

## Freeholders and Leaseholders

### **Q1. As a freeholder or leaseholder how will I be affected by the regeneration proposals?**

If you own a home in the regeneration area the council will need to buy your property to allow the redevelopment to go ahead. The council's 'CRE Freeholders and Leaseholders Decant Policy' describes in detail the council's approach and the housing options available to you, including ways to make it affordable to buy a replacement home on the new estate. The policy can be found [here](#).

The policy also explains entitlements to compensation and the practical guidance and support the council can provide to those affected.

Leaseholders and freeholders are an important part of Cambridge Road Estate and it is the council's aim to encourage leaseholders and freeholders to remain, rather than leave, in order to retain the existing community as far as possible.

We understand that it can be unsettling to find that you have to sell your home to the council and move. We hope to ensure that the information set out here will reassure you about the process and the options available to you and we intend to give you information on the timeline as soon as it is available. Whatever your preferred option is, we aim to make the purchase of your home and your move from it as easy and stress-free as possible.

If you need any more information or advice at this stage please contact a member of the Regeneration Team on 020 8547 5600 ext 4421 or by email to [creregen@kingston.gov.uk](mailto:creregen@kingston.gov.uk).

### **Q2. How will the council value my property?**

The council will instruct an independent qualified surveyor, who is a member of the Royal Institute 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. The council will start the process of buying back your property around 18 to 24 months before the redevelopment of your block begins.

To reach a valuation figure they will carry out detailed research of the local property market and analyse sales information from comparable properties. They will also take into account the internal condition and any internal improvements to the property such as new bathrooms and kitchens.

The figure offered will be the market value at the time of valuation.

If you do not accept the surveyor's valuation the council will pay the reasonable costs of you obtaining your own valuation. This must be carried out by a surveyor who is a member of the RICS.

### **Q3. What compensation can I expect on top of the market value for my property?**

**If you are a resident freeholder or leaseholder who has been resident in the property for more than 12 months prior to the purchase:**

In addition to the market value, you will also be entitled to a home loss payment which is set at 10% of the value of your home, subject to a maximum home loss payment of £63,000. The maximum amount is set on an annual basis by the Government in October.

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 sale of your property to the council
- Legal fees incurred in connection with the purchase of your new home
- Stamp Duty Land Tax ( SDLT) payable on the purchase of your new home, up to the amount that would be payable on an equivalent home
- Removal costs
- The costs of any fixtures and fittings or electrical items which cannot be moved and which it is reasonable to replace
- Disconnection fees
- Redirecting mail.

**If you are a non-resident freeholder or leaseholder:**

In addition to the market value, you will receive a basic loss compensation payment of 7.5% of the value up to a maximum compensation amount of £75,000, plus the reasonable costs of reinvestment and professional fees etc.

### **Q4. As a resident Freeholder or Leaseholder what options do I have when choosing a replacement home?**

Many resident leaseholders and freeholders will wish to make their own arrangements when they have agreed a valuation for their existing property and simply purchase a new home on the open market without any further involvement from the council.

However, the council would like resident Freeholders and Leaseholders to remain on the estate and to have the opportunity to own one of the new high-quality homes being designed. These will be built to modern-day standards meaning they will use less energy to keep warm, be more accessible, safer and benefit from state of the art connectivity. Therefore, as a **resident** leaseholder or freeholder, the Council can offer you options which are designed to make staying on the estate more affordable. Your options are:

**Option A** - sell your property to the Council and find a new property yourself, in Kingston or elsewhere

**Option B** - sell your property to the Council and purchase one of the new homes being built on the estate outright

**Option C** - sell your property to the Council and take up the Shared Equity offer

Where the value of your existing home is less than the value of a similarly sized new home on the estate, as a resident leaseholder or freeholder you will still have the opportunity to buy a new home on a shared equity basis. This is where a resident leaseholder or freeholder moves the equity that they have in their existing home (plus any home loss payment) into the new home. The council will own the remaining equity in the new home. You will not pay rent on the council's share.

**Option D** - sell your property to the council and take up the option of a new Shared Ownership property on the estate

Shared ownership allows you to part-buy and part-rent a newly built home on the estate. You will be offered Shared Ownership rather than Shared Equity if you choose not to invest the full market value of your existing home ( plus home loss payment) as equity for your new home,

The minimum amount you can buy for a shared ownership option is 25% of the value of the new home. The Council will own the remaining percentage and rent will be payable.

The Freeholder and Leaseholder Decant Policy sets out the detail of how these options work and if you have any questions you should contact the Regeneration team on 020 8547 5600 ext 4421 or by email to [creregen@kingston.gov.uk](mailto:creregen@kingston.gov.uk) .

#### **Q5. As a Non-resident Freeholder or Leaseholder, what are my options?**

Non-resident leaseholders and freeholders are free to purchase a replacement property on the open market including private sale properties on the new estate. Further details can be found in the Freeholder and Leaseholder Decant Policy and if you have any questions you should contact the Regeneration team on 020 8547 5600 ext 4421 or by email to [creregen@kingston.gov.uk](mailto:creregen@kingston.gov.uk) .

#### **Q6. When will the council buy my property?**

The council intends to buy the homes owned by leaseholders and freeholders in line with the phases of the project. The process of valuation will start around 18 to 24 months ahead of the demolition of each block. The intention is for there to be five phases over 10 to 15 years so residents in later phases will not have to move for some time.

The indicative timeline shows that properties needed for phase one will be due for demolition in 2021 and residents there will be contacted in plenty of time to follow the required process.

During the next few months, we will be doing more work to clarify the phasing and timeline with you as part of the masterplanning.

In the meantime, in order to be able to make a quick start in the event of a yes vote, the council is currently able to purchase properties early from willing sellers, but only in areas on the west side of the estate that are likely to be in the early phases. To view a plan of the eligible area and to find out more contact the RBK Regeneration Team at [CRERegen@kingston.gov.uk](mailto:CRERegen@kingston.gov.uk) or by calling 020 8547 5600 ext 4421.