

I Repairs & Refurbishment SCOPE

INTRODUCTION

The Southwick Stock Conditions Survey shows the refurbishment works required over a 50 year works life cycle. Each block is different, below we have shown indicatively the type of works required to each block over the 50 year lifecycle, prioritising the most urgent first.

THIS OPTION WILL PROVIDE :



REFURBISHMENT PRIORITIES:

Key

- Existing building
- Pilot Pub

- Grange Court
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, boilers, electrical, lift)

- Watling Court
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, boilers, electrical, rain water goods)

- Spring Gardens
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, boilers, electrical, communal flooring)

- Harbour Court
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, electrical)

- Sea House
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (Kitchens, Bathrooms, Boilers, Electrical works, Lift replacement)

- Locks Court
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, boilers, electrical, internal decoration and flooring)

- Coates Court
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (Kitchens, Bathrooms, Boilers, Electrical works)

- Rock Close
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, boilers, electrical, external and internal decoration)

- Channel View
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (Kitchens, Bathrooms, Boilers, Electrical works, Paving & car park)

- Albion House
- Years 0-1 - Interim Works (safe and secure works)
 - Years 2-10 - Medium Term (structural and external fabric repairs, thermal improvements)
 - Years 11- 30+ Long Term (internal repairs, kitchens, bathrooms, boilers, electrical, roofing)

ENERGY STRATEGY & SUSTAINABILITY STANDARDS



BUILDING FABRIC
The Stock Conditions Survey allows for wall insulation to the blocks to increase thermal insulation standards



CARBON NEUTRAL BY 2030
Adur and Worthing Sustainability Framework 2021-23
Aims to deliver energy efficient projects that reduce carbon emissions from buildings



ENERGY STANDARDS
Adur and Worthing Sustainability Framework 2021-23
Energy objective: to widely support residents to reduce utility bills and environmental impact



COUNCIL TARGETS
Introduce low carbon heating systems over time to existing homes



LONG TERM TARGETS
All existing homes to have Energy Performance Standards (EPC) C by 2035

I Repairs & Refurbishment

VIEW



WORKS

External Elements

- 1 Front entrances - replacements where required, repairs where required
- 2 Elevations - replacement of wall ties, concrete & render panels, and drainage pipes
- 3 Balconies - where required, replacement of existing balconies
- 4 External decorations - re-paint elements where required
- 5 Roof coverings and structure - replacements or repairs where required
- 6 Fascias, soffits, gutters and downpipes - replacements or repairs where required
- 7 Windows - replacements of windows where required and repairs to lintels

Internal Elements

- 8 Communal items - re-paint surfaces and repair or replace flooring tiles
- 9 Fire safety - replace doors with fire rated doors, as specified
- 10 Communal electrics - wiring repairs

Kitchens, Bathrooms, Boilers and Electrical Works

- 17 Kitchens - to be replaced in line with planned programme of works
- 18 Bathrooms - to be replaced in line with planned programme of works
- 19 Boiler & controls - to be replaced in line with planned programme of works
- 20 Distribution and radiators - to be replaced in line with planned programme of works
- 21 Wiring - wiring repairs

External Areas

- 11 Front entrance steps - replacements or repairs where required
- 12 Boundary perimeter wall - re-paint brickwork
- 13 Bin stores - repairs or replacement if ironmongery, strip peeling paintwork and redecorate
- 14 Paths/pavings - replace broken slabs
- 15 Fences, gates - replacements or repairs where required
- 16 Car parks - surfaces to be levelled and lines re-painted, some disabled spaces added

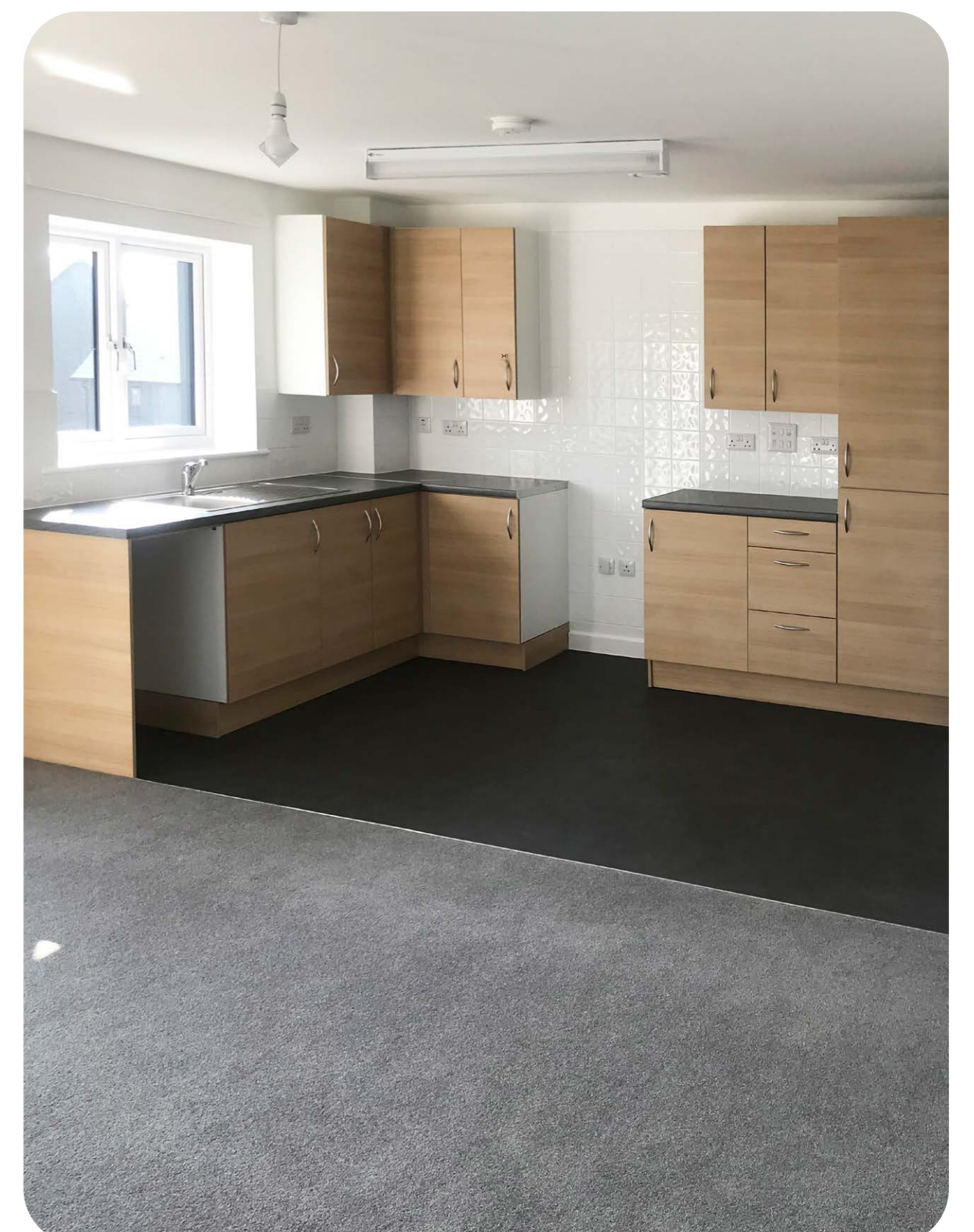
i EXAMPLES OF REFURBISHED BATHROOM AND KITCHENS



