

## **EastendHomes**

### **DECANT POLICY**

#### **1. STATEMENT OF INTENT**

- 1.1 When implementing regeneration and estate improvement schemes EastendHomes will from time to time need to decant tenants and home owners in order to demolish or refurbish their homes as part of these schemes.
- 1.2 EastendHomes will consult with residents who may be affected before agreeing to decant unless it is required due to an emergency.
- 1.3 If a property is being refurbished tenants will only be decanted if the works required are so extensive it would not be feasible for them to remain in occupation or if the tenant or a member of their household has a medical assessment advising that they should not remain in occupation.
- 1.4 As a partner of the Tower Hamlets Common Housing Register (CHR) EastendHomes will follow the CHR lettings policy relating to decanting.

#### **2. TENANTS**

- 2.1 EastendHomes will fully discuss all their options with tenants who are being decanted.
- 2.2 When a property is being decanted in order to carry out major refurbishment works tenants may have a choice of being decanted temporarily or permanently depending on the nature of the works.
- 2.3 EastendHomes will pay reasonable expenses incurred by tenants being decanted as outlined in the EastendHomes Compensation and Payments Policy.
- 2.4 Tenants who move from their home permanently will be entitled to Home Loss Payment if they have lived at the property for at least 12 months before the decant is agreed.
- 2.5 Any tenant who owes EastendHomes money e.g. rent arrears will have this deducted from Home Loss or expenses payments.
- 2.6 Anyone in the household who is not an immediate family member will not be included in the housing need assessment as defined by Tower Hamlets CHR Lettings policy. They should register for housing separately unless agreed otherwise. An enhanced housing priority will be given to qualifying applicants for one offer only if the person(s) is able to prove 12 months continuous residency as their only or principal home

prior to the decant notice. If they fail to attend a viewing or refuse an offer of alternative accommodation their enhanced housing priority will be withdrawn although they can remain on the CHR with a lower priority to move. Vacant possession of the property will be expected when the main applicant is re-housed. The tenant will be expected to sign a declaration guaranteeing EastendHomes vacant possession of their home when they move.

### **3. HOME OWNERS**

- 3.1 Where owner occupiers (leaseholders or freeholders) properties are included in a decant scheme EastendHomes will only consider them for rehousing in extremely exceptional extenuating circumstances.
- 3.2 EastendHomes will fully discuss all their options with owners whose properties are included in a decant scheme.
- 3.3 Where appropriate EastendHomes will offer decanting homeowners shared ownership or other home ownership opportunities.
- 3.4 Re-housing or shared ownership/home ownership opportunities will only be available to owners who have occupied the property as their only or principal home for at least the 12 months prior to the decant being agreed.
- 3.5 Tenants of owners will only be considered for housing by application to the Common Housing Register, however they will not be eligible for an enhanced housing priority.
- 3.6 EastendHomes will make every effort to reach a negotiated settlement with owners but due to the lengthy process involved, once a decant scheme has been agreed EastendHomes will request the local authority to make a Compulsory Purchase Order (CPO) covering all affected properties.
- 3.7 EastendHomes will continue to negotiate with owners throughout the CPO process.
- 3.8 Compensation and re-housing options for owners will be the same whether a settlement is reached through negotiated or CPO route.
- 3.9 EastendHomes will pay all reasonable expenses associated with the decant including survey fees and legal costs relating to purchasing an alternative property.
- 3.10 Home Loss Payment will only be made to owners who have lived at the property as their only or principal home for at least 12 months prior to the decant being agreed.

3.11 Any owner who owes EastendHomes money e.g. service charge arrears will have this deducted from Home loss or expenses payments.