

SERPENTINE COURT HOUSING OFFERS

Ballot on the proposals for the regeneration of Serpentine court.

**THE BALLOT WILL TAKE PLACE ON FRIDAY 16
NOVEMBER 2018 AND SATURDAY 17 NOVEMBER 2018.**

This leaflet sets out the housing offer to residents agreed by Milton Keynes Council on 2 October 2018.

Housing Offer for Council Tenants Living in Serpentine Court

Introduction

No resident will suffer financially or have their housing situation made worse as a result of any redevelopment.

A local lettings policy will be developed for Serpentine Court. This will “ring fence” properties that become empty on Serpentine Court and give priority to existing Serpentine Court residents who may need to be rehoused. The detail of the local lettings policy will be developed after the ballot if Serpentine Court votes in favour of full or partial redevelopment.

The Council commits to:

- a) Providing affordable rehousing options on and off the estate for existing tenants and their household members. “Affordable” means rents no more than 80% of market rents and low cost home ownership.
- b) Secure tenants will retain their secure tenancy and be given the absolute right to return to a new property in the Serpentine Court redevelopment if they choose to do so.
- c) Alternatively they may choose to move into a council property elsewhere in Milton Keynes, including the new properties being built elsewhere on the Lakes estate. If they choose to do this they will be awarded priority in the Council’s Allocation Scheme.
- d) The rent of the new homes provided into which existing tenants from Serpentine Court move will be set at social rent levels. Social rents for council tenants are set using a Government formula based on the value of the property, the size of the property and local income levels.



e) Tenants will be guaranteed a like-for-like replacement home with the same the number of bedrooms as they currently have.

f) Tenants who are over crowded will be offered a replacement home that is suitable to their family size. Their housing needs will be assessed and they will be offered a new home in line with the Housing Options and Allocations Policy.

g) Tenants who wish to move to a smaller home will be able to do so.

h) Tenants will only be expected to move once wherever possible. The first new homes will be built on undeveloped land on the Lakes (Phase 1). Residents in one part of Serpentine Court will be moved from their current homes (Phase 2) and offered homes in Phase 1. Some tenants may be required to move twice depending on the availability of the right size home and whether they wish to live near to family and / or friends. However, if tenants want to move more than once to guarantee getting the property they want, then they may be able to do so.

i) If it is necessary to move council tenants from their home temporarily to a property outside the Serpentine Court area, then they will have an automatic right to return to a new home in the Serpentine Court area when it is built.

j) Council tenants moving to a new council property will retain their secure tenancy and all of the secure tenancy rights that go with it e.g. Right to Buy.



Housing Offer for Council Tenants Living in Serpentine Court

k) Proper arrangements will be put in place to meet the housing needs of the adult children of council tenants and other 'hidden households' and this will include opportunities to be rehoused together or separately as secure council tenants where a housing need exists.

l) A proper compensation package for home loss and disturbance, including compensation for any improvements carried out to the property by the tenant will be provided by the Council, and these will be at least in line with statutory entitlements. The compensation package includes Home Loss Payment, set at £6300 from October 2018, and a disturbance allowance to cover the expenses associated with moving home.



Housing Offer for Council Leaseholders in Serpentine Court

There are two categories of leaseholders on the estate: non-resident and resident leaseholds. The same issues of fairness, equity and expediency in the valuation and buy-back process apply equally to both category of leaseholder.

The Council commits to:

- a) Discussing with each leaseholder individually a solution that best meets their needs and preferences
- b) A valuation and buy-back process that is open, equitable and transparent.
- c) All valuations will be based on open market values, and on the assumption that the redevelopment scheme is not taking place, that properties are properly maintained, and with disregard for the reasons for purchase. This means that leaseholders will not be financially disadvantaged by the current conditions of the property and block. Valuations will be carried out by an independent Royal Institute of Chartered Surveyors (RICS) Registered Valuer who is experienced in regeneration and buy backs.
- d) If the leaseholder is dissatisfied with the Council's valuation, the Council will meet any reasonable cost associated with the leaseholder obtaining a second valuation by an independent RICS Registered Valuer. Where these two valuations differ, the sales value will be determined by negotiation between the two valuers.
- e) Leaseholders will be encouraged to access appropriate independent professional and technical advice. We will provide additional support to resident leaseholders with specific needs.
- f) An early buy-back process will be agreed and put in place to avoid property values falling because of possible future development. The early buy-back process will be agreed post Ballot if Serpentine Court chooses the partial or full redevelopment option.

