

Ham Close 'Buy Back' programme FAQs

1. If I want to sell now, how much will I be offered for my home?

As a leaseholder you will be offered the market value of your property on a 'no scheme world' basis. This means that in determining the value of your home the professional Valuer will ignore the affects of the proposed redevelopment on the value of the property. This is achieved by considering sales from other similar properties within the locality which are unaffected by the redevelopment.

2. Will the condition of my property affect the offer that I receive?

In addition to considering sales of comparable properties drawn from the local area the Valuer undertaking the valuation will give consideration to both the internal and external condition of the property.

3. Who will undertake the valuation for RHP?

RHP will instruct a Royal Institution of Chartered Surveyors (RICS) Registered Valuer to undertake a formal valuation report in accordance with the RICS Valuation Global Standards ('the Red Book').

4. Will the Valuer be independent to RHP?

RHP will instruct and pay for a Valuer to undertake an impartial valuation of the property. RHP will have no influence over the level of value submitted by the Valuer.

5. Will I get to see a copy of the valuation report?

Yes, a copy of the valuation report will be provided.

6. What will happen once the valuation has been completed?

When RHP has received the valuation, they will be in contact to make an offer to purchase the property based upon the professionally prepared valuation.

7. What if I don't agree with the level of offer I have been made?

If you don't agree with the offer being made, there is no obligation to accept. You can sell your home on the open market via an Estate Agent in the usual way.

8. Do I have to sell to RHP?

No, you are not obliged to sell your property to RHP at this time.