Example of a refurbished bathroom



Example of a refurbished kitchen



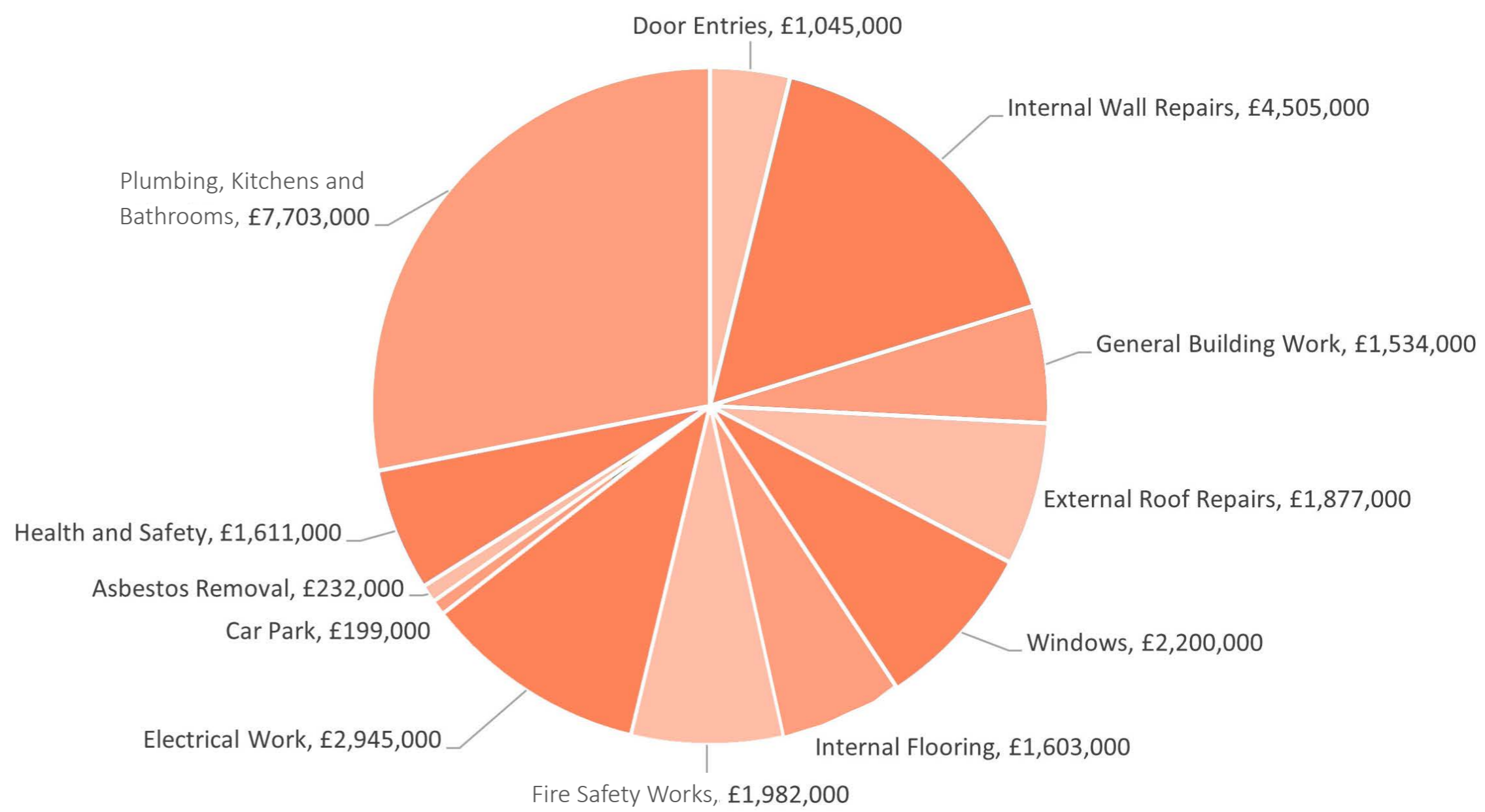
Example of a refurbished kitchen

I Repairs & Refurbishment DELIVERY

£ COST OF REFURBISHMENT WORKS

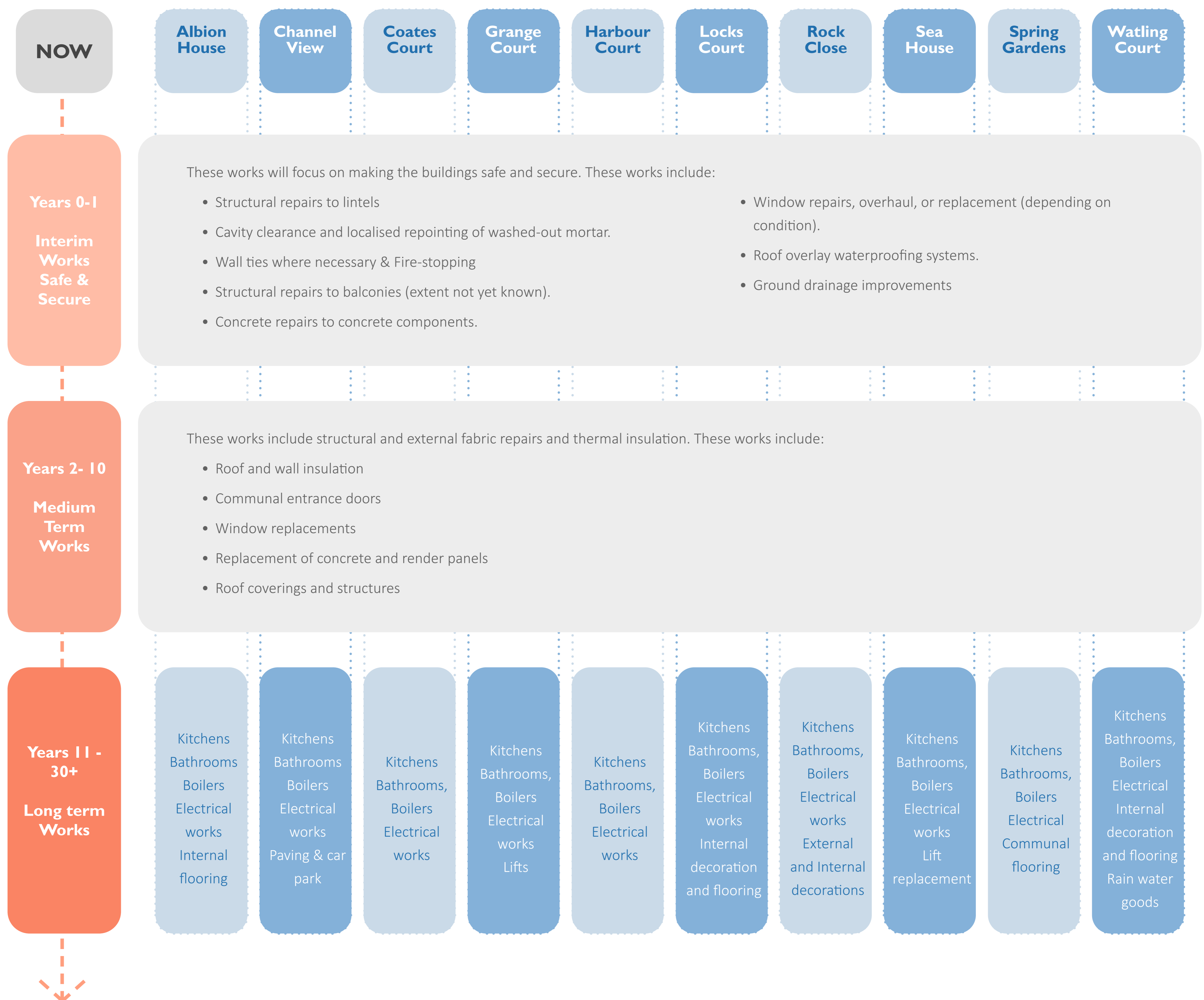
The pie chart on the right breaks down the budget for refurbishment works that would take place if this option was selected. The total estimated costs over 50 years are £27.4m, these are broken down by category.

PIE CHART:
Total cost of repairs and refurbishment works per category
- Subject to Council's available budget-



SCOPE & TIMELINE BY BLOCK

Under this option, the table below details the areas that will receive repairs and refurbishment works on each existing block over a period of 50 years. The works are programmed based on the urgency of the works and the Council's available funding each year. Some works are undertaken more than once over the 50 years, depending on the lifespan of the component.



I Repairs & Refurbishment ...SPACE STANDARDS



CURRENT TENURES

13%

Non-Resident leaseholders

18%

Resident leaseholders

69%
Council tenants



ACCESSIBILITY REVIEW OF EXISTING EXTERNAL & COMMUNAL AREAS

Approach & entrance

Building entrances are step free. But, the lack of dropped kerbs and uneven pavements make it difficult for wheelchair users to circulate around the estate.



Parking & drop off

In general, the estate does not have enough accessible parking spaces, and existing ones are not adequately marked and do not always provide easy access with dropped kerbs.

Horizontal & Vertical circulation

Heavy entrance doors to buildings restrict independent use for many residents.

Lifts are undersized and have heavy manual doors. Some areas do not even have a lift access.



Internal Spaces

Some communal staircases do not comply with regulations as they don't provide hand rails on either sides (Part K).

Some bin store access doors are not wide enough for wheelchair users and do not comply with accessibility regulations (Part M).

