

POLICY: DECANT

1.0 Introduction

- 1.1 This policy covers circumstances when Thames Valley Housing (TVH) deem it necessary for residents to vacate their permanent home temporarily to enable refurbishment or repair works to be carried out. The policy gives examples of the circumstances in which this may be necessary and the financial compensation that will be made available.

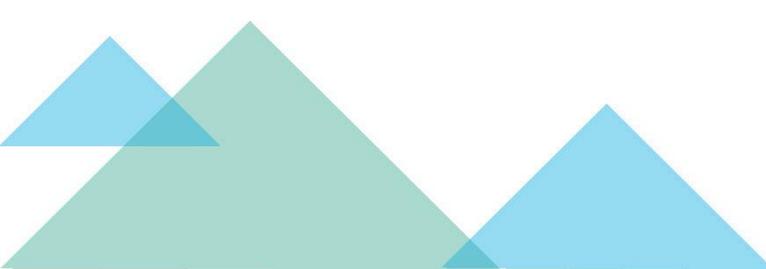
2.0 Background Legislation

- 2.1 Land Compensation Act 1973.

3.0 Definitions

- 3.1 A 'decant' is when it is necessary for residents to vacate their permanent home temporarily or permanently to enable refurbishment or repair works to be carried out.

4.0 Decant Circumstances

- 4.1 Circumstances in which it might be necessary to require residents to vacate their permanent home include:
- ▲ Major structural repairs refurbishments or improvements are required to the property, which would be impossible to carry out if the residents remained in occupation.
 - ▲ The property has been damaged or made structurally unsound owing to fire or flood and is not safe or fit for the resident to occupy until repairs have been carried out.
 - ▲ Major works are required as a result of an Environmental Health Order having been served which would be impossible to carry out if the residents remained in occupation.
- 4.2 Residents will be advised as early as possible of the need for their permanent home to be vacated.
- 4.3 The preferred option is for residents to stay with friends or relatives in the short term. If this is not possible suitable alternative accommodation will be sought. In an emergency, bed and breakfast or hotel accommodation will be used. For longer term absences, private rented accommodation may be secured.
- 4.4 If it is necessary for the property to be cleared, we will arrange for storage of belongings and pay for the removal costs. We will make all the arrangements for removals and connection of appliances (e.g. gas cooker connections, plumbing washing machines) unless the residents prefer to do so themselves.
- 

5.0 Disturbance Payments

5.1 We will meet costs associated with removals including:

- ▲ Costs of removal and/or storage of belongings where necessary;
- ▲ Disconnection and reconnection of appliances, gas and electricity supply, and telephone;
- ▲ Any additional rent or service charge costs (residents will continue to be liable for rent and service charge for the permanent accommodation);
- ▲ Short-term bed and breakfast or hotel charges in emergency circumstances;
- ▲ Where friends or relatives offer accommodation and the resident is not in receipt of Housing Benefit or Universal Credit, a payment equivalent to their current rent will be paid; and
- ▲ Cost of redirection of mail.

5.2 If there are no cooking facilities in the temporary accommodation, a payment of £10 per adult per day and £5 per child (over 6 months and under 12 years) per day will be made. If the accommodation includes breakfast, the payment will be £7 per adult per day and £3 per child (over 6 months and under 12 years) per day will be made.

5.3 If any other financial costs are incurred as a result of the temporary relocation, such costs as are reasonable will also be reimbursed, subject to approval.

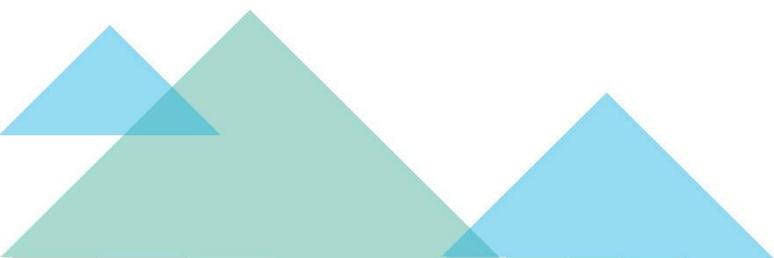
5.4 Residents will be given as much notice as possible when their permanent home is again available for occupation. Residents staying in bed and breakfast accommodation will normally be expected to move back immediately. We will be responsible for arrangements for the removal and associated costs as detailed above.

5.5 Residents will not normally be able to remain in the temporary accommodation when their permanent home becomes available for occupation. The exception to this is where a resident has moved to another of the Association's properties, is already on the transfer waiting list and meets the criteria for an offer of that property for a permanent transfer.

5.6 On occasions when it is necessary to ask residents to vacate their home on a permanent basis, because their home is to be demolished or substantially altered, additional compensation payments to residents are made, based upon the statutory Home Loss Payment as defined in the Land Compensation Act 1973. This payment is per household, and will be equally split between the legal tenants. This is in addition to the relocation costs summarised above, but will be offset against any monies owed to the Association.

6.0 Other useful links

6.1 Lettings Policy



7.0 Equality Impact Assessment

7.1 If a resident has adaptations in their home, we would find a suitable property for them to decant to.

8.0 Policy Information

Policy owner: Housing Services Manager

Approved by: Director of Residential Services

Last review date: April 2016

Next review date: April 2019

Equality assessment: May 2014

Resident consultation completed: N/A

