

Leaseholder & Freeholder – Summary of Draft Offer

Your
VOICE
matters

This leaflet sets out our draft offer to leaseholder and freeholders living on the Regina Road estate in relation to the statutory consultation, which starts on **13 December 2022**, and closes on **26 January 2023**.

The offer includes information on:

- The council's commitment to ongoing open and transparent consultation and engagement as we develop options and make decisions on the future of the estate
- Details of the options available to you.

A new Resident Steering Group is taking part in design sessions with the Independent Tenant and Leaseholder Adviser and an architect to discuss what any rebuild could look like. Two sessions will be held in December and more in early 2023.



They are looking at:

- Design principles for rebuilding to compare with refurbishment
- The broad vision, priorities and objectives for rebuilding
- The estimated overall number of new homes that could be built
- Future tenure mix (e.g. the mix of social housing and shared ownership homes)
- The social infrastructure necessary to support rebuilding the estate.

We will share this final information with residents as part of the Landlord Offer which eligible residents will be able to vote on. Our Landlord Offer will be checked by the Independent Tenant & Leaseholder Adviser, the Resident Steering Group and Croydon Council's Cabinet.



If you are a tenant, please read the leaflet that sets out the draft offer for **Tenants**.

OUR COMMITMENT TO CONSULTATION

We are providing lots of ways for you to have your say in this consultation about what happens next on the estate and how much you get involved is up to you. Find out more about our approach to consultation in our newly adopted Residents' Charter, which sets out how we will communicate clearly, always show respect and carry out meaningful consultation.

HOW CAN I HAVE MY SAY?

You can take part in the consultation in different ways.

You can provide your views and feedback by scanning in the **QR code** or by completing an online survey at getinvolved.croydon.gov.uk/regina-road-residents-survey from **13 December 2022**.



You can also contact Independent Tenant and Leaseholder Advisers (ITLAs), who are independent from the council. Their role is to make sure you understand the options available and to support you to give your views in the consultation; here are their contact details:

Rob Lantsbury: 07961 532 761 or email rob.lantsbury@publicvoice.london

Christine Searle: 07764 421 981 or email christine.searle@publicvoice.london

Public Voice freephone: 0800 169 8677 or email info@publicvoice.london

Or you can write to **Public Voice** at:

Public Voice CIC, Tottenham Town Hall, Town Hall Approach Road, London N15 4RX

Two drop-in sessions have been arranged at **Flat 62, Regina Road, SE25 4TT**, where you can speak to an Independent Tenant and Leaseholder Adviser to ask any questions you might have and formally give your views. There's no need to book, just turn up:

Thursday 15 December, 5pm-8pm | **Wednesday 21 December, 5pm-8pm**

Other workshops and meetings will be organised after Christmas to give you more opportunities to have your say, and we will share details of these.

UNDERSTANDING COMMUNICATIONS

If you, a family member, or neighbour would like us to provide communication materials in community languages, large print or audio format, please contact the team on reginaroad@croydon.gov.uk or call **020 8726 6100 ext. 44524**.

You can also view these offer documents online at croydon.gov.uk/reginaroad



REASSURANCE ON COUNCIL FINANCES

You may have read in the news that Croydon Council has issued a Section 114 Notice which stops all but essential spending on most council services. This announcement will not affect or impact on our decision to either refurbish or rebuild the blocks.



REGINA ROAD RESIDENT STEERING GROUP

We are setting up a new Resident Steering Group. The purpose of this group is to represent residents and influence decisions and communications across the consultation.

Anyone in the consultation area can apply to join. You will be given training, and sessions will be held on Zoom and in-person to give everyone the opportunity to take part in meetings in a way that suits them best.

Membership will be time-intensive and this is a formal, structured group with the number of members limited to between 13-15 people. So, if you can't offer that commitment, don't worry. One of the first tasks for the main Resident Steering Group will be to set-up smaller working groups or find other ways for wider residents to formally influence what happens next.

If you would like to join the residents who have already signed up, you can email us at reginaroad@croydon.gov.uk, ring **020 8726 6100 ext. 44524** or ask us at the door-to-door visits or drop-in sessions.



DRAFT LEASEHOLDER OR FREEHOLDER OFFER

This draft offer is designed for leaseholders and freeholders who own a property within the consultation area which is affected by the need to refurbish or demolish and rebuild.

This is a special status which has been given to the area defined on the plan because it has specifically been identified as needing refurbishment or rebuilding due to current poor condition which falls below the Government's Decent Homes Standard.

Guiding principles if demolish and rebuilding takes place:

- **The council will purchase your home at market value**
- **You may be eligible for compensation and home loss payment**
- **Disturbance Payments will be paid to eligible leaseholders and freeholders**
- **Legal and surveying costs will be reimbursed to eligible leaseholders and freeholders**
- **Compensation will be available for non-resident leaseholders**
- **No party (either the council or any leaseholder/freeholder) is financially better or worse off as a result and leaseholders/freeholders should not be financially disadvantaged by the rebuilding.**

If the decision is made to demolish and rebuild at Regina Road the council will share timescales with you as soon as possible to help you plan. Rebuilding is often organised on a phased basis. This means that properties are rebuilt in accordance with a programme, which is agreed (wherever possible) at the beginning of the scheme. This will be fully explained to leaseholders and freeholders during the consultation process.

This offer will be subject to an eligibility criteria.

More information on the potential process and detail behind the guiding principles can be found in here:

**12a Appendix 5 -
Draft Leaseholder Offer
Regina Road.pdf***
(croydon.gov.uk)

* PDF can be found here: <https://democracy.croydon.gov.uk/documents/s41431/12a%20Appendix%205%20-%20Draft%20Leaseholder%20Offer%20Regina%20Road.pdf>

HOUSING OPTIONS AVAILABLE

OPTION

1

Open Market Purchase

This option is the straightforward purchase of your property for the agreed market value. When leaseholders reach agreement with the Council regarding their valuation and compensation payments, they will then make their own arrangements to find a suitable new home.

OPTION

2

Shared Equity

If the market value of your current property is less than the market value of a new similar sized (by bedrooms) or smaller property and you are unable to afford the difference, then the option of shared equity will be offered to you.

To be eligible for this option you will be required to invest the full market value of your existing property into the purchase of your new home. This will buy a proportion of the equity of the new property.

OPTION

3

Shared Ownership

Shared ownership is a part-buy, part-rent scheme under which you own a proportion of the property and pay a rent on the unpurchased proportion, which is retained by the Council.

OPTION

4

Options for Non-Resident Leaseholders

If you do not live in the property you own, the Council will purchase your property for the agreed market value. On completion of the sale of your property to the Council you will need to give the Council vacant possession. If your property is tenanted it is your responsibility to ensure that any tenants have left the premises by the date of completion.

HOUSING OPTIONS AVAILABLE



What does this mean for me as a council leaseholder? Will I have to pay for this?

The council is open to discussion with leaseholders and freeholders. Leaseholders would be responsible for their share of structural strengthening and refurbishment costs if the blocks were to remain. The Resident Steering Group will support us to set up smaller working groups and find other ways for residents to formally influence what happens next.





Let us know your formal feedback on this document. You'll find the survey [HERE](#) or you can scan this QR code.



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www.croydon.gov.uk

If you need help understanding this document, contact your **Independent Tenant and Leaseholder Advisers (ITLAs)**:

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