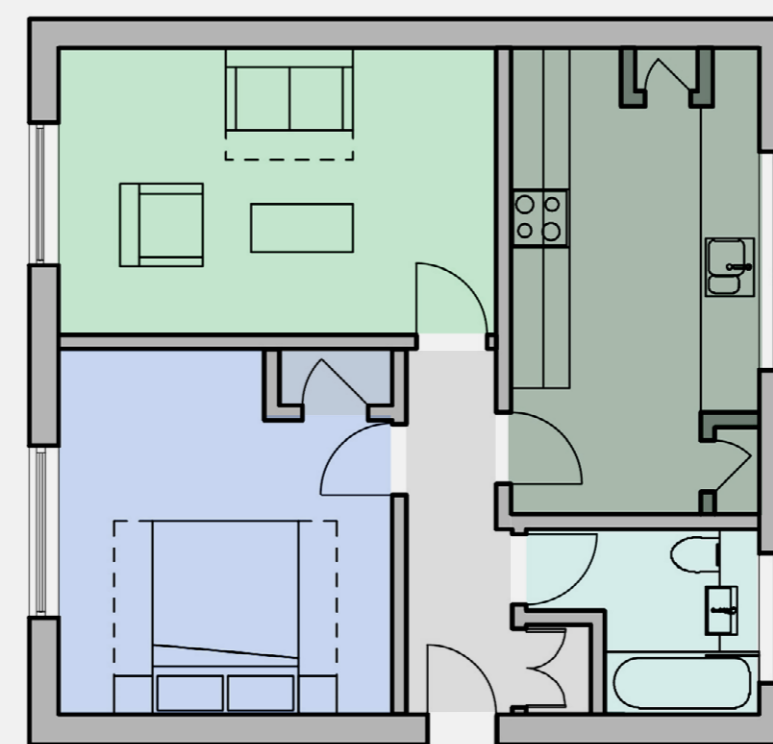


EXAMPLES OF CURRENT FLATS

The flat types below are only samples- they do not illustrate all existing unit types across the estate. These two examples have been chosen to give an indication of average sizes and layouts.

- Kitchen & Living room
- Separate Kitchen
- Bedroom
- Bathroom
- Storage & circulation

Existing flat 1 bedroom 2 person

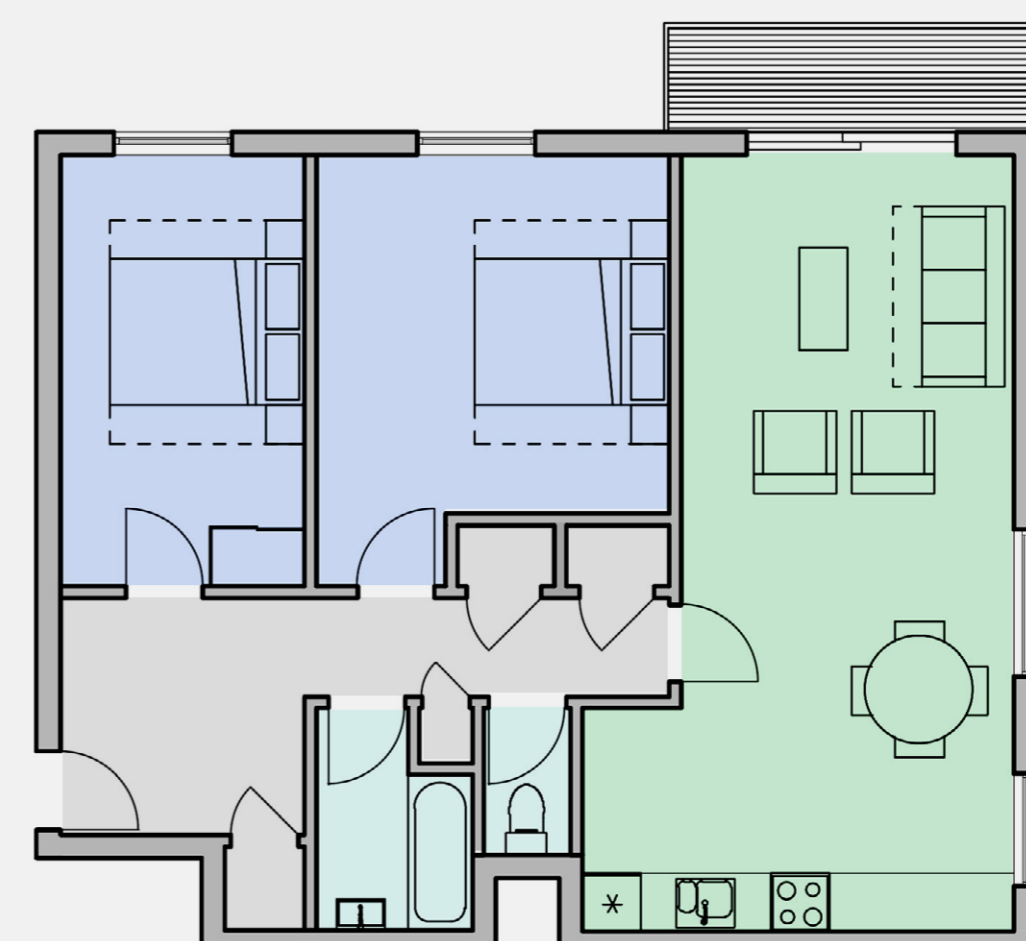


49 m²

Studio and 1-bedroom homes on the existing estate range from 29m² to 56m², with some having no private outdoor space. Whilst layouts vary across the blocks the illustrated example shows a 1 bedroom, 2 person apartment of 49m², smaller than current standards.

The apartment provides a living room, bedroom, bathroom and a separate kitchen.

Existing flat 2 bedroom 4 person



74 m²

The illustrated example shows a 2 bedroom, 4 person apartment of 74m² with 4m² of private outdoor space. This is one of the larger 2 bed apartments.

The apartment provides a living/dining/kitchen room, two bedrooms, bathroom and a separate WC. The entrance lobby and corridor are larger than a typical apartment due to the position of the entrance door. The balcony is X m², under today's standards this would be increased to 7m².

I Repairs & Refurbishment .AMENITY & PARKING



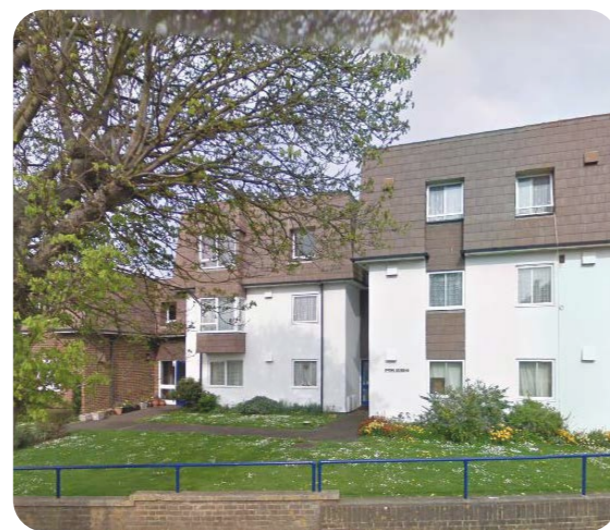
CURRENT GREEN SPACE

1.5 ha of green space



Key

- Primary green space - Public areas / pedestrian routes / play spaces
- Secondary green space - Intimate areas enclosed by residential blocks
- Communal gardens - Residents access only
- 🚲 New Cycle Lane



Communal front gardens in Spring Gardens



Communal residents gardens in Watling Court



Communal residents gardens in Coates Court



Open green strip alongside Albion Street - View of Rock Close



CURRENT PARKING

127 parking spaces

+48 Garages



Key

- **ON STREET PARKING**
 - Coates Court: 15 spaces
 - Watling Court: 7 spaces
 - Rock Close & Channel View: 24 spaces
- **PRIVATE CAR PARKS & GARAGES**
 - Grange Court Car Park: 14 spaces + 8 garages
 - Coates Court Garage Area: 3 spaces + 15 garages
 - Spring Gardens Car Park: 9 spaces
 - Channel View Car Park: 13 spaces + 19 garages
 - Harbour Court Car Park: 25 spaces + 6 garages
 - Albion House Car Park: 17 spaces



Perpendicular Bays in front of Watling Court - Butts Road



Parallel bays behind Coates Court - Butts Road



Coates Court garage area - Access from Butts Road



Harbour Court garages and car park area - Access from Whiterock Pl

4 Full Redevelopment SCOPE

INTRODUCTION

Full redevelopment would mean we could offer the most improvements to the Estate. It would probably involve replacing all of the existing blocks in phases, (excluding Spring Gardens) with residents moving only once - from their current home to their new home. It also means we could look at the layout of the Estate and green spaces and communal areas.

