

# Our policy on Decants



We sometimes have to ask people to move, because we plan to demolish or refurbish their homes. Our policy on 'decants' explains what this might mean for you.

## Consulting you

If we have to ask you to move from your home because we are carrying out major work or demolishing the property, we will consult with you first, unless it's an emergency.

We will only ask you to move out if the work can't be done safely otherwise. Or if a medical assessment says that someone in your household might be badly affected by it.

## Tenants

If your home is being refurbished, we will discuss your options with you. We may be able to give you a choice between being moved temporarily or permanently.

If you move temporarily, we will pay some reasonable expenses. If you move permanently from a home where you have lived for at least a year, we will give you a home loss payment. However, if you owe us rent, we will deduct this first. (See our 'Compensation and payments' policy for more details.)

As part of the priority decant process, only the housing needs of your immediate family will be taken into account. Anyone else living with you, including non-dependant sons/daughters and their immediate family, should normally register separately for housing and be ready to find somewhere else to live in the meantime.

For these other members of your household to get enhanced priority for a home with a social housing landlord, they would have to:

- be able to prove they have lived with you for at least the past 12 months
- attend any viewing offered, and
- accept the first reasonable offer made.

When, as the main tenant, you are rehoused, you must leave your home vacant. You will be asked to sign a declaration guaranteeing this.

At this point, other members of your existing household will lose their enhanced priority level. However, they can remain on the housing register.

## Letting to decants

As a partner of the Tower Hamlets Common Housing Register, we follow a set lettings policy when we let homes to people being decanted.



## Homeowners

If you are an owner occupier and we need to decant you, we will discuss your options with you.

We will make every effort to negotiate compensation. However, we may do this as part of a compulsory purchase order for the whole building, to speed things up. This should not affect the price.

We will pay reasonable expenses to cover the cost of surveys and legal costs for you to purchase another home.

If you have lived in your home for more than a year, we will also:

- provide a home loss payment
- try to offer you an alternative home to buy outright or via shared ownership, or
- in very exceptional cases, we might be able to consider you for rented housing.

We will not rehouse any tenants you have, but they can register for housing in the normal way.

Be aware that if you owe us money for your service charge, we will deduct this from any expenses or home loss payment we make.

*This leaflet provides a summary of our policy.*

**For more information** send a message through your 'My Corner' account, or email [customerservices@thch.org.uk](mailto:customerservices@thch.org.uk)