

# **Guidance for Resident Leaseholders : South Oxhey Initiative**

*Relevant to leaseholders who have been resident for 12 months or more at the property as their only home.*

## **1. Summary**

To allow the regeneration to take place it will be necessary for the Council to acquire existing homes and residents to move to alternative homes. This will allow blocks to be demolished and the new buildings to be constructed.

The Council will start the buyback process of homes owned by leaseholders approximately 18 months ahead of the demolition of each block, and will offer to explain to individual leaseholders when that date is expected to be.

The Council would like to acquire your home by agreement. Shortly before any proposed acquisition the Council will arrange for your home to be valued by an independent valuer. In addition to the value of your home you are also eligible for statutory home loss and disturbance payments, and the financial offer made by the Council will include these items. The Council will pay the reasonable fees incurred if you instruct a surveyor to provide a second opinion.

## **2. The Valuation Process**

The Council will instruct an independent qualified surveyor, who is a Member of the Royal Institution of Chartered Surveyors ( RICS ) to prepare a valuation of your home. The surveyor will contact you to arrange a suitable date and time to carry out the valuation visit. Ordinarily the Council will start the buyback process of homes owned by leaseholders approximately 18 months ahead of the demolition of each block. To reach a valuation figure the surveyor will carry out detailed research of the local property market and analyse sales information from comparable properties.

The figure offered will be the market value at the time of the valuation and it assumes that you will not be better or worse off than before the regeneration proposals.

If you do not agree with the valuation suggested the Council will pay the reasonable costs of your own surveyor in carrying out a further valuation. The surveyor must be a member of the RICS.

If there is any difference between the two valuation figures the two surveyors will negotiate and hopefully reach an agreement to produce a final valuation.

The Council hopes to buy back your property on a voluntary basis. In parallel with this process the Council is likely to promote a Compulsory Purchase Order, which, if confirmed by the Secretary of State, will entitle the Council to enter and take possession of your property leaving the question of compensation to be settled later.

### 3. Home loss and disturbance payments

In addition to the market value you receive for your property you will also be entitled to a home loss payment which is currently set at 10%\* of the market value of your property. This payment represents compensation for having to move from your home in order to allow the regeneration of South Oxhey to take place.

The Council will also pay for other reasonable costs you incur when moving home. These are known as “disturbance costs” and might include:

- Surveyors fees
- Legal fees in connection with the purchase of your property by the Council
- Legal fees incurred in connection with the acquisition of your new home
- Stamp Duty Land Tax (SDLT) payable on the purchase of your new home up to the amount of which would be payable on the value of your existing home
- Removal costs
- The cost of any fixtures and fittings or electrical items which cannot be moved and which it is reasonable to replace.
- Disconnection Fees
- Redirecting mail

\* Please note that the 10% home loss payment only applies to resident leaseholders. This is subject to a maximum amount of £53,000 and minimum of £5,300. For non-resident leaseholders/ landlords the home loss payment will be 7.5% up to a maximum of £75,000 and the reasonable costs of reinvestment will also be met.

### 4. Finding a replacement home

The council will buy back your current property as explained above and you will receive a 10% home loss payment and disturbance payments. You can then make your own arrangements to find new suitable accommodation. The Council will assist in providing details of alternative accommodation if required.

There will, in due course, be opportunities to acquire one of the private market units within the development if that is a preferred option albeit this will not be available until the relevant phase is built.

### 5. Further information

The [FAQs on the Three Rivers District Council website](#) will be regularly updated including the indicative timescales. You will be contacted in plenty of time to follow the procedures for acquisition but in the meantime if you have any queries not covered by the FAQs or guidance notes please contact Adam Rhead at Deloitte Real Estate on 0207 007 0983 or Catherine Cummings at TRDC on 01923 776611.