

ALTON

ROEHAMPTON SW15

Alton Estate

Leaseholder and freeholder
regeneration commitments

November 2021



1. Introduction

The Alton Estate regeneration project is underway with the McKinney House, new homes ready for occupation in Autumn 2021. The council is offering practical assistance and support to ensure that residents' moves proceed as smoothly as possible. This includes support for homeowners in selling their existing homes and, assisting resident homeowners with buying new homes on the regenerated estate, should they wish, which will enable them to remain a part of the community.

This booklet provides an update on the commitments offered to homeowners who need to move as part of the regeneration project. It explains the options, the compensation arrangements and the support available to you.

The regeneration plans may be subject to alterations over time, not least to respond to changing resident and delivery demands. However, our commitments to you will remain as outlined here. If you have any questions about the contents of this booklet, please contact the Regeneration Team. Contact details are on the back page of this booklet.

1.1. What is the plan for the estate?

The Final Masterplan was approved by Wandsworth's Executive in October 2014. Approval for plans to regenerate the estate was again, given approval at the Planning Application Committee in October 2020. The Final Masterplan can be viewed online at www.wandsworth.gov.uk/roehampton or in person at Roehampton Library.

1.2. What happens next?

You should have had some contact with the council to clarify your individual circumstances and to explain the rehousing and compensation options available to you. Individual meetings can be arranged, if requested, with the dedicated Acquisitions Officer who will focus on assisting you with the sale of your existing home and, for resident homeowners, the purchase of a new one.

1.3. When will I have to move?

An updated scheme phasing plan will be issued when a new partner has been engaged to work with the council on the delivery of the project.

There may also be an option to sell your home to the council ahead of your phase should you wish. See section 7 for more details.

2. Homeowners

2.1. Homeowners fall into two categories

- Resident Homeowners - those who live in their Alton estate property as their principal home.
- Confirmation of resident homeowner status will follow an audit by the council.
- Non-Resident Homeowners - anyone who is not a Resident Homeowner i.e., meaning you do not live in the property as your principal home and may be renting the property out to tenants.

2.2. Commitments we have made to Resident Homeowners

- You will be offered the market value of your property, plus an additional 10% Home Loss Payment (HLP) - this percentage is set by the Government and subject to review. It is currently capped at £71,000.
- You will be able to reclaim reasonable valuation, legal and moving costs, including SDLT - see section 4.2 for more detail on compensation payments.
- You will have the opportunity to purchase a new development property using the council's equity share product - see section 5 for more detail on the product.

2.3. Commitments we have made to Non-resident Homeowners

- You will be offered the market value of your property plus an additional 7.5% Basic Loss Payment - The amount of Basic Loss Payment payable to a qualifying claimant is 7.5% of the value of your interest subject to a maximum of £75,000.
- You will be able to reclaim reasonable valuation, legal and costs associated with purchasing a replacement property including SDLT. See section 4.3 for more detail on compensation payments.

If you are a non-resident homeowner, it is important to note that the council is under no obligation to rehouse any tenant or occupant of your property. The council will only complete the purchase of your property once it is vacant.

3. Valuing your property

3.1 Valuations can be obtained from the council now

Many existing properties are not required at this stage as they are in later phases of the scheme and may not be required for several years. The council will issue a revised phasing plan when the new development partner is in place. You will not be expected to sell to us until much closer to the date when your property is required and there is no requirement for you to have a valuation before then. If, however, you wish to sell early and move away from the estate, the council has committed to buying your property at a time of your choosing. See section 7 for more details.

The cost of valuations will be paid by the council.

3.2 Agreeing the value

The council's appointed valuers will undertake a valuation of your property. If you disagree with, or want confirmation of the valuation, you can appoint your own RICS (Royal Institute of Chartered Surveyors) qualified surveyor to give an independent valuation.

You can find an independent Chartered Surveyor by visiting the Royal Institute of Chartered Surveyors website at **www.ricsfirms.com** or by telephoning them on **0870 333 1600**.

The council will pay your surveyor's reasonable costs for undertaking an independent valuation.

3.3 How is value assessed?

The council's offer will be based on a 'no scheme world' and at market value as required by law.

'No scheme world' means that the value will be based on the assumption that there is no regeneration scheme proposed. This means the value the council pays for the property will not be affected i.e. be reduced or inflated as a result of the proposed regeneration scheme.

Market value reflects the condition of the property at the date of valuation and a number of factors such as

- The condition of your property, both internal and external
- The size of your property
- Internal improvements to the property such as new bathrooms and kitchens fitted
- The location of the property and amenities within the area such as transport links, shops and services
- The housing market in the immediate area, including recent sale prices for similar properties

4 Compensation and disturbance payments

4.1. Statutory Loss Payment

As explained in section 1.1 the council is required to offer each affected homeowner a Loss Payment on top of the market value of their property. This will be an extra

- 10% Home Loss Payment (up to a current maximum of £71,000) for resident homeowners and
- 7.5% Basic Loss Payment (up to a current maximum of £75,000) for non-resident homeowners.

These figures are set by the Government and may be changed in the future.

