

Resident Homeowner Offer

Our offer for resident homeowners

This Offer is for resident homeowners who occupied the property as their main home at the date of publication.

This Offer does not apply to landlords or those living elsewhere i.e. non-resident homeowners. They should refer to the Offer for non-resident homeowners to see what they are entitled to.

Every resident homeowner will have a dedicated case officer who will work with them to understand their circumstances and identify the housing option that best meets their needs. We will support you throughout the process and explain the compensation, rehousing and financial assistance available to you

Compensation

We would like to purchase your home at full market value, along with compensation in recognition of the disruption of moving due to the regeneration. The payment you will receive if you accept this Offer includes:

- The market value of your home
- A Home Loss payment of 10% of the market value of your home, subject to the maximum amount (currently £81,000) and minimum (currently £8,100). Subject to you living in the property as your main home for at least a year.
- A Disturbance Payment of up to £4,750 per household (see table below for eligibility) to cover the general cost of moving home, redirecting your mail, replacing fixtures and fittings like carpets and curtains, and disconnecting and reconnecting appliances.
- The reasonable fees incurred in acquiring a new home, comprising legal fees and disbursements and Stamp Duty Land Tax up to the same value as your existing home
- Any additional costs reasonably incurred will be considered on their merits and paid if appropriate. Examples of costs that will be paid include mortgage redemption fees (if a mortgage is not capable of being transferred to a new property) and special works such as aids and adaptations that may be required to make a new property suitable for the occupier

The Disturbance Allowance is paid in addition to the Home Loss payment and is based on the size of your current home as set out in the table below:

Type of Property	Disturbance Payment
Bedsit or studio apartment	£2,000
One bedroom	£2,750
Two bedrooms	£3,500
Three bedrooms	£4,250
Four bedrooms or larger	£4,750

We will also pay the reasonable surveyors fees that you may incur in reaching an agreement with SNG, and the legal fees in documenting this agreement. A surveyor, who we would expect to be professionally qualified with the Royal Institution of Chartered Surveyors (RICS), will advise you on the market value of your home, and can engage with SNG on your behalf.

A list of local surveyors can be obtained by visiting the RICS website;

www.rics.org/findasurveyor or we can provide details of surveyors who are active in the area. Please ensure the fee basis proposed by any firm of surveyors or solicitors is agreed with SNG before you formally ask them to advise you.

Your dedicated support

You won't go through this alone. Our team will be there to support you throughout your journey.

They will:

- Get to know your situation
- Keep you updated
- Be there to answer questions

Our role is to guide you through each step and make sure you feel informed, supported and confident in your decisions.

We know this is a big change, and we're here to support you every step of the way.

This work is part of a longer-term commitment to improving homes, strengthening communities, and creating a place where people can thrive now and in the future.

If you have any questions or would like to talk things through, please get in touch with the team.

Get in touch

Email: yourcommunity@sovereign.org.uk

Phone: 0300 5000 926

Website: shapingthefuture.commonplace.is/

We're here to help, so please contact the team if you need advice or support.

Please contact us if you would like a copy of this information in another language.

Cantonese

若您想獲得其他版本語言資訊，請與我們聯絡。

Polish

Prosimy o kontakt, jeżeli chcieliby Państwo otrzymać kopię tych informacji w innym języku.

Portuguese

Por favor, contacte-nos se pretender uma cópia desta informação noutro idioma.

Somali

Fadlan nala soo xiriir haddii aad nuqul ka mid ah macluumaadkan ku rabto luqad kale.

Bengali

আপনি যদি অন্য একটি ভাষায় এই তথ্যের একটি কপি চান তাহলে অনুগ্রহ করে আমাদের সাথে যোগাযোগ করুন।

Arabic

يُرجى التواصل معنا عند رغبتكم في الحصول على نسخة من هذه المعلومات بلغة أخرى.