

Summary of the Rehousing Policy for Huguenot House

In March 2021 the council has made the decision to redevelop Huguenot House and this leaflet summarises the rehousing offer for affected residents and the advice and support available.

The full Policy is available at westminster.gov.uk/huguenot-house

The new development will include affordable housing for returning tenants. This Policy applies to the residents of Huguenot House who are affected by the redevelopment and where their properties are identified for acquisition and need to move.

Our pledges to you

- **Right To Return:** Resident leaseholders and tenants have the right to return to the new development.
- **Advice, support and information:** The council is committed to working closely with residents and to discussing their options and entitlements. One to one discussions and points of contact will be available, and any support offered will be tailored to individual needs as far as is possible.
- **Free Independent Advice:** This advice will be made available to residents to help them decide on the best option for them. Alternative independent legal, financial or other specialist advice will also be available in some circumstances.



Our Commitments to Secure Tenants:

Our relocations team will work with all secure tenants to help them find new homes in Westminster, Westminster City Council guarantees all secure tenants that:

- ▶ You will have a full right of return to Huguenot House under the same tenancy terms you have now. Rents will also be similar.
- ▶ We will provide you with a new home based on your needs.
- ▶ Moving costs will be reimbursed by the council, such as removal costs, disconnection costs and redirection of mail.
- ▶ You are entitled to receive a statutory home loss payment of £7100.
- ▶ You will have the option to move into sheltered housing if you choose to.
- ▶ The council will arrange extra support to move for vulnerable residents.

Our Commitments to Resident Leaseholder:

Westminster City Council is committed to work with resident leaseholders on the best option for them and can guarantee all resident leaseholders that:

- ▶ You will have the option to return to Huguenot House and will be supported throughout the process.
- ▶ You will have the option to buy one of the new homes with an equity loan or on a shared equity basis and have similar cost to now.
- ▶ The council will provide support where needed for those who choose to move away.
- ▶ By agreement we will work with you to purchase your home (and you will have the opportunity to obtain an independent valuation).
- ▶ You will be entitled to receive a statutory home loss payment which is 10% of the market value of the property. This payment is capped by the government and the current cap is £71,000.
- ▶ The council will provide a disturbance payment to cover all reasonable costs including moving, stamp duty and legal fees.

Information for Non-Resident Leaseholder

There is only one option for non-resident leaseholders, which is to sell their property to the council and receive the statutory financial compensation.

Every non-resident leaseholder will receive:

- ▶ The market value of the property being acquired. Market value is determined as if no renewal were taking place.
- ▶ Leaseholders can appoint a valuer to act on their behalf and the council will pay for this. The council will also appoint a valuer. If the valuations are not the same, both valuers will come together to agree market value.
- ▶ A basic loss payment, which is 7.5% of the market value of the property. The payment is capped by government and the current cap is £71,000.
- ▶ Non-resident leaseholders are also entitled to a disturbance payment in relation to costs incurred in acquiring a replacement property, within one year.

Information for Private Tenants

- ▶ The council will make every effort to communicate with private tenants as early as possible to explain what is happening and when.
- ▶ All private tenants will be visited at least once and informed where they can get further advice, particularly if they are at risk of being homeless as a result of housing renewal.
- ▶ Those at risk of homelessness will be referred to the council's Housing Solutions Service. Additional support will be offered to vulnerable households where it is needed.
- ▶ Alongside this, the council will also be communicating with their landlord (the non resident leaseholder).

The full rehousing policy will be available on Huguenot House website on westminster.gov.uk/huguenot-house

If you have any queries regarding this policy, please contact the project team on **020 7641 1502** or email us at huguenothouse@westminster.gov.uk