

Alton Renewal Plan - Landlord offer

1. Secure Tenants

Summary of commitments

- Secure tenants will be offered an alternative home on a social rent within the new development or within the local area.
- The new home will have no less security of tenure than is currently held, and tenants will retain the Right to Buy.
- There will be no change in existing tenancy conditions. Tenancy conditions for the new properties will be the same as for the existing tenancy and in line with current council policy.
- The size of the new home will be based on the assessed housing need (the size of the household).
- In the instance of under-occupation, tenants will be offered an incentive to downsize to a property that meets the assessed need or the choice of a new home one bedroom over what has been assessed as need.
- For tenants with disability/access requirements, these will be taken into consideration when offered a new home.
- The development will be phased to minimise the use of temporary housing or tenants having to move more than once.
- The new properties will meet the Mayor of London's quality and space standards.
- There may be opportunities for tenants to purchase a new low-cost home ownership property within the new development or elsewhere in the borough.
- Every secure council tenant in the redevelopment area will be interviewed to enable the Council to understand their individual circumstances and to explain the rehousing options open to them in more detail.
- Tenants will not be expected to make any choices straight away and will have a minimum of six months to consider the options and get the support needed to make the best choice for them and their family.
- Tenants will be able to express a preference of floor levels however properties will be prioritised on a need basis.
- Tenants will have a designated rehousing and advice officer.
- Detailed rehousing information packs will be provided containing useful information to assist.
- Extra help will be offered for vulnerable and elderly tenants, where it is required.
- Tenants will know which phase of development they are due to move into at least one year in advance and will be given a precise moving date at least three months in advance, where possible.
- In some circumstances it may be possible for tenants to move ahead of their scheduled phase.

- If a tenant wishes to move outside of the redevelopment area, the Council will try to find another council home that meets the tenant's needs in another part of Wandsworth.
- New homes will be provided with carpets or other flooring (including underlay or sound proofing), blinds or curtains.
- Tenants will either have white goods fitted or will be given a disturbance payment to meet the cost of purchasing these appliances.
- The Council will collaborate with residents where possible, to inform aspects of internal layout of the new homes (e.g. where adaptations are required, where there is the opportunity to either provide an open plan living area or to provide a separate kitchen area).
- In the case a tenant believes their new home might need adaptation due to disability/health needs, council officers will organise an assessment from our specialist housing occupational therapist.
- All secure tenants who have lived in their home for more than a year will be entitled to a statutory home loss payment of £8,100 to compensate them for the move. This amount is fixed by central government and is reviewed annually. Any rent arrears or other monies owed to the Council would be deducted from the compensation element of any payment from the Council.
- Tenants will also be entitled to disturbance payments to cover their reasonable costs of moving.

2. Temporary Accommodation tenants

Summary of commitments

- **Location of new Temporary Accommodation:** The Council will provide clear information about what options are available for locations, taking it to account any schools, workplaces or community support including medical factors. The Council will look to take into consideration all preferences and will complete pre offer checks with Temporary Accommodation tenants before making a formal offer.
- **Permanent Accommodation:** Before making an offer of alternative temporary housing, we will check the applicant's position on the queue for a permanent offer and consider if we are able to make the relocation to a permanent property rather than move to another temporary accommodation. This will depend on both the queue position and whether there is the appropriate property available.
- **Relocations Assistance:** The Council will assist tenants throughout the moving process, including arranging and covering the costs of the removals and offering guidance on how to make the transition as smooth as possible.
- **Clear Communication and Updates:** The Council will keep tenants updated regularly throughout the moving process and ensure that they have all the necessary information to make informed decisions. The Council will be available to address any questions or clarifications needed.

3. Homeowners

Commitments to resident homeowners

- Homeowners will be offered the market value of the property, plus an additional 10% Home Loss Payment (HLP) - this percentage is set by the Government and is subject to review. It is currently capped at £81,000.
- They will be able to reclaim reasonable valuation, legal and moving costs, including Stamp Duty Land Tax (SDLT), removal expenses, surveyor's fees, re-direction of mail (up to 3 months), alterations to furnishings, disconnection and re-connection of services and appliances, moveable fixtures and fittings, special adaptations assessed as required in the new property and mortgage redemption and arrangement fees.
- Claims for certain reasonable costs associated with moving home, selling the existing property to the Council, and purchasing a new home will be permitted.
- Resident homeowners will have the opportunity to purchase a new property built as part of the renewal proposals with an equivalent number of bedrooms in the new development.
- Where resident homeowners cannot afford to purchase a property on the new development the Council will bridge the gap between the amount that resident homeowner can afford to pay and the price of the new property. If it is decided in future to sell the new property the homeowner would keep their share of the proceeds, and the Council would keep its share.
- The development will be phased to ensure those who sell their property to the Council will have a new home to buy and move into straight away without having to spend time in interim accommodation.
- If resident homeowners decide to purchase a home in the new development the Acquisitions Officer will discuss the exact timing of the sale and move with them.
- The valuation of the existing property and the new property will be undertaken at the same time so there is certainty about the relative values of the properties and that the matter is dealt with in a fair and transparent way.
- If there is a desire to move outside the development area, homeowners may wish to buy another ex-council or other property elsewhere in the borough or even outside the borough. The homeowner will principally be responsible for exploring the market for available property and arranging to buy the property of their choice. However, the Council will provide advice and support where it can. Where required and on a case by case basis, the Council will consider whether it can provide further assistance, in accordance with its existing policies and procedures, e.g., by facilitating a home swap.
- If a homeowner is unable to purchase a suitable new home for their needs, the Council will explore alternative housing options with them. This will involve an assessment of need and financial circumstances (at the time that the property is required for development) as well as the Council's statutory obligations to find the homeowner a suitable home.

Commitments to non-resident homeowners

- Non-resident homeowners will be offered the market value of the property plus an additional 7.5% of the market value as a Basic Loss Payment – the amount of Basic Loss Payment payable is the lower of 7.5% of the value of the interest in the property and £75,000. The percentage and maximum Basic Loss Payment is set by the Government nationally.
- Non-resident homeowners will be able to reclaim their reasonable and verified costs arising from the acquisition of a replacement property (in the UK) where that acquisition is within 1 year from the Council acquiring their property at the estate (to cover valuation, legal, survey and related costs).
- The Council will pay stamp duty (SDLT) in respect of the purchase up to the level that would be charged on the market value of their previous property with any remaining SDLT costs being met by the non-resident homeowner.
- All disturbance costs should be reasonable and the Council will require proof they have been properly incurred. Any uncertainty around the eligibility of costs, are to be discussed with the Council's appointed surveyor before they are committed. Such costs may include mortgage redemption or arrangement fees and property clearance fees.
- The Council has no formal obligation to re-house any tenant renting the property or any other occupant in the property. The Council will only complete the purchase of the property once it is vacant.
- The offer to resident homeowners will not be offered to non-resident homeowners. This is because it is designed specifically to help residents of the estate to stay in the neighbourhood where they live.

Process for acquisitions

- In the event there is a disagreement with the Council's valuation of the property, homeowners can obtain their own valuation using an independent chartered surveyor with compulsory purchase expertise. This will involve a negotiation between their appointed valuer and the Council's valuer as to what price should be accepted.
- The Council's offer will be based on a 'no scheme world'. This means that it will be based on the current market value of the property on the assumption that no renewal scheme is proposed. This means the value the Council pays for the property will not go up or down because of the renewal proposals.
- Market value reflects the condition of the property at the date of the valuation as well as its size, location, any internal improvements and the housing market in the immediate area.