Housing Offer for Council Leaseholders in Serpentine Court

g) Compulsory Purchase Orders will only be used as a last resort. The Council will make every effort to seek an agreed sale price before issuing a Compulsory Purchase Order.

In addition, the Council makes the following offer to resident leaseholders only.

a) A range of affordable rehousing options will be provided on and off the estate for leaseholders and their household members. These will include:

i. Open market purchase

ii. Shared ownership - This allows you to purchase a share in the property of between 25% and 75% of the full market value. You will pay a lower than market rent on the share that you do not own. You are able to increase your share in the property later if you wish. (This is known as staircasing)

iii. Shared equity - This allows you to purchase a share in the property. You would not have to pay rent on the share you do not own.

b) All resident leaseholders who wish to remain home-owners in the area will be supported to do so. Their rehousing needs will be treated as a priority if they have to sell their homes before the new properties are built.

c) A proper compensation package for home loss, any improvements carried out to the property by the resident leaseholder and disturbance allowances will be provided by the Council, and these will be at least in line with statutory entitlements. The compensation package will include a Home Loss Payment and a disturbance allowance to meet the expenses of moving home. For resident leaseholders, the home loss payment is currently set at 10% of the market value of your property, up to a maximum of £63,000 (October 2018). If the property has not been your principal home for at least 12 months, the home loss payment is currently 7.5% of the market value of your property.

d) Where a private sector tenant is served an eviction notice by their landlord, we will prioritise their home within the buyback scheme so that the tenant can remain on Serpentine Court. Where this happens, and the Council buys back the property, the tenant will not become a secure tenant of the Council and will be issued with a non-secure tenancy. This means that you will not have the same rights as secure tenants, for example you will not have the right to buy.

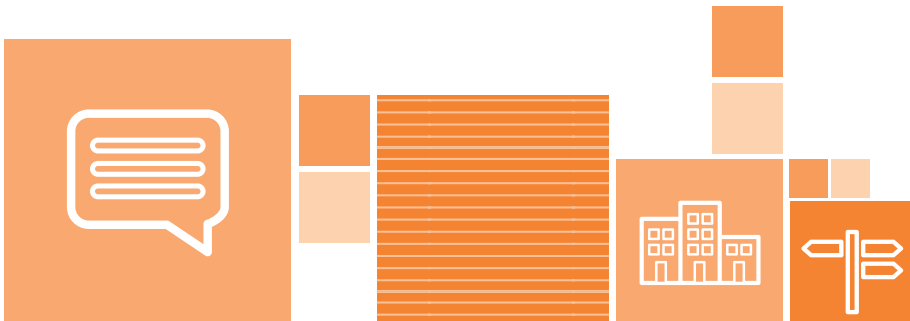



Housing Offer for Private Tenants

Private tenants do not receive the statutory rights enjoyed by council tenants and leaseholders in the redevelopment process. However, under the Homelessness Reduction Act 2017, the council has a legal responsibility to prevent homelessness. This means that we will make every effort to ensure that you are properly rehoused, and that you are able to remain in the Serpentine Court area or on the Lakes if you choose to do so.

The Council commits to:

- a) Discussing with each private tenant individually a solution that best meets their needs and preferences.
- b) Awarding private tenants priority for rehousing on the Lakes estate.
- c) Providing private tenants with support from the Council's Homelessness Prevention & Housing Access Team and other support services. Providing additional support if you have specific needs.





d) Where a private sector tenant is served an eviction notice by their landlord, we will prioritise their home within the buyback scheme so that the tenant can remain on Serpentine Court. Where this happens, and the Council buys back the property, the tenant will not become a secure tenant of the Council and will be issued with non-secure tenancy. This means that you will not have the same rights as secure tenants, for example you will not have the right to buy.

Local lettings and sales schemes

We are committed to residents staying within the Serpentine Court area if they wish to. We will establish a local lettings policy for the allocation of the new council homes and a local sales policy for the sale of new private homes built during the redevelopment. This means that whether renting or buying current residents will have priority of other residents in Milton Keynes and beyond. We will support residents to access the new housing opportunities.

Offer to local businesses, community and other organisations

We know that a number of local businesses, community and other organisations currently operating within Serpentine Court are keen to remain in the area. The Council is committed to enabling and supporting them to remain where they choose to do so.

There will be different opportunities for re-provision depending on the option for redevelopment chosen by residents, businesses and local organisations at ballot. We will discuss with each of them individually a solution that best meets their needs and preferences.

SERPENTINE COURT HOUSING OFFERS

If you have any questions, please contact us:



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