

# Bellevue Mansions: Leaseholders

## FAQs

Below we have tried to give clear and concise answers to these commonly asked questions. So, if you would like more detail on any of the things mentioned or have another question that is not covered here just get in touch via phone or email on;

**Freephone: 0800 731 1619**

**Email: [bellevueresidentadvisor@tpas.org.uk](mailto:bellevueresidentadvisor@tpas.org.uk)**

And we will get back to you by the next working day. If you want to ring or email the members of our team who are working on Bellevue mansions directly you can call;

**Dave Smethurst**

**Email: [david.smethurst@tpasassociate.org.uk](mailto:david.smethurst@tpasassociate.org.uk)**

**Mobile: 07788 420716**

Or **Matthew Wicks**

**Email: [matthew.wicks@tpas.org.uk](mailto:matthew.wicks@tpas.org.uk)**

**Mobile: 07704 402987**

## Main FAQs

### **1. If my house is to be demolished what is my situation as an owner occupier?**

If there is a yes vote for regeneration that means your house will have to be demolished. You are in the following situation;

Assuming planning permission is granted for the estate development, then Hyde can apply for a compulsory purchase order which means you have to sell your property to them.

Under the law you are entitled to the market value of the property plus 10% of that market value as home loss compensation plus further compensation for the cost of selling your homes moving and buying another. (Hyde have come up with a more generous offer on compensation for Bellevue homeowners which we detail separately in the answer to another question below).

Most landlords like to do a deal voluntarily with homeowners rather than enforce a Compulsory Purchase Order as this can be time consuming. In this voluntary period some landlords are more flexible in their offers to incentivise a quick sale. If there is a yes vote, Hyde will be attempting to buy your property under a voluntary arrangement first rather than compulsory purchase. So, if there is a yes vote you will eventually have to move home.

### **2. Do Hyde have to rehouse me because they are demolishing my home?**

The simple answer to this is no. Hyde are under a duty to buy your property from you and give you compensation but not under a duty to provide a new property for you to move into.

As a homeowner, the assumption is you will be required to purchase a new property yourself or find a property to rent.

Under the GLA guidelines, homeowners should be offered the chance to buy a newly built property on the estate and Hyde are offering this opportunity to all existing owner occupiers in Bellevue.

The issue here is that it is unlikely that the new homes for sale will be built before your property is demolished. So, if you do want to buy a new property on the estate you would need to either buy or rent another property in the intervening period.

Hyde have said they will speak to leaseholders about their rental options should they wish to buy one of the new homes, but leaseholders would be expected to pay any rent on a property until they purchase a new one.

Because of practicalities, many owner occupiers choose to buy a new property off the estate (or sometimes rent). Hyde have said they will provide support to anyone who needs it to do this.

### **3. How is the market value determined for my property? What's the process?**

Under the compulsory purchase process there is a defined methodology for arriving at a properties market value. Hyde will be using the same valuation process during the voluntary purchase period.

The market value is determined by a valuation done by a chartered surveyor who is a qualified member of the Royal Institute of Chartered Surveyors (RICS). When valuing the property, they must use the approved RICS methodology. This is quite a complex formula, but it basically involves comparing your property to similar properties in the area to arrive at a market value.

Usually, the landlord (Hyde in this case), will appoint their own RICS qualified surveyor to conduct a valuation using this methodology. Under the regulations the owner occupier can appoint their own RICS qualified surveyor to conduct a valuation on their behalf which Hyde will have to pay for. If there is a difference in these valuations the landlord will negotiate with the owner and agree on a valuation.

If they can't agree on a valuation in the voluntary phase, then owner occupiers don't have to sell. But once a compulsory purchase order notice is agreed, they do, using this methodology. If they still cannot agree on a price with the landlord, then the owner can go to the land tribunal to have the value determined there. Owner occupiers may have to pay the costs for this if they lose though.

Hyde would prefer to buy the property as soon as possible and not wait for the compulsory purchase process to come into effect. They may be flexible to a certain extent on value but due to their own financial rules they cannot deviate too much from market value. But they may choose to be more flexible on compensation.

#### 4. What compensation am I entitled to if there is a yes vote?

As was noted in an earlier answer, the regulatory amount of home loss compensation that owner occupiers are entitled to under compulsory purchase regulations is 10 % of the market value of the property.

For home loss compensation, Hyde have offered owner occupiers 15% of the market value of the property if the sale is completed by **31<sup>st</sup> of October 2026**. If the sale is completed after this, they will receive 10%.

The reason for this offer of additional compensation is to incentivise owner occupiers to sell to Hyde more quickly.

As well as home loss compensations, owner occupiers are also entitled to disturbance compensation. This is designed to ensure that owner occupiers are not out of pocket when moving home.

So typically, this will cover the actual costs of removal, reconnection of appliances, furnishings and fittings etc. But also, it will cover the legal and other costs associated with the sale of their property and the cost of buying a new one (if this is done within a reasonable time frame). This also includes paying stamp duty on the new property up to the market value of the current home.

#### 5. If I sell my property to Hyde early will I have to move out straight away?

Hyde have said in the offer document that they will decide this on a case-by-case basis.

There usually is flexibility in these kinds of projects as the landlords usually want to first and foremost complete the sale. They really only need vacant possession when they want to start building works themselves. So there potentially some leeway here on when people have to move out.

Therefore, given that by Hyde's estimate it will be two years before they start work on the first block to be constructed, and it will be three to four years before the existing buildings are demolished. We think that Hyde are likely to be flexible on when owner occupiers move out. So, it may be if you agree to sell the property to Hyde on or before October 2026, Hyde will not make people move out straight away and will discuss a date when they would like people to leave based on their circumstances.

