

Voluntary Purchase Scheme Information for Somerton Homeowners

As part of our work in Somerton, Newport City Homes has been asked by a number of homeowners whether we would be able to buy their homes and we are currently able to take this forward for a limited amount of properties. We have been asked some questions about how this would work, so we have pulled together some information for homeowners who may be interested in selling their homes to NCH.

Please be aware that this process is completely voluntary. If you are a homeowner and interested in selling your home to NCH please contact:

Phillip Lott

Email: Phillip.lott@newportcityhomes.com

Phone: **01633 227711**

I would like to sell my home to you. What is the process?

If you inform us that you are considering selling your home to us, we will instruct a valuer registered with the Royal Institution of Chartered Surveyors (RICS) to carry out a valuation of your home. A copy of the valuation report will be sent to you and one copy to NCH.

When you have received the offer letter from us, if you are not happy with the valuation figure you can appoint a second RICS valuer to act on your behalf. They will need to produce comparative evidence of like for like sales in the local area to support any valuation. NCH will pay reasonable fees for the second valuer to act on your behalf. If you are happy with the initial valuation you do not have to appoint a second valuer.

In summary, the general process for the voluntary purchase scheme is set out in appendix 1

Which homes will you buy, are there any you won't?

NCH is currently able to purchase any home within the boundary identified for the regeneration proposals (please note that this boundary may be subject to change as the proposals evolve). Please see the plan of the current extent of the regeneration proposals below.



The list of road names within the current boundary are set out in appendix 2

As residents are aware, NCH is reviewing the exact boundary of the proposed regeneration proposal. This means that the area where we are able to buy properties may change in the future. However, if we have agreed to purchase your property and have started the process we will continue to complete that process with you. We will notify home-owners of any proposed changes to the homes we are able to purchase.

I would like to be re-housed by NCH. Will you offer me a new home now?

The voluntary purchase scheme is intended for homeowners that wish to sell their home to NCH now and make their own alternative arrangements.

We are not currently re-housing residents as part of our works on the Somerton estate, because we are still in the early stages of our work and we do not have new homes on the estate to offer.

NCH is looking to provide new homes for existing homeowners who wish to remain in home-ownership. This option will be developed in due course in discussion with interested home-owners.

If you think you would like to move into a new home as part of this process, please contact us using the details below. Please note that this process will be dependent on the progress of any regeneration proposal in Somerton. It may take a significant length of time before a new home is able to be offered.

Why do we need to use RICS valuers?

The RICS is a professional body that makes sure surveyors reach required standards of experience before they can carry out a valuation. We will only use RICS registered valuers to make sure that valuations are independent, of a consistent high quality, and fair. RICS valuers are regulated and qualified professionals who are required to uphold professional standards and ethics.

Can I use an estate agent to carry out the valuation?

We need to use RICS registered valuers rather than an estate agent, because we need to agree on the value of the home, not what an estate agent would market it for. Unfortunately, we are not able to accept valuations from estate agents who are not RICS registered valuers as part of the voluntary purchase scheme.

Can I have my own valuation done?

If you choose to have your own valuation carried out, it must be by a RICS registered valuer. You can find a RICS registered valuer by searching online. The following link provides a list of RICS valuers who cover the Newport area -

<https://www.ricsfirms.com/search/?search=true&location=NP20&firmname=&service=-1>

It is important to understand that NCH are in no way recommending or endorsing any of these valuers, nor is it an exhaustive list, if you have another RICS registered valuer who you wish to use, you may.

What happens during a valuation appointment?

When you have confirmed that you would like to have a valuation of your home, we will contact our appointed valuer and ask them to contact you to make an appointment that is convenient for you. The valuer will look at your home, the condition and improvements etc and take measurements of the rooms so that they can write the report and find comparative sales prices of similar properties in the immediate area to produce an accurate valuation for your home. They may also ask what fixtures and fittings will be left at the property as part of the sale.

What does the valuation consider, will the value of my home be affected by the work in Somerton?

