

## Central West – FAQs

Questions	Responses
<b>Valuation</b>	
<b>What if I don't agree with the valuation?</b>	We want to assure you of our commitment to transparency. Our valuations are carried out by independent RICS valuers following the Global Red Book standard, ensuring accuracy and fairness. If you wish to obtain, at your own cost, another Red Book valuation independently, we are open to considering it. However, please keep in mind that estate agent valuations will not be part of this assessment process.
<b>Will the RAAC (Reinforced Autoclaved Aerated Concrete) investigation impact the value?</b>	No, if Central West were found to contain RAAC, it is important to note that this would be treated in a manner similar to the way remediation works are handled in the valuation process. RAAC findings would be excluded as part of a special assumption, ensuring that the valuation is as accurate and fair as possible. Our commitment is to conduct thorough and transparent valuations that consider all relevant factors to provide leaseholders with the best possible offer.
<b>Final Offer</b>	
<b>Is this my final offer?</b>	No, the Red Book valuation is not the value of the offer that SBHA will make as part of its final buy-back offer. The Red Book is Newman Webb's independent opinion of the full value of your property. If you only own a share of your property, the final SBHG offer will also only reflect the equivalent share of this valuation.

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<b>What will the final offer include?</b>	<p>This valuation of your property, or equivalent to the share that you own (i.e. 50%), if you do not own 100%. Plus, the discretionary home loss and the disturbance payment in line with HM government's current standard payments at 10% of this valuation plus £4k for disturbance payments. Full , and independent details of when and how statutory payments for tenants are calculated are available at</p> <p><a href="https://england.shelter.org.uk/professional_resources/legal/housing_conditions/occupiers_displaced_by_poor_conditions/compensation_for_people_displaced_from_their_home#title-0">https://england.shelter.org.uk/professional_resources/legal/housing_conditions/occupiers_displaced_by_poor_conditions/compensation_for_people_displaced_from_their_home#title-0</a></p> <p>The SBHG payments initially on offer are discretionary, and not statutory, but have been based on the statutory payment amounts. SBHG's board are reviewing these based on your feedback – as per the October newsletter.</p>
<b>When will the final offer be provided?</b>	<p>Not at this time because the buy-back proposal by SBHG is contingent upon 100% of all leaseholders accepting the buy-back offers. This condition is a part of our strategy to ensure that the decision is aligned with the collective interests of all leaseholders and SBHG. Our aim is to reach a unanimous agreement that benefits everyone involved.</p>
<b>What if 100% of leaseholder do not agree?</b>	<p>SBHG will proceed with remediation. Final information on what this involves and the time frames for completion will be provided as part of the landlord offer, which will be provided at the same time as the final offer is</p>

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	made, but at this stage it remains the same as that outlined in the original consolation documents.