

Appendix 5

<b>Compensation payments payable</b>	<b>Owner Occupier</b>	<b>Owner not occupier</b>	<b>Tenant</b>
<b>Value of the land taken</b> (open market value in the absence of the scheme) less sum due in respect of any mortgage	✓	✓	
<b>Homeless payment</b> if resident for one year or more (Owner =10% of value of property Max £47,000-Min £4,700 Tenant = flat rate £4,700)*	✓		✓
<b>Basic Loss payment</b> (7.5% of value of property)		✓	
<b>Fees</b> (reasonable surveyors and legal fees for dealing with the claim and transfer)	✓	✓	
<b>Disturbance</b> (costs and losses as a result of being disturbed from occupation, e.g. removals, redirection of post, disconnection of services)	✓		✓
<b>Costs of re-investment</b> if incurred within one year		✓	

\*Estimated scheme costs include an assumption that annual increase in this amount will take homeless payment to approx £5,000 per tenant