4.2. Resident homeowners' disturbance payment

In addition to the statutory compensation payment, you will be entitled to claim certain reasonable costs associated with moving home, selling your existing property to the council and purchasing a new home. Costs can include, but are not restricted to

- Removal Expenses
- Legal fees arising from the sale of your property and the acquisition of a replacement property
- Surveyor's fees arising from the acquisition of a replacement property
- Redirection of mail (up to three months)
- Alterations to furnishing e.g. curtains
- Disconnection and reconnection of services and appliances
- Moveable fixtures and fittings
- Mortgage redemption and arrangement fees
- Stamp Duty Land Tax (SDLT) up to the value of your current property.

It is important to get a receipt or invoice from the companies that you use to carry out any work on your behalf. You must use reputable companies which provide genuine receipts and invoices on company headed notepaper, and which include:

- Confirmation of VAT Registration and VAT Number
- Contact details
- Company registration details (e.g. company name and company number)
- Date
- Invoice number
- Description of services provided
- Invoice total (showing VAT payable)

4.3. Non-resident homeowners' disturbance compensation

You will be able to claim reasonable costs associated with the purchase of a new property within the United Kingdom for up to a year from the date of acquisition of your property, including legal, survey, stamp duty (SDLT) up to the value of your current property.

All such disturbance costs should be reasonable, and you will be required to prove that they have been incurred. If you are unsure about the eligibility of any costs, you should discuss this with the Acquisitions Officer before committing to spending your money.

All costs being claimed for the purchase of a new property should be made within a year of the sale of the original property.

5 Buying new homes on the regenerated estate using the council's equity share product

5.2 Resident homeowners

The council appreciates that the value of the new homes being constructed is higher than the value of some of the existing homes which are being acquired by the council as part of the regeneration project. The council is keen to enable existing residents who own their own homes to be able to remain on the estate without having to change to an affordable housing product such as standard shared ownership or renting.

The equity share product is intended to enable those residents to have ownership in their new home with the council's assistance. If residents are unable to afford to purchase the new home outright, the council will bridge the gap between the resident homeowner's funds and the price of the new flat. The council will hold on to the portion that residents are unable to afford to buy. No rent or interest will be charged on the council's share.

If you decide to purchase a new home on the new development, the exact timing of the sale and move will be discussed with you in detail by the Acquisitions Officer.

5.3 What is the council's equity share product?

The council will bridge the gap between the amount that the resident cannot afford to buy, and the price of the new flat. This will be provided through a "shared ownership" lease. This means that the council holds on to the portion that the resident is unable to afford. However, no rent or interest is charged on the council's share. For example, if your current flat is worth £500,000 and the new flat is worth £750,000, the council's share will cover the £250,000 gap.

The valuation of your existing property and the new property will be undertaken at the same time so you will have certainty about the levels of equity that you have and that the matter is dealt with in a fair and transparent way.

5.4 How can I get more details about this?

Please refer to the leaflet 'Wandsworth Equity Funding Product - Q and A' provided to Resident homeowners with this booklet.

5.5 New development Homes

Your new home will

- meet the Mayor of London's quality and size standards
- be provided with carpets or other flooring (including underlay or soundproofing) and blinds at all windows
- have a door entry system for improved security

5.6. Non-resident homeowners

The equity share product will not be offered to non-resident homeowners. This is because the offer is designed specifically to help resident homeowners of the estate to stay in the neighbourhood where they live.

There may be the opportunity to buy private for sale flats on the regenerated estate as they become available, but purchases will be made without financial input from the council.

6 Other options for Resident homeowners

6.1 Buying elsewhere

Buying elsewhere If you wish to move outside of the development area, either elsewhere within the borough or even outside the borough, you will need to explore the market for available property yourself. The council will assist you in paying reasonable costs which are incurred directly as a consequence of buying an alternative property.

6.2 Inability to purchase

If you are unable to purchase a new home suitable for your needs the council will explore alternative housing options with you. This will involve an assessment of your needs and financial circumstances (at the time that the property is required for development) as well as the council's statutory obligations to find you a suitable home if appropriate.

7 Early moves

The council will issue an updated phasing plan when a development partner is in place, which will indicate when residents will need to move from each block (council tenants and resident homeowners). If you are interested in moving away from the estate before your allotted phase, you can approach the council to request that your property be purchased early. You will receive market value and any appropriate additional compensation payments, as set out in Section 4 above. This option applies to both resident and non-resident homeowners.

8 Find out more

If you have any questions about the sale of your property, the Regeneration scheme or the leaseholder information booklet, please get in touch with the Regeneration Team using the contact details below.

Online

Our webpages include a copy of this booklet, as well as more information about the Regeneration scheme Visit: www.wandsworth.gov.uk/roehampton or www.altonstateregen.co.uk

E-newsletter

To receive updates on the regeneration project by email sign up to the e-newsletter at: www.wandsworth.gov.uk/roehampton

Contact us

Michele Lawrence - Acquisitions Officer
Email: roehampton@wandsworth.gov.uk
Call: **020 8871 6207**
Twitter - [@altonmasterplan](https://twitter.com/altonmasterplan)