The RICS valuer will look at similar homes that have been sold locally as well as the condition of the home. The valuation will consider completed sales values registered

with HM Land Registry, not on asking prices for property currently for sale on the open market.

The negotiation does not consider any potential future regeneration scheme. The value of your home would not be affected by any current or future redevelopment proposal.

I have worked hard to improve my home. Is this taken into consideration?

The valuation process considers the condition of the property and therefore will reflect any significant work that has been carried out that is considered to have added value to the property. It would not however directly recompense homeowners who have had works carried out, as this would already be reflected in the valuation.

Where can I find more information on RICS valuers?

RICS valuers follow published guidance on valuations and are required to be impartial during the valuation process to provide a fair representation. You can find more information about RICS online at www.rics.org

What compensation would I receive?

If an agreement is reached to purchase your home as part of the voluntary purchase scheme, NCH would pay statutory compensation to you as required by law. The statutory compensation consists of:

- 10% of the property value for owner occupiers (up to £62,000 and a minimum payment of £6,200) In order to meet the requirement for compensation as you will need to have owned your home and lived in it for the previous 12 months. This amount is reviewed regularly and set by Welsh Government.
- 7.5% of the property value for owners who are not occupying the property as their main residence.

NCH would pay for fees incurred through needing to leave a fixed-rate mortgage early if it could not be transferred to a new property.

Further examples of costs which NCH may be able to support with are listed below.

- Removal expenses.
- Legal fees arising from the acquisition of a replacement like for like property.
- Stamp duty arising from the acquisition of a replacement like for like property.

- Surveyor fees arising from the acquisition of a replacement like for like property.
- Survey fee and costs in connection with the transfer of an existing mortgage or raising a new one
- Special adaptations of the replacement premises (if these were present in the existing property).
- Altering soft furnishings and moveable fittings and fixtures to fit your new home
- Disconnection and reconnection of services such as telephone and electricity
- Forwarding of post (for a reasonable period)
- Incidental costs of acquiring replacement property

Every claim would be considered on its merits and should be recoverable if it is a natural, direct and reasonable consequence of being disturbed. The onus is on the claimant to justify their claim and there are some reasonable time limits placed on the costs/payments above.

The reasonable fees for your solicitor and any second valuer to act on your behalf in the sale of your property will be paid by NCH.

How long will this process take?

NCH is currently in the process of appointing a valuer, it is our intention to complete this process and the valuer to be in place during February 2022.

As a very rough guide, a simple buy/sell process with no other onward purchase and no legal delays might be around 12 weeks at its shortest. If the sale of your property is dependent on the purchase of another home then that can take considerably longer.

What happens if I change my mind throughout the process?

