

STROUD DISTRICT COUNCIL

HOUSING COMMITTEE

APRIL 2022

Report Title	Decant Policy			
Purpose of Report	To present the updated Decant Policy to Committee			
Decision(s)	The Committee RESOLVES to adopt the updated Decant Policy			
Consultation and Feedback	Head of Property Services, Head of Contract Services, Housing Advice Manager, Housing Manager, Income & Systems Manager, New Homes & Regeneration Manager, Head of Strategic Housing Services.			
Report Author	Michelle Elliott, Housing Manager Email: michelle.elliott@stroud.gov.uk			
Options	N/A			
Background Papers	None			
Appendices	Appendix A – Updated Decant Policy 2022 Appendix B – Equality Analysis Form			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	No	No	Yes	No

1. Introduction

- 1.1 Decanting is a term used to explain the process where households need to move from their homes because either their landlord or an authority with compulsory purchase powers has redevelopment plans for their home. Decanting is also used when the Council as landlord need to refurbish or carry out emergency repairs which cannot be done safely when the property is in occupation.
- 1.2 This policy sets out the Council's approach for SDC tenants who are asked to leave their home by the Council;
- On a permanent basis in order for neighbourhood regeneration to take place
 - On a temporary basis in order for the Council to carry out substantial works to the property and where it has been agreed by the Council that the property would be unfit for occupation during works
 - This policy also applies to owner occupiers and private landlords whose homes are being purchased by SDC in order to progress neighbourhood regeneration.

2. Policy Purpose

- 2.1 The Council acknowledges that moving home is a challenging and stressful experience, especially where households may feel their options are limited. This policy seeks to ensure that all decants are carried out sensitively, appropriately and efficiently with the minimum

upset and difficulty to the tenant. The policy also seeks to maximise the accommodation options available to tenants when they are asked to decant on a permanent basis.

2.2 The aims of this policy for households decanting both temporarily and permanently are:-

- To provide choice to residents;
- To ensure decants operate in a fair, equitable and reasonable manner;
- To deliver simple but effective consultation and feedback with decanting households at the earliest opportunity and throughout the process;
- To enable decants to be carried out in a way which minimises the disturbance to households;
- To establish a basis for making offers of support, both financial and practical, to households obliged to decant;
- To enable the Council to make best use of stock through timely access for refurbishment work or where a decision has been made for demolition; and
- That the best use is made of the Council's resources.

Updated elements

All updated elements in the policy are highlighted in bold type

- The Home loss payment as at October 2021 is £7,100 for local authority tenanted properties
- Job titles have been amended to reflect the current structure e.g. there is no longer a tenant liaison officer and this is replaced by the lettings officer in Tenancy Management
- Tenants may be considered for a direct match to comparable Independent Living or other properties considered for a direct match in line with Homeseeker Plus Allocation Policy
- If more than one tenant is interested in being direct matched as part of this process an assessment will be made by appropriate officers based on suitability e.g. mobility issues
- In exceptional circumstances, grant an exception to policy for bedroom needs. For example, where there is a proven medical need for an extra bedroom or to enable best use of stock
- Recognition of managing the process sensitively and take account of any specific factors including (but not limited to) disability and vulnerability
- In cases where there is suspected coercive behavior including financial control from one of the joint tenants (subject to Home Loss payment where payments are made to one tenant in a joint tenancy), the Council will fully investigate through a safeguarding process to ensure this is properly considered before any payments are made.

3. Implications

3.1 Financial Implications

There are no direct financial implications arising from this report.

The decant policy however, could affect the New House programme which in turn would have an impact on the Housing Revenue Account.

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3.2 Legal Implications

There are no significant legal implications arising from this report.

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3.3 Equality Implications

An EIA has been submitted, see appendix B.

3.4 Environmental Implications

There are no significant implications within this category.