

REGENERATION – 3 YEARS ON & NOTHING DONE!

NEW COMMITTEE FORMED

In 2007, it was announced that all our homes are to be demolished as part of the regeneration of Ballinacurra Weston.

For many residents in Ballinacurra Weston, the first we heard about the demolition of our homes was when we read about it in the paper. Residents were not involved in this decision, but many of us believed that regeneration would mean new modern homes for everyone within five years, as was promised in the *Fitzgerald Report*.

In February 2008, the Southside Regeneration Agency set up a residents' forum for our area; some of us were elected on to a committee that would work with the Agency and other relevant bodies.

In October 2008 the 'Master Plans' were presented to Limerick City Council, which included plans to build 4 & 5 storey apartment blocks and duplexes in the area. The residents committee never agreed to this. There was no real consultation.

In truth, there was little debate about what is best for Ballinacurra Weston and many residents have already been blackguarded;

with tenants treated with contempt and homeowners turned back into tenants by Limerick City Council while the Regeneration Agency funds this depopulation process.

Our area looks worse now than it did before regeneration came to town; more boarded up houses and illegal dumping, which has resulted in serious rat infestations.

Now they tell us that regeneration could take 10 – 15 years! This is unacceptable.

The residents' forum proved to be little more than a talking shop to string us along while they emptied the place of people and cleared the land for developers. Because of this, most of the committee have resigned and formed an Independent organisation that will actively campaign to improve our living conditions while we await regeneration – the Ballinacurra Weston Residents' Alliance (BWRA).

We are more than just a site to be developed – we are a community and we deserve better.

So far, regeneration has meant little more than depopulation and demolition. What is really required is Social Regeneration. Rebuilding our community and taking ownership will be a priority for the BWRA.

...continued overleaf



WORSE THAN EVER! 14/04/10: At 6.38pm a vacant house in Clarina Avenue is set on fire by 4 youths from outside the area. The house was due to be refurbished.

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It is our hope that the BWRA can be mandated to work on behalf of all residents. We will be holding a meeting for members so that we can formally nominate and elect an Executive Committee. In the meantime, we have established a working committee to carry out the work of the BWRA.

Our Working Committee are as follows:

Chair: Matt Collins (former forum rep for Clarina Avenue)

Vice-Chair: Stephen Corbett (former forum rep for Crecora Avenue, Board of Directors Limerick Youth Service and Board of Management OLOL National School)

Secretary: Martin Woodland (former forum rep for Clarina Avenue and member of Limerick District Anglers Association)

Treasurer: Joseph Lynch (Former forum rep for Beechgrove Avenue)

PRO: Cathal McCarthy (Chair of Weston Gardens Residents' Association and Limerick Regeneration Watch).

We want a regeneration that is centred on the immediate needs of our Community. Our area has deteriorated drastically since the establishment of the regeneration agencies. Far from restoring "*confidence and stability*", anti-social behaviour waxes and wanes, illegal dumping is rife and the rats are thriving; encouraging people to leave.

Why should residents have to wait for the housing market to 'recover' to see improvements in our area? United we stand - Join the BWRA and help campaign for those improvements.

REGENERATION: KNOW YOUR RIGHTS

If you are a Limerick City Council tenant:

Unfortunately, as a tenant you have little say about the demolition of your home. However, you have legal rights and must be offered a newly built home in Ballinacurra Weston or a home in another location acceptable to you, under the same terms of tenancy. You must also be compensated for any improvements you have made to your home during your tenancy; 'like for like'.

If this involves temporary displacement, you must conclude a legal agreement with both Limerick City Council and the Southside Regeneration Agency assuring you of a home in newly regenerated area within an acceptable and reasonable time, if this is your wish.

If you are a home owner:

You must be offered a newly built home in the regenerated Weston in exchange for your existing house. Your new home should be at least the same size, if not bigger than your existing home, and should be built on the same area of land, if that is your wish. For example: If your existing home stands on a quarter acre of land, then your new home should be built on a quarter acre of land; 'like for like'.

You may be required or decide to relocate, if so, you must be given the means to secure a new home by Limerick City Council or the Southside Regeneration Agency, by purchasing your home at a value that reflects the value of a new house within the redeveloped Ballinacurra Weston. Do not entertain any proposal involving 'existing market rates'. Threats of compulsory purchase should be ignored, you are still entitled to 'like for like'.

Remember demand 'like for like' – it is your right!

Ballinacurra Weston Residents Alliance

IP FORM ++ MEMBERSHIP FORM ++ MEMBERSHIP FORM

Name: _____

Address: _____

Tel: _____ E-mail: _____

I would like to participate on the committee (please tick) Yes ☐ No ☐