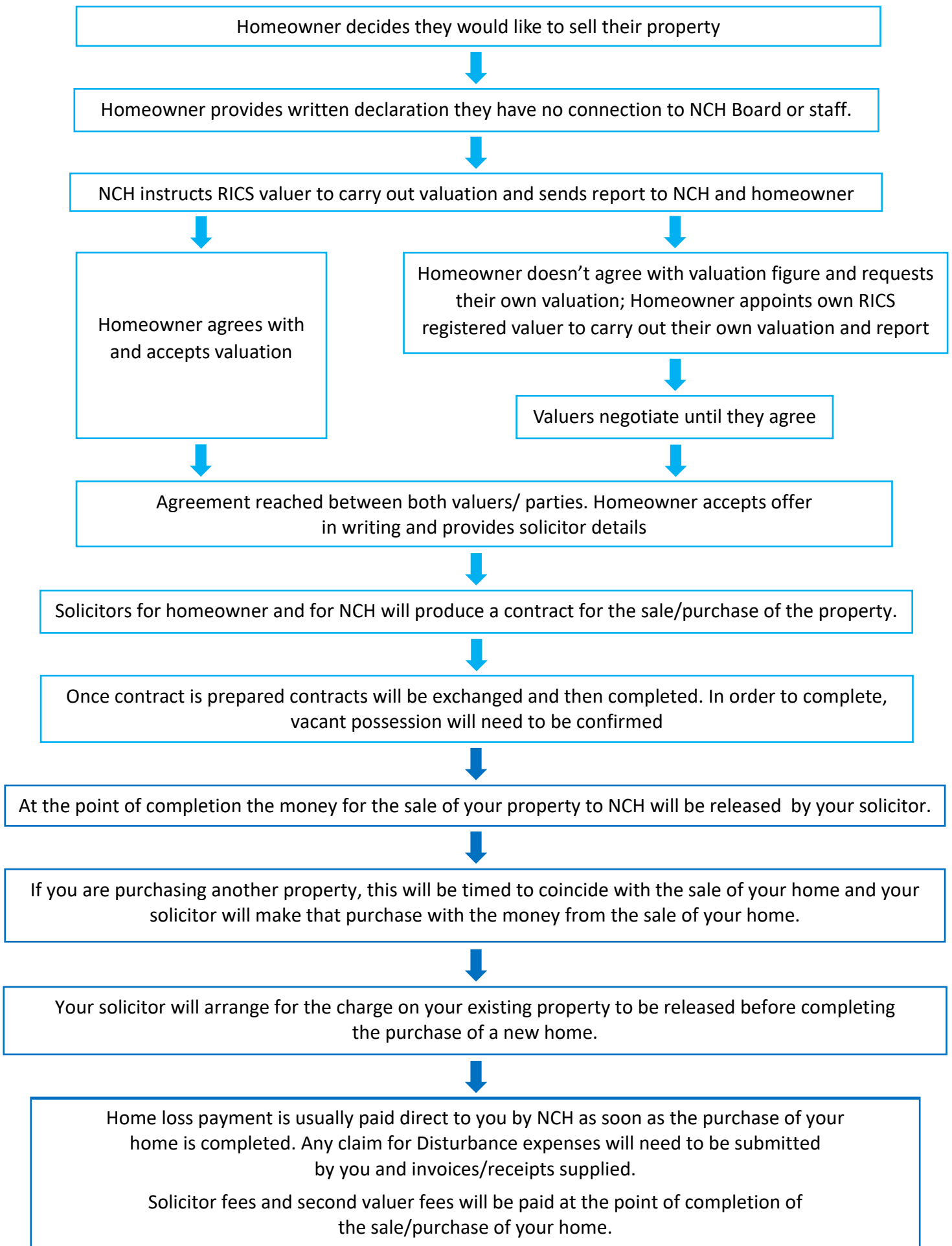
Homeowners are able to halt the process at any time up to the point where legal contracts are exchanged.

What do I need to do now?

If you are interested in selling your home to NCH and would like to discuss this with us, please contact us using the details below.

Phillip Lott – Senior Development Officer. Phillip.lott@newportcityhomes.com

Appendix 1 - Voluntary Purchase flow chart



Appendix 2 – Road names within the current boundary

List of Addresses included within scheme
Acacia Avenue 1-12, 14, 16, 18, 20
Springfield, Acacia Avenue
The Grove, Acacia Avenue
10 Aberthaw Road
Myrtle Grove 1-12 (all)
Acacia Square 1 – 12 (all)
Poplar Road 1 – 8 (all)
Laburnum Drive 2 – 104 (even numbers only)
Laburnum Drive 1,3,5,7 (odds)
Sycamore Avenue 1- 84, 86, 88, 90, 92
Hawthorne Avenue 1 – 11 (odd numbers only)
Hawthorne Avenue 12 – 60 (all)
Linden Road 2 – 20 (even numbers)
Somerton Crescent 1 – 8 (all)
Ashley Road 1 – 16 (all)
Palm Square 1 – 13, 15 (all)
Liberneth Road 2–10 (even numbers), 11–17 (all), 19–33 (all), 33a
Hawthorne Fosse 1 – 12 (all)
Hawthorne Square 1 – 12 (all)
Somerton Road 9 – 31 (odd numbers only)