower than £100,000."

**INSIDER** says that of course house prices will have changed little 'in the area', it's an area MBC wants to knock down. Who in their right mind would pay full market value, for houses with such an uncertain future.

Cllr Budd knows full well that we are talking about the value of homes here as if no demolition was planned. We also mean value of comparable properties in the town not yet blighted by the actions of this council

**THE INSIDER** reminds readers that "paying full market value as if no demolition was planned" was one of the Mayor's key promises. Clearly this is a promise **MBC**

*have no intention of honouring.*

MBC's latest glossy (Issue 5, Dec.) has now divulged the next stage of their 'master plan'.

Totally misnamed 'Regeneration Officers' we are told will be visiting every home early in the new year, and will be working from (as they put it) "experience from previous regeneration schemes ..."

**INSIDER** believes that the term 'schemes' sums up what this councils plans really are for our town centre community, and that is **TO CREATE BLIGHT**. *To turn Gresham and the Gem's into street upon street of boarded up, vandalised houses, where crime and anti social behaviour flourish. In short to create an environment where no one will want to remain.*

By so doing MBC believe they can turn their original and now totally discredited justification for mass demolition- namely, **'housing market failure', into a self fulfilling prophecy.**

This is how MBC intend ultimately to get their hands on the whole of towns terraced housing. **INSIDER** says - *don't be fooled, they want it all - the Bow Street triangle and beyond, ideally as far up as Linthorpe village, and they want it cheap*

**INSIDER** believes that if the council do buy up properties in the proposed demolition areas - (phases 1, 2 & 3), then no terraced homes in the town will be safe. It will just be a matter of time before real 'housing market failure' begins to spread to outlining areas.

In a truly insane plan to get their hands on Govt, money, this current Town Hall 'leadership', is prepared to blight the whole town. More demolition will inevitably follow, and the land will be sold to the highest bidder.

**STREETWISE INSIDER** can confirm that *the* speculator and *the* rapacious developer are an integral part of this council's so called 'Master Plan', and it's nothing more than a massive gamble. But then they are not the ones who stand to lose out.

We have all seen an example of this gamble just over the border. The Mayor claiming to be the 'Linkman' for millions of pounds of investment from Dubai, set the council headlong into their scheme to blight the area.

The outcome is there for all to see. Houses built 20 years ago - the kind of houses the Mayor claims we all secretly want - left empty and derelict. The whole area left looking like a bomb site.

The majority of home owners and residents have long since been moved out, often to inferior properties. And for what? The self proclaimed 'LINKMAN' turned out to be a link to FRESH AIR, or is that 'HOT AIR'?

Not surprisingly the December glossy makes no mention of this fiasco, although we believe that the Mayor's reference to "chronic problems facing certain parts of town", is clearly a reference to St Hilda's., and you could add to that Grove Hill and Whinney Banks, . Blight every where you look, and **all made in the Town Hall by this council.**

The December glossy does however, give away more than MBC clearly intended when they refer to using the "experience from previous regeneration schemes and will try to build in the features that helped residents the most" (**NOT**).

They mean **ST HILDA'S. The cynicism of these people is truly staggering.**

The **INSIDER** warns that they will soon be applying the tried and tested tactic or frightening residents here, into selling up quickly so they can begin the blight.

They will tell residents that the money on offer will only be available if a deals made immediately, and like the St Hilda's experience, the offer will be no where near market value.

We say don't be taken in by this line. It was a **lie** in St Hilda's and it will be every bit as much **a lie here in Gresham..**

**INSIDER** can reveal that people in St Hilda's who refused to panic sell, are all now being offered deals far in access of the paltry offers that the vast majority of the people there were browbeaten into accepting.

The council officers will also tell us, we will be forced to sell at some stage via CPO. What they won't tell us is that it costs a fortune to CPO people, and they certainly could not afford to CPO so many of us.