So, we would advise people to discuss this with Hyde as they negotiate any sales and mention any factors that they would like Hyde to consider in terms of agreeing a date to leave the property.

## **6. If there is a yes vote and people support the proposals to demolish the estate what will happen when?**

If there is a yes vote:

- Firstly, Hyde will build the new flat block that all existing tenants who want to stay on the estate will move into. Work on building this property will start in 2028 and they will be ready in 2030.
- At the same time tenants who want to move off the estate will start looking for new homes with Hyde. This process could take up to 2 years.
- Once the new block for existing tenants is built and everyone has moved out of the existing Bellevue Mansions building then demolition will start. This will be in late 2030.
- It is likely that at this point properties for sale will start to be built.
- It's estimated that all the planned properties will be completed by 2033.
- Leaseholders who may be interested in buying a new property on the estate will need to check when the homes for sale will be built as these may be ready earlier than 2033.
- So, it will be around four years before tenants who wish to remain on the estate move into their new homes. However, Hyde will be looking to rehouse tenants who want to move off the estate relatively soon after the yes vote based on what suits them and how easy it is to find a property that is suitable for them. So, some people may move after a few weeks whilst it may take months for others.
- It's also likely from a leaseholder's perspective that the Bellevue Mansions building will not start to be demolished before 2030. So, if they wait for compulsory purchase to be agreed, it may be that they have to move out in 2029. This is just our best guess though and leaseholders will need to talk to Hyde about the timetable as they start to work on the regeneration project.
- It's likely there will be building activity for five years (albeit with tight controls) which will cause some disruption, and it will be just over seven years overall from a vote in favour of the proposals to everything being completed i.e. late 2025 to the end of 2033.

## **7. What will happen if there is a no vote?**

Assuming Hyde do not decide to hold another vote if they lose (which they have said they would not) then things will be much the same in Bellevue Mansions with perhaps some more intensive improvement works to common parts of the building.

So:

- Day-to-day maintenance works and leaseholder service provision and charges will carry on as normal.
- It is also likely there will be a greater amount of works to things like the windows roof and other common parts of the building along with works aimed at improving the

thermal efficiency of the Bellevue Mansions building to raise it up to modern building standards.

- This will mean that leaseholders are likely to be looking at making regular contributions to these improvement works over the next 10 to 20 years. It's important therefore to discuss with Hyde what their long-term maintenance plans will be, and likely level of leaseholder contributions will be. They also need to ascertain How Hyde plans to consult leaseholders over these proposed works.
- In addition, leaseholders will be asked to pay for the improvement works done in 2023, the charge for which has been suspended for the moment pending the result of the ballot.
- However, residents will not experience any of the disruption that demolition and moving home would have produced.

## **8. What is the Landlord offer document?**

The landlord offer document contains Hydes's proposals for regenerating the estate. Its these proposals you are being asked to vote on.

It covers proposals on;

- Redesigning the estate and building new housing.
- The design of the new homes.
- How people will be rehoused, their options and what they are entitled to.
- The compensation people will receive.
- How long it will take.
- How the ballot will work and How people can vote.

It also has specific sections for tenants and leaseholders covering what it means for them.

You can only vote yes or no on whether you support what is proposed.

You should have received a copy of the offer document through your door on the 9<sup>th</sup> of September. Please get in touch immediately if you have not received this.

## **9. How does the ballot process work? How can I vote? When can I vote?**

The ballot process itself is being run by an independent organisation called Civica Election Services (CES). They will issue the voting information and receive the votes. Hyde will have nothing to do with this process.

All leaseholders who are eligible to vote should have received a voting pack through the door on Monday the 29<sup>th</sup> of September (if you haven't, please contact Hyde or us as a matter of urgency)

The voting pack includes a prepaid reply envelope and instructions how to vote.

You can vote online, by telephone or by post (using the prepaid envelope provided). There are clear instructions on how to do either of these in the voting pack.

If you need help casting your vote or are unsure on how you do it just contact CES on **020 8889 9203** or email [support@cesvotes.com](mailto:support@cesvotes.com).

The ballot opens on the Monday the 29<sup>th</sup> of September 2025 at 9am and closes at 5pm on Thursday 23<sup>rd</sup> of October 2025. The ballot therefore runs for 25 days. So, you need to vote during this time period if you want your vote to be counted.

We would advise not leaving the vote until the last minute as it is easy to miss the deadline if you do. You need to give yourself time to think about it and contact anybody you want to discuss the issues as you see them. However, it's your vote and it's important that you do.

## **10. Does it matter if I vote?**

In a word, Yes!

This vote will have a major impact on your life and its important you have your say on the proposals by casting your vote.

The vote will be decided by a straight majority of those who vote. So, if only 10 people vote and 6 vote in favour the proposals will go ahead.

Given the numbers of people voting will be relatively small (we estimate under 100) every vote will count. So, it's important you vote for the option you favour.

If you are not sure of how you should vote and want to discuss the issues and what's in the offer document with somebody independent just give us a call.

## Getting in touch with Tpas

Remember, if you would like to contact us, you can ring our freephone number on:

**Freephone: 0800 731 1619**

Or email us at:

**Email: [bellevueresidentadvisor@tpas.org.uk](mailto:bellevueresidentadvisor@tpas.org.uk)**

And we will get back to you by the next working day. If you want to ring or email the members of our team who are working on Bellevue mansions directly you can call;

**Dave Smethurst**

**Email: [david.smethurst@tpasassociate.org.uk](mailto:david.smethurst@tpasassociate.org.uk)**

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