THIS OPTION WILL PROVIDE :



Around 636 New homes



Around 13 Homes retained



Temporary relocation of some residents



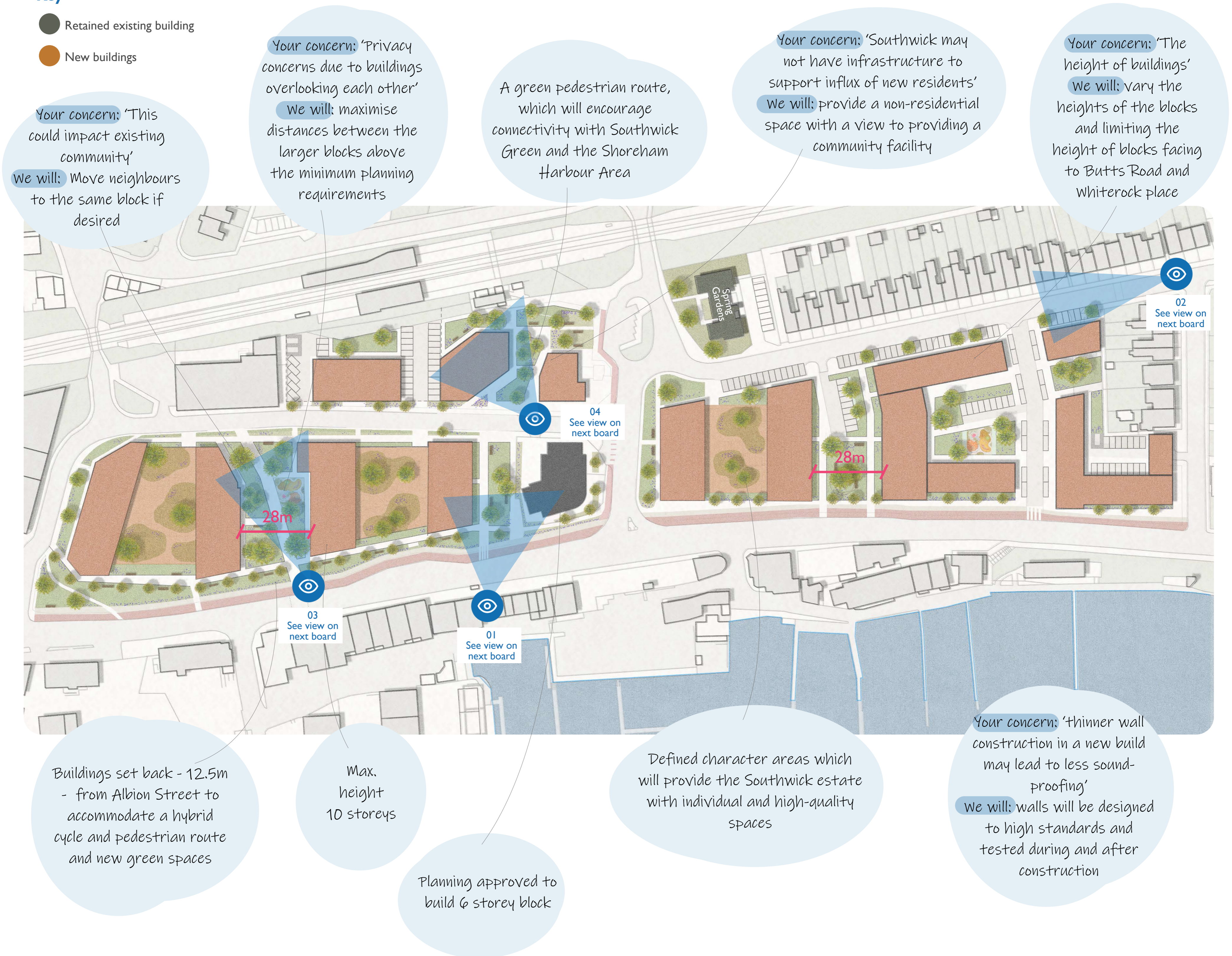
A new mobility hub will include a car club, bike hire, parcel lockers etc.



Variety of new public and private green spaces

DESIGN DEVELOPMENT FOLLOWING RESIDENTS' FEEDBACK:

- Key**
- Retained existing building
 - New buildings




ENERGY STRATEGY & SUSTAINABILITY STANDARDS




BUILDING FABRIC

New homes are required to meet higher performance targets; the new standards promote a 'fabric first' approach through increased insulation levels to reduce heat loss through the building construction




CARBON REDUCTIONS

Increased performance standards for new homes will see a noticeable reduction in carbon emissions by improving energy efficiency & moving towards low-carbon heating systems



ENERGY STANDARDS

'Future Homes Standard & Future Building Standards' being introduced in 2025 - will place even greater requirements on new homes to be more energy efficient & reduce carbon emissions



COUNCIL TARGETS

The approach is individual to each project but the council are working towards providing homes to sustainability standards such as Passivhaus, LETI climate design guide & approved documents



LONG TERM TARGETS

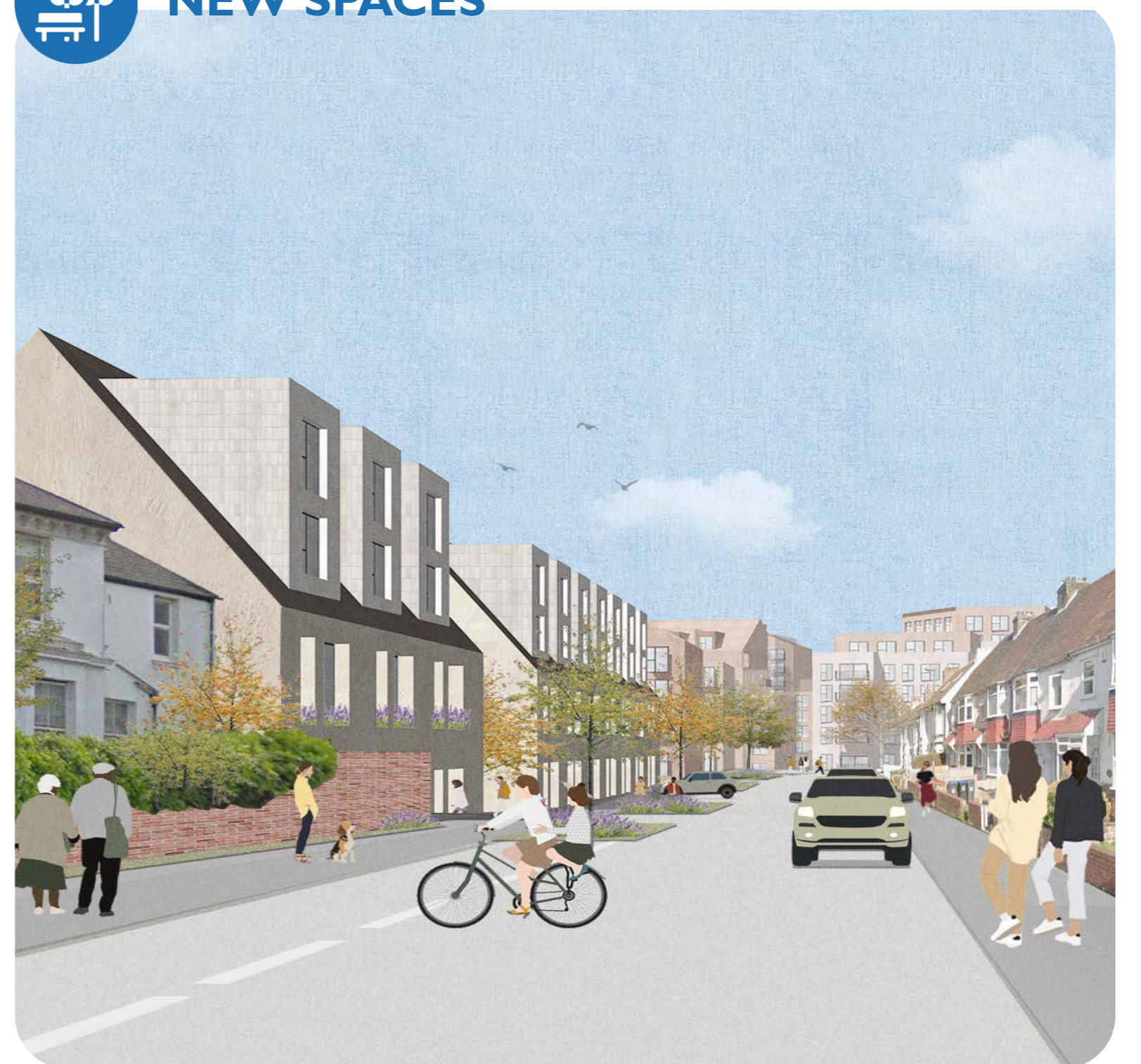
The council's long term goal is to assist the government in bringing all greenhouse gas emissions to net zero by 2050. This will mean low embodied carbon design and zero operational carbon

VIEW



01 - View of arrival point to the new estate from Shoreham Port, looking towards Southwick train station in the background

NEW SPACES



02 - View of proposed lower residential blocks around Whiterock PI



03 - View of green space between building blocks looking onto Butts Road

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RESIDENT'S SCHEDULE OF CHOICES:

