

Non-Resident Homeowner Offer

Our offer for non-resident property owners

This Offer is for non-resident property owners who do not live in the property as their main and principal home. This applies to anyone owning the property who doesn't live there, whether you rent it out or have left it empty.

This Offer gives you the details of what support and compensation you are entitled to.

We'll pay you:

The market value of the property:

- A 2.5% premium on the market value of the property (known as a "basic loss payment")
- The reasonable fees incurred in acquiring a new investment property, comprising legal fees and disbursements and Stamp Duty Land Tax up to the same value as your existing property (subject to these costs being incurred within 12 months of the acquisition date of your existing property).

The process:

We will 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.

Please take independent advice about the possible tax implications and the options open to you.

Supporting you through the process

We recognise that acquiring your property may have financial and practical implications. Our team will work with you to explain the process, your compensation entitlement and the support available to help achieve a successful acquisition

Our role is to provide clear information about the acquisition process and ensure claims for compensation and costs are dealt with efficiently. We are committed to working with you to make the process as smooth and straightforward as possible.

This work is part of a long-term commitment to improving homes, strengthening neighbourhoods, and enhancing the overall quality, value, and sustainability of the area for years to come.

If you have any questions or would like to discuss your situation in more detail, please don't hesitate to contact 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

أخرى بلغة المعلومات هذه من نسخة على الحصول في رغبتم عند معنا التواصل يرجى.