

## **Appendix 2 – Re-housing Scheme**

### **Compensation**

- 1.1. At this stage the re-housing offer for secure tenants is a voluntary one. However, the Council intends to offer the support and compensation that is available to Council tenants and leaseholders on the same basis as if it were a statutory compensation process as set out in the Land Compensation Act 1961, Land Compensation Act 1973 and the Home Loss Payments (Prescribed) (England) regulations 2022.
- 1.2. On the 26 September 2022, the Council began a three-month consultation with affected Council tenants and leaseholders of the three blocks, which closed on 19 December 2022. The consultation set out the deal in principle for each tenure group as summarised below.

### **Tenant re-housing offer**

- 1.3. The proposed offer to secure Council tenants would be:
  - 