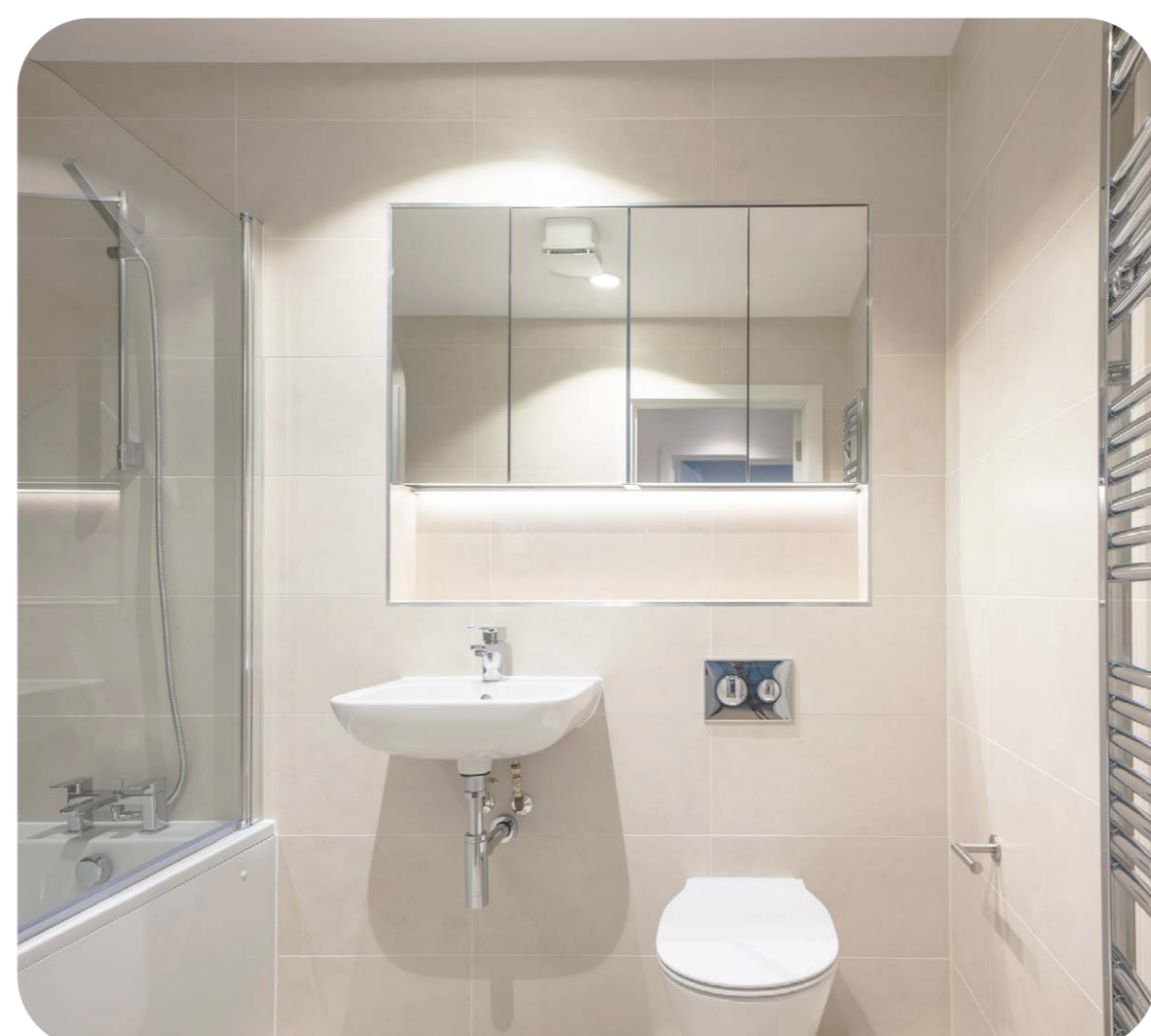
Typically estate regeneration programmes give residents a choice of:

- Bathroom tiles
- Choice of kitchen
- Flooring colours

Below are indicative examples of a new build kitchen and bathroom



Indicative new built kitchen



Indicative new built bathroom



04 - Potential Community Space - ground floor of buildings around Southwick Station

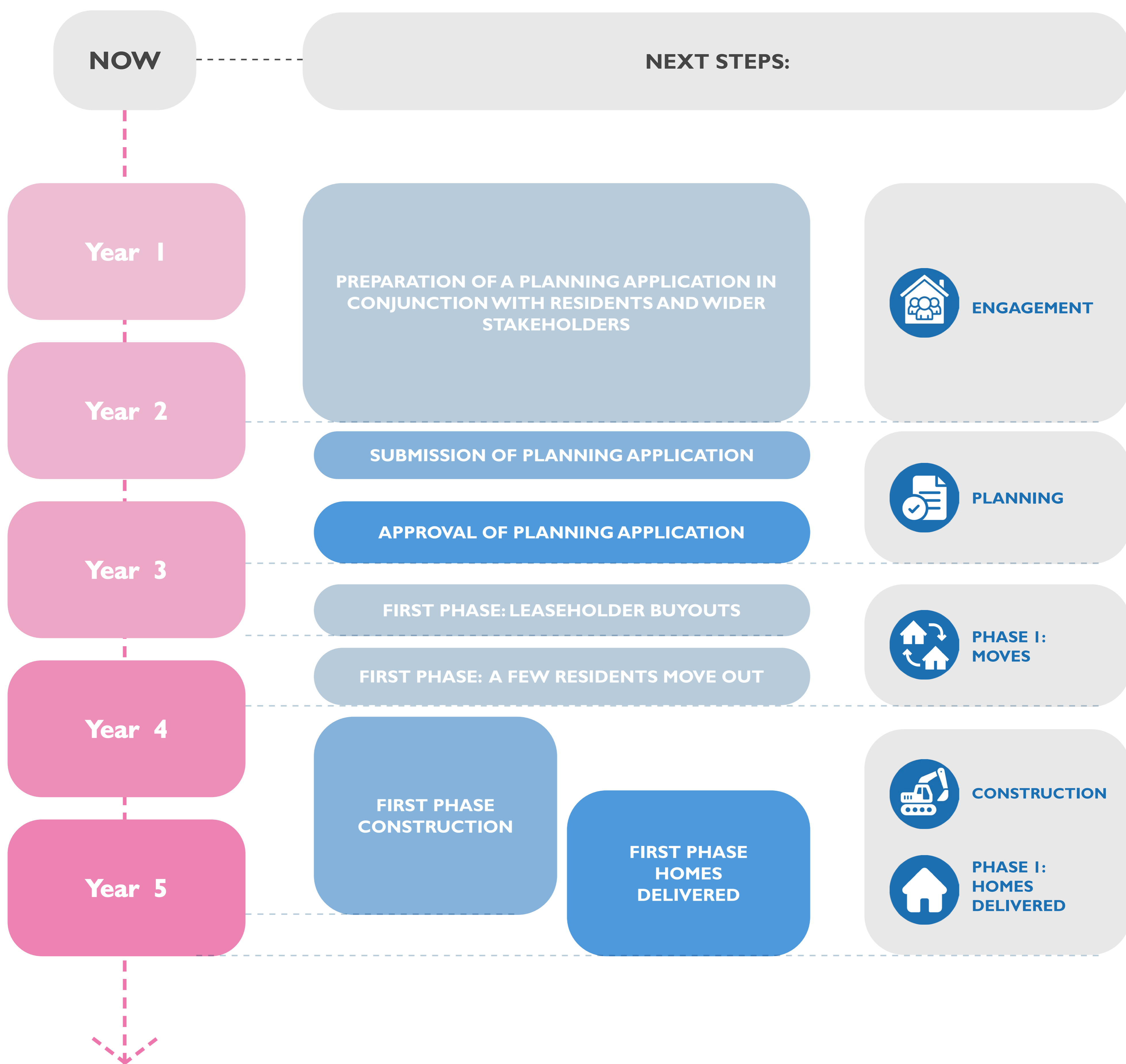
4 Full Redevelopment DELIVERY

If Full Redevelopment is selected the Council will need to work with residents and wider stakeholders to prepare a planning application. In conjunction with this the Council and resident working group would select a delivery partner to construct the new homes.

Once planning permission has been received, works on the first phase of development can begin and any residents that need to move temporarily can be assisted to move to other Council stock. Redevelopment would then be a phased process, with most residents after Phase 1 moving directly into new homes



DELIVERY TIMELINE:



4 Full Redevelopment.....SPACE STANDARDS



NEW TENURES

30%
council homes

A minimum of 30% if the scheme makes more money more affordable homes will be built

Including the current resident leaseholders and council tenants.

70%
private tenures

Types of private tenure:
Open Market Sale
Older Person
Built to rent
etc.



PROPOSED ACCESSIBILITY STANDARDS

Approach & entrance

Entrances to buildings will be step-free or have an additional ramp to facilitate access for all users. Landscape will be designed with gradients and dropped kerbs that will help the transition between different areas.



Parking & drop off

Accessible car-parking spaces will be required as a planning requirement; these will provide dedicated transfer zones for wheelchair users & where possible these dedicated spaces will also be located close to building entrances.

Horizontal & Vertical circulation

Front entrances and communal areas will be designed to make sure all users can manoeuvre easily; where required front doors will be power assisted



Internal Spaces

All communal and internal bin/cycle storage will be designed to approved document standards ensuring that all residents have access to the communal areas and can manoeuvre through the building comfortably.

