

5. Landlord and Investment Property Owners

How will my property be valued?

This depends on the size, type, condition and degree of modernisation of your house. It will also depend on whether your house is bought by agreement prior to or through compulsory purchase.

Market value

This is what you would probably have been able to sell your house for if there were no proposals for redevelopment or the Pride in Camp Hill project. An independent surveyor will value every house individually. If you do not agree with the value that they give, this will be open for discussion and agreement. The compensation package will be discussed with you during the valuation.

Further Information:

The Pride in Camp Hill offices at the Family Community Care Centre on Ramsden Avenue has available copies of the official booklets issued by the Department for Communities and Local Government, these are:

- Compulsory Purchase Procedure (Blue Book)
- Compensation to Residential Owners and Occupiers (Yellow Book)
- Compensation to Business Owners and Occupiers (Orange Book)

Note: This guidance is a very brief summary of information contained in those booklets, and should not be used as a substitute for professional advice.

The following staff can be contacted should you wish to speak to someone directly on compensation:

Joanne Hughes, Pride in Camp Hill, 024 7639 9093

Independent financial advice can be arranged from the Citizens Advice Bureau (CAB) who hold regular surgeries:

Telephone the CAB on 024 7635 1049

Compulsory Purchase Orders (CPO)

If your property is affected by the Phase 3 development, we will purchase your home by agreement. This is what you would probably have been able to sell your house for if there were no proposals for redevelopment or the Pride in Camp Hill project. An independent surveyor will value every house individually. If you do not agree with the value that they give, this will be open for discussion and agreement, and should be eligible for those professional fees associated.

If an agreement cannot be made, we may decide to use a Compulsory Purchase Order as a last resort, but, where possible, we intend to negotiate directly with all owners.

What is a CPO ?

It is a legal process that enables Nuneaton and Bedworth Borough Council (the 'acquiring authority') to take possession of your property.

How will I know if my property is subject to a Compulsory Purchase Order (CPO)?

A letter will be sent to you directly, from Nuneaton & Bedworth Borough Council stating that your property is to be acquired under a CPO.

In addition, a letter requesting information about persons who live with you will be issued prior to the CPO letter. This letter is called a 'Request for Information' (RFI). This information will advise NBBC of all the persons affected by the CPO, and consider those accordingly in the rehousing process.

You will be given the **market value of your property** (based on an independent valuation, and on the likely sale price had there been no redevelopment scheme in place).

What happens if I don't agree to a Compulsory Purchase on my property?

Then you will need to make a case to the Lands Tribunal stating why a CPO should not be issued on your property. The Lands Tribunal number is shown below.

What is the Procedure for a CPO?

- The Borough Council will prepare a 'Statement of Reasons' for making a Compulsory Purchase Order, setting out why they need to acquire the properties. (This is sent to the relevant Government Minister for CPO approval).
- First you will receive a Request for Information (RFI) about the persons living at the property
- At least two weeks prior to the CPO being issued to you, a notice must be published in one or more local newspapers, and fixed on or near land affected by the CPO.
- Once the two week period has passed, you will receive notice of the CPO, giving you at least 21 days to raise any objections.

What happens if I object?

The Borough Council will probably seek to negotiate with you, and try to accommodate any concerns.

If the Borough Council is unable to negotiate with objectors, this may lead to either a local public inquiry, or a written representations procedure.

How long will I have to move?

For support and advice on the process speak to Joanne Scotchbrook or Joanne Hughes on 024 7639 9093

Further Information:

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- Booklets are available at the Pride in Camp Hill Offices, and available to be taken away should you wish.
- If you would like to discuss the CPO in more detail, contact Becky Stokes at Nuneaton and Bedworth Borough Council on 024 763 76236.

Independent financial advice can be arranged from the Citizens Advice Bureau (CAB) who hold regular surgeries.

Telephone the CAB on 024 7635 1049

For objections:

- The Lands Tribunal, 020 7029 970

For advice on how long you have to move

Contact **Camp Hill Liaison Officer**, Housing Department, NBBC on **024 7637 6128**