

Hartopp Point and Lannoy Point

Resident offer for leaseholders
June 2019





Hammersmith & Fulham Council are responsible for the maintenance, management and structural integrity of Hartopp and Lannoy Points. In 2019 the council asked Arup to undertake detailed structural surveys of the buildings.

Arup recommended the buildings should be either demolished or strengthened as soon as reasonably practicable and indicated this should be undertaken by the end of December 2020 at the latest.

H&F Council has looked at strengthening options, but these would also need residents to be relocated and be a significant cost to the council and leaseholders. Therefore the decision was taken to demolish the buildings as soon as reasonably possible in order to ensure the safety of the buildings residents and neighbours.

Our key priority is to ensure that resident long leaseholders and council secure tenants can stay in the area and move straight into replacement homes, with minimum disruption and without the need for temporary moves.

This document sets out our key commitments to leaseholders and builds on the 4 March 2019 consultation document commitments and which were confirmed by the council's cabinet 29 April 2019.

KEY COMMITMENTS

to resident long leasehold homeowners

For any resident homeowner the council will purchase the property, on the basis of:

- Market value of the home together with an additional Home Loss Payment which is calculated at 10% of the market value (subject to a maximum).
- The council will reimburse the reasonable costs incurred, including removal expenses, special adaptations and professional fees for purchasing a new property – such as the costs of stamp duty, legal advice for conveyancing, mail redirection and reconnecting phone lines.
- Access to a shared equity scheme as outlined below to enable residents to stay in the local area.

Shared equity scheme

It is likely the value of a replacement home in the local area will be more than the value of the existing home. This is because the market generally attributes greater value to off estate properties and those which do not have inherent structural defects.

To help resident leaseholders to remain in the local area the council has developed a shared equity scheme as is explained in the diagram below. All values are used for explanation purposes only and do not represent the value offered for homes at Hartopp and Lannoy Points.

To be eligible for the shared equity scheme the property must have been your principal home since 13 February 2019. You will need to invest the value of your existing home, inclusive of any existing borrowing, into the purchase of a shared equity home. You may also invest the 10% Home Loss Payment however this is not a mandatory inclusion.

The maximum equity available is £100,000 for a 1 bed flat, £150,000 for a 2 bed flat and £200,000 for a 3 bed flat in addition to the value offered to acquire the property by agreement. This is calculated to support leaseholders to move to a market dwelling in the local area.

Where leaseholders have an existing mortgage and are unable to transfer the mortgage the council will consider stepping in as mortgage provider and if necessary fund an independent financial adviser. However the council recognises that everyone's circumstances are different, with individual needs and concerns. For example some people may wish to move away from the area and may require different levels of support.

How the shared equity scheme works



KEY COMMITMENTS

to non-resident (investor owner) leaseholders

A non-resident homeowner will be offered:

- The market value of your property, plus an additional 7.5% Basic Loss Payment (up to a maximum of £75,000).
- Reimbursement of reasonable valuation, legal and moving costs associated with the purchase of a new property in the UK.

This will enable investor owners to purchase a replacement investment property of comparable value. Investor owners will not have access to the shared equity scheme for they hold the property as an investment rather than as their home.

Professional fees

Reasonable professional fees incurred in negotiating the sale and finding a replacement property will be reimbursed.

Leaseholders are encouraged to instruct a specialist compulsory purchase surveyor to assist in negotiating their claim.

Contact us

The council has instructed Avison Young to undertake negotiations to purchase properties. If you would like to discuss the sale of your property or the scheme please contact:

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