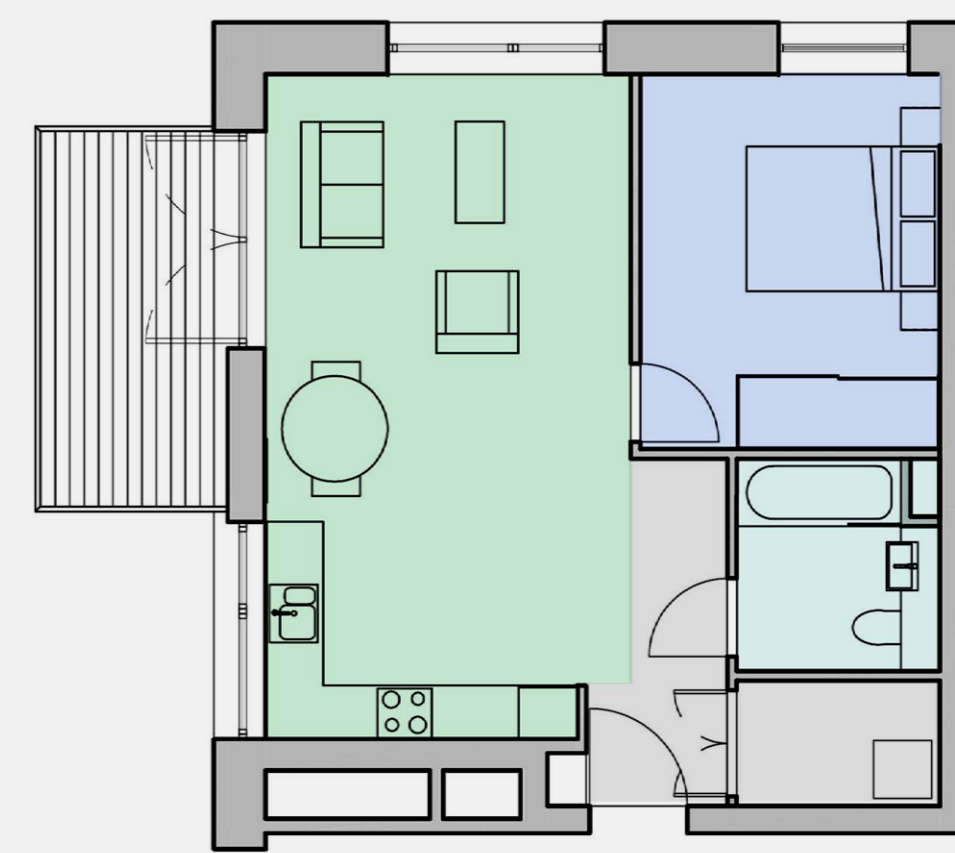


EXAMPLES OF NEW FLAT LAYOUTS

The flat types below are only samples- they do not illustrate all new unit types. These two examples have been chosen to give an indication of average sizes and layouts that follow government guidance under the **Technical housing standards – nationally described space standards** document.

- Kitchen/living/dinning
- Separate Kitchen
- Bedroom
- Bathroom
- Storage & circulation

New flat 1 bedroom 2 person

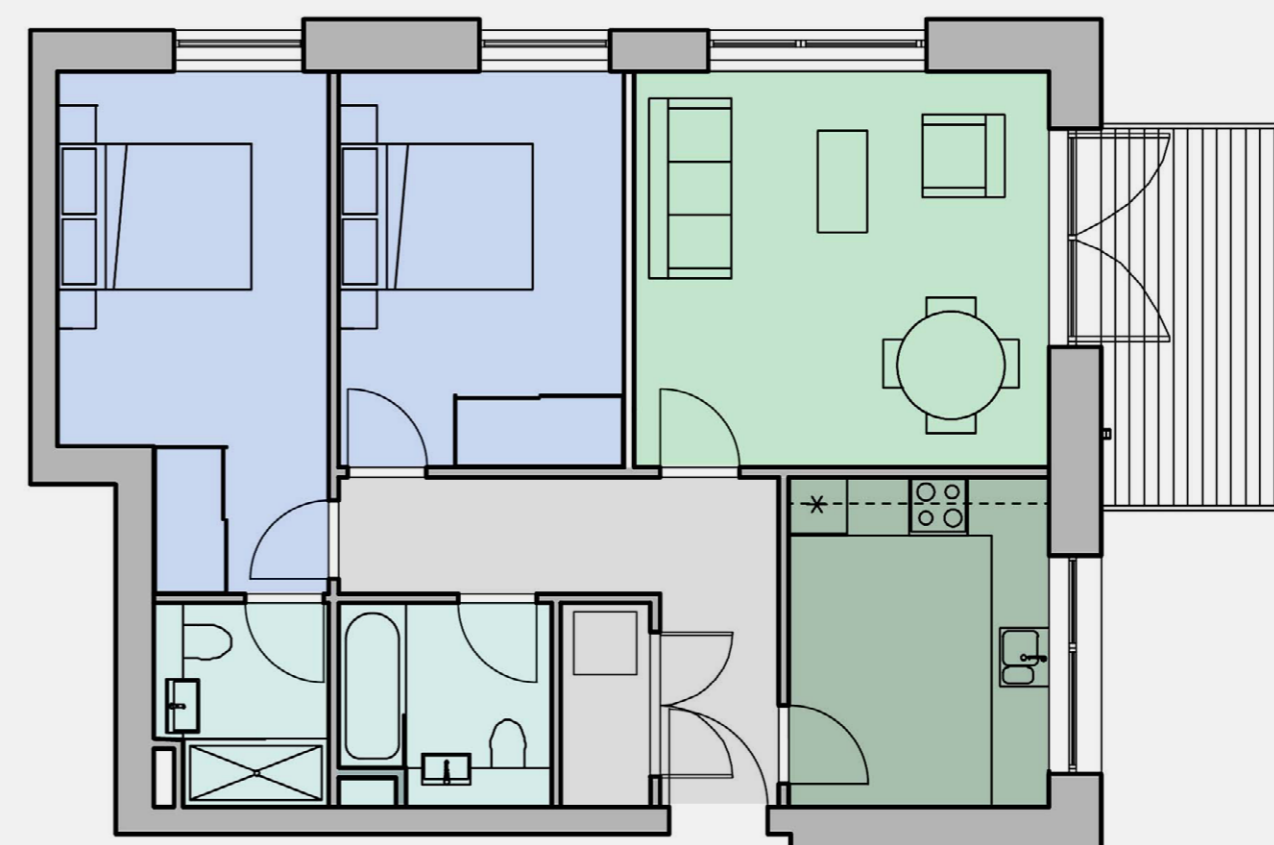


50 m²

Under current guidance a typical 1 bedroom 2 person apartment will be 50m² with 5m² of private external space.

The illustrated example shows a standard apartment at 50m². Apartments will provide a generous flexible living/dining / kitchen room, a bedroom and a bathroom. Efficient layouts mean that circulation space can be kept to a minimum, allowing larger living spaces.

New flat 2 bedroom 4 person



70 m²

Under current guidance a typical 2 bedroom 4 person apartment will be 70m² with 7m² of private external space.

The illustrated example shows a standard apartment at 70m². Apartments will provide a generous flexible living / dining room, a separate kitchen, two double bedrooms, a bathroom and an en-suite. Efficient layouts mean that circulation space can be kept to a minimum, allowing larger living spaces and more generous bathrooms.

4 Full Redevelopment.....AMENITY & PARKING



PROPOSED GREEN SPACES

1.8 ha of green space



Key

- Primary green space - Public areas / pedestrian routes / play spaces
- Secondary green space - Intimate areas enclosed by residential blocks
- Communal gardens - Residents access only
- New Cycle Lane
- Play space
- Biodiversity



← - - - → New green routes. A new access route connecting the bus stop on Albion St and Southwick Station



New quality public green spaces between buildings



New play areas for children

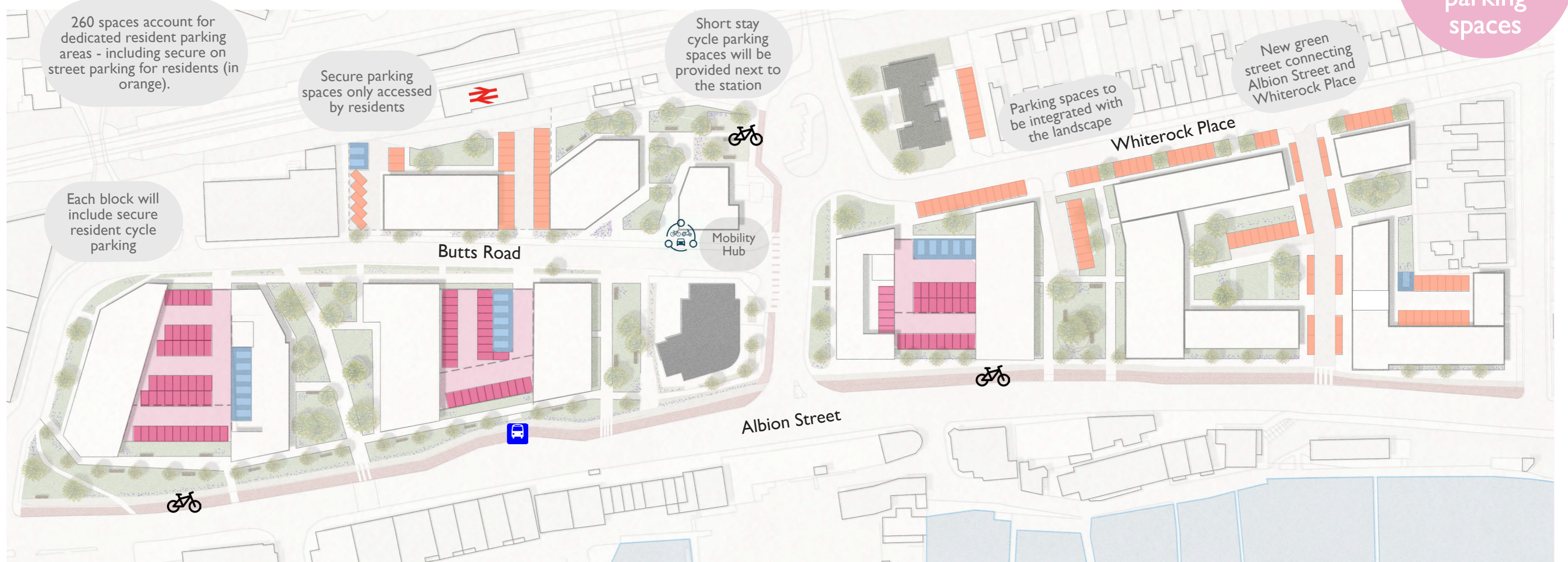


Private resident gardens on top of undercroft parking



PROPOSED PARKING

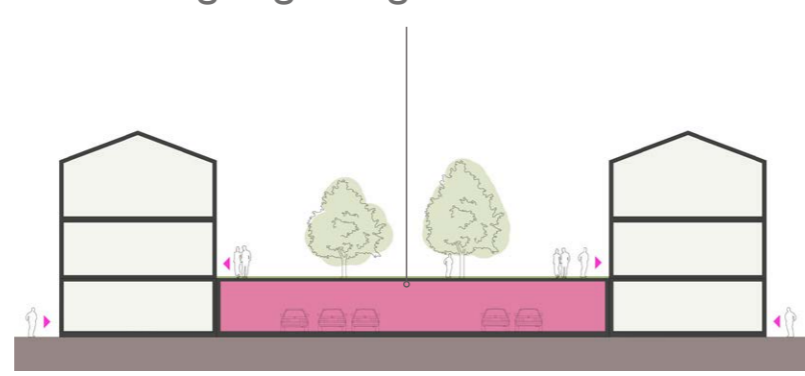
260 private parking spaces



Key

- SECURE ON STREET PARKING FOR RESIDENTS
- UNDERCROFT GARAGES
- ACCESSIBLE PARKING SPACES
- NEW MOBILITY HUB

Resident gardens on first floor above the shared undercroft garage on ground floor



Undercroft parking diagram



On street parking for residents will be integrated with the landscape on the east side



New electric vehicle charging points will be provided



New accessible parking spaces will be provided (target 10%)

It will include: Car Club, parcel lockers, electric vehicle charging, bike hire etc.

Scoring

SCORING APPROACH

All options must comply with the Residents' Charter which sets out the Council's commitments to residents on key issues such as rents. Options are then assessed against 4 further criteria:

1. Viability: Can we afford it – this is a Pass / Fail criteria. To achieve a "Pass", the income to the Council from rents and any development must meet the costs of any works & management / maintenance over 50 years (adjusted for inflation). Annual costs must also be within the amount available in the Council's Housing Revenue Account (HRA).

2. Implementation: Can we build it – this is a Pass / Fail criteria. To achieve a "Pass" the option must be deliverable under the criteria of Phasing and Construction, Programme, Buildability and Planning Permission.

3. Residents' Brief: Does it work with the Residents' Brief – each option is scored against the criteria raised by residents in previous consultations. The draft scoring is presented on the next board for feedback from residents.

4. Design and Sustainability: Does it meet the Council's requirements – each option is scored against wider criteria, reflecting relevant Council policies and priorities, these include Sustainability, Health & Wellbeing, Homes & Housing Quality, Community and Local Economy.

DRAFT SCORING RESULTS

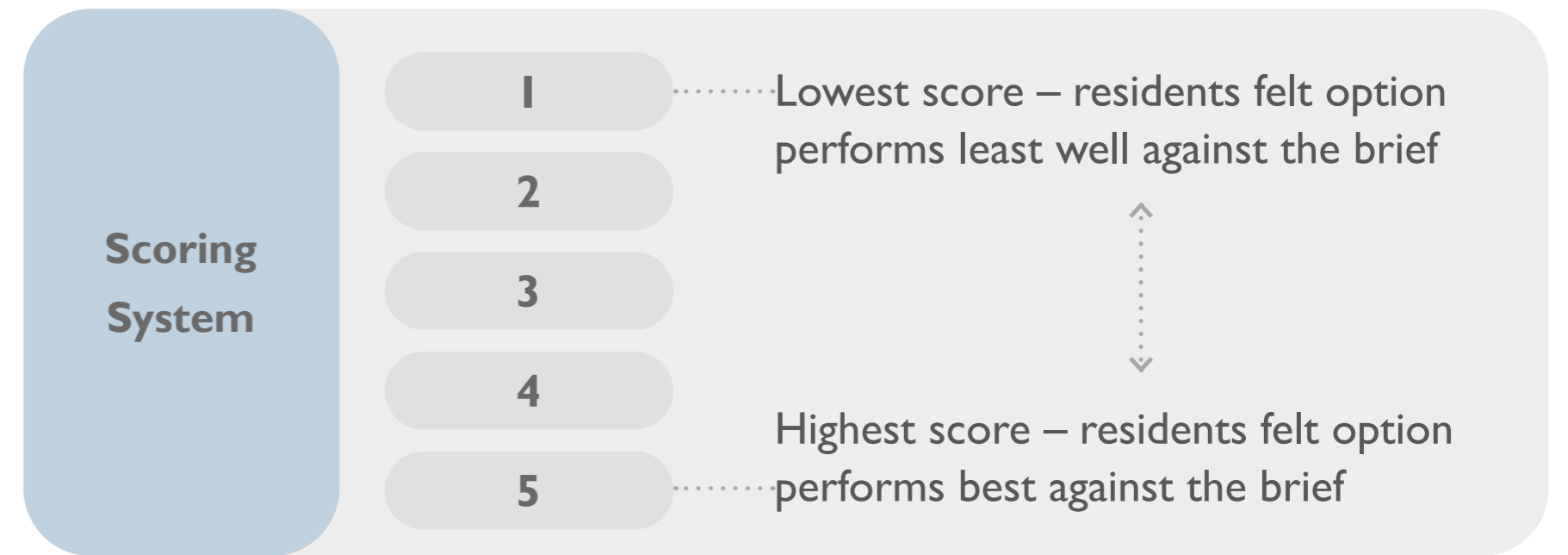
Criteria:	Option 1 Repairs & Refurbishment	Option 2 Infill & Estate Maintenance	Option 3 Partial Redevelopment	Option 4 Full Redevelopment
FINANCIAL VIABILITY	Pass	Pass	Pass	Pass
IMPLEMENTATION	Pass	Pass	Pass	Pass
RESIDENTS' BRIEF <small>*see next board for detailed scoring</small>	65 / 110	60 / 110	70 / 110	71 / 110
PLACE & COMMUNITY OBJECTIVES - DRAFT SCORING -	29 / 80	36 / 80	64 / 80	69 / 80

Scoring

RESIDENT'S BRIEF - DRAFT SCORING BY RESIDENT WORKING GROUP MEMBERS

At previous events we asked what was important to residents and formed a Residents' Brief. The Resident Working Group has started to assess options against the brief, with draft scoring below.

The information in this consultation provides further detail on each option. We now want views from all residents to help refine the scoring and incorporate everyone's views.



DRAFT SCORING RESULTS

RESIDENTS' BRIEF		Option 1 Repairs & Refurbishment	Option 2 Infill & Estate Maintenance	Option 3 Partial Redevelopment	Option 4 Full Redevelopment	Residents' Comments
Homes	Maintain at least current flat sizes	5	3	3	3	Residents were uncertain about home sizes in options 2-4. This consultation provides more detail
	More modern layouts for residents that want it – e.g. living areas nearer kitchen, adequate storage	3	3	3	3	It was noted that “modern” means more storage, fire safety and usable balconies accessibility
	Balconies / other private amenity space	5	3	3	1	Residents were concerned about the level of open space in a redevelopment. This consultation provides more detail
	Maintain positives of current aspect – views etc	5	3	3	3	
Signage	Clearer signage to enable deliveries / visitors to get to the right place	5	5	5	5	
Parking	Better access to usable parking for residents (not commuters etc)	1	1	1	1	Residents felt that there is insufficient parking currently and all options would struggle to improve this
	More secure parking	TBC	TBC	TBC	TBC	Residents wanted more detail, this consultation provides this
Waste	More convenient / larger capacity recycling provision	5	5	5	5	More bins, better recycling provision and sufficient bin stores could resolve problems in all options
Community	Support the current community spirit and build on this	5	4	1	1	Residents were concerned that partial or full redevelopment could divide the community
	Create spaces where the community can meet	5	5	1	1	Residents were concerned about not knowing new neighbours or breaking community bonds in options 3-4
Estate Management	Easier, more consistent access to a caretaker / estate management	3	3	3	5	
Safety	Better block entry security / safety	1	1	5	5	Upgrades could be made in options 1-2 but things like block/site layout & design could only be changed in opt. 3-4
	Better external lighting / safety	1	1	5	5	Upgrades could be made in options 1-2 but things like block/site layout & design could only be changed in opt. 3-4
	Secure storage for bikes / buggies etc + charging points	1	1	5	5	
Sustainability	Warmer homes / eliminate damp (better insulation, ventilation etc), less expensive to heat	1	1	5	5	
	Green energy, electric car charging points	3	3	3	3	It was noted that green energy / car charging would have to improve in all options to meet government standards
Open Spaces	Distinct open spaces: safe places for children's play, quiet shared space, meeting neighbours and private space.	TBC	TBC	TBC	TBC	Residents wanted to see site layouts before scoring. Details are provided in this consultation
	More planted / landscaped areas / allotments	3	3	4	5	Residents noted that any spaces must be designed for good security / maintenance
Noise	Sound proofing so that normal use of a flat doesn't disturb neighbours	3	5	5	5	
Accessibility	Better accessibility for those with mobility problems	5	5	5	5	
	Provide lifts	5	5	5	5	Residents wanted to see lifts in all options. It is noted this may not be possible for options 1, 2, 3
TOTAL		65	60	70	71	

Tenant Commitments.....

COUNCIL TENANTS

What does this option involve?

Option 1 Repairs & Refurbishment

Packages of works would be prioritised in accordance with the stock condition surveys that were recently undertaken, where investment has been considered over a 50-year period. This would initially be to undertake external fabric and structural repairs to the buildings. Over the years that follow, consideration would be given to thermal improvements and carbon reduction. Existing contracts will continue to be delivered across the estate, which include fire door replacements, fire safety improvements and the Inner Rooms programme.

Option 4 Full Redevelopment

The blocks would be demolished and new-build homes constructed on the estate. (excluding Spring Gardens which would be refurbished) The full redevelopment would be constructed in phases.

How many times would I need to move on the estate?

Option 1 Repairs & Refurbishment

At this stage we only foresee the requirement for temporary moves to facilitate the Inner Rooms programme. This programme only affects properties with a particular layout who have been communicated with previously. Some of the repair works included in future packages may be disruptive but temporary property will be provided.

Option 4 Full Redevelopment

We would aim to only move residents once, straight into their new homes. However, for the first phase of development, we may need to move some residents away temporarily into a home within the local area. They would be given the option to return to the estate.

Would I be guaranteed a new build home on the estate?

Option 1 Repairs & Refurbishment

In this option you retain your existing home.

Option 4 Full Redevelopment

You would be guaranteed a new build home on the estate.

Could I move to a bigger home on the estate?

Option 1 Repairs & Refurbishment

You would remain in your home.

Option 4 Full Redevelopment

If your needs have changed, you would be assessed and you could be offered a larger home.

Would I keep the same tenancy?

Option 1 Repairs & Refurbishment

Yes

Option 4 Full Redevelopment

You would be given a council tenancy for your new home with the same rights.

How much compensation would I get?

Option 1 Repairs & Refurbishment

There would be no home loss payment.

Option 4 Full Redevelopment

If you have lived in your council home for over 12 months, you would be entitled to receive a minimum of £7,800. In addition, there would be a disturbance payment for items such as removal costs.

Would the Council remain my landlord?

Option 1 Repairs & Refurbishment

Yes

Option 4 Full Redevelopment

Yes, in this option, the new build housing would be owned by the Council.

Would my rent go up?

Option 1 Repairs & Refurbishment

Your rent would remain the same but is subject to annual rent review by the Council as usual.

Option 4 Full Redevelopment

Your rent would not increase, unless you move to a larger home, and would be subject to the annual rent review as usual.

Leaseholder Commitments

RESIDENT & NON - RESIDENT LEASEHOLDERS

What does this option involve?

Option 1 Repairs & Refurbishment

The Council would be responsible for the building structure including the roof and brickwork and shared parts such as lifts and communal areas. You would be responsible for repairs inside your flat. We are required under Section 20 of the Landlord & Tenant Act 1985 (amended) to consult with you before we carry out any work that will incur more than £250 per flat in service charges.

Option 4 Full Redevelopment

Resident leaseholders
All blocks would be demolished (excluding Spring Gardens which would be refurbished) and new-build homes constructed on the estate. You would sell your flat to the Council and you would be guaranteed a new Shared Equity property on the estate. Alternatively, you could purchase a new home off the estate.

Non - resident leaseholders
All blocks would be demolished (excluding Spring Gardens which would be refurbished) and new-build homes constructed on the estate. The Council would purchase your flat at market value with compensation.

What is a home with shared equity terms?

Option 1 Repairs & Refurbishment

N/A

Option 4 Full Redevelopment

Resident leaseholders
Shared Equity is used when a new home has a higher value than an existing one. In this case you would own equity equal to the value of your current home (+ home loss payment) and any remainder would be owned by the Council. You would not need to pay any rent or interest on the part the Council owns but would need to share this proportion of the proceeds with the Council if the home is ever sold

Non - resident leaseholders
N/A

How many times would I need to move on the estate?

Option 1 Repairs & Refurbishment

N/A

Option 4 Full Redevelopment

Resident leaseholders
We would aim to only move you once, straight into your new flat. For the first phase of development, we may need to move some residents away temporarily into a new build home within the local area. You would have the option to return to the estate.

Non - resident leaseholders
N/A

Would my new shared equity flat have the same number of bedrooms, floor space, ground floor/sea view etc.?

Option 1 Repairs & Refurbishment

N/A

Option 4 Full Redevelopment

Resident leaseholders
We would offer you the same number of bedrooms in your Shared Equity flat. We would endeavour to meet your requirements on floors and views.

Non - resident leaseholders
N/A

How would the Council buy back your flat?

Option 1 Repairs & Refurbishment

N/A

Option 4 Full Redevelopment

Resident leaseholders & Non - resident leaseholders
A market valuation of your flat would be made by an independent chartered surveyor. If you are not happy with this valuation you can appoint your own registered chartered surveyor, paid for by the Council who will need to agree the fees in advance.

How much compensation would I get?

Option 1 Repairs & Refurbishment

There is no compensation in this option.

Option 4 Full Redevelopment

Resident leaseholders
The Council would pay market value for your flat, in addition, you would receive 10% of the market value as a home loss payment and reasonable legal, valuation and moving costs up to a maximum of £78,000.

Non - resident leaseholders
The Council would pay market value for your home and a compensation payment of 7.5% of the market value. In addition you would be entitled to disturbance payment in relation to costs incurred in acquiring a replacement property, within one year.

What would happen to my service charges?

Option 1 Repairs & Refurbishment

You would be consulted on planned repairs and refurbishment works above £250 and you would be charged for these works in accordance with your lease.

Option 4 Full Redevelopment

Resident leaseholders
For Shared Equity flats, service charges would relate to the whole flat not on the percentage of equity that you would own.
You would be consulted on any planned Interim Works carried prior to the redevelopment.
The Council is considering a proposal to defer any Section 20 service charges relating to these works, opting instead, to deduct these charges at the point of sale to the Council.

Non - resident leaseholders
You would be consulted on any planned Interim Works carried out prior to the redevelopment and charged in line with Section 20 of the Landlord & Tenant Act 1985 (amended). These charges would not be deferred.

How much compensation would I get?

Option 1 Repairs & Refurbishment

N/A

Option 4 Full Redevelopment

Resident leaseholders
N/A

Non - resident leaseholders
If your private tenants have been resident on the estate for at least 12 months, then they would qualify for Council support and would be offered a comparable home at market rent either within the new development or within other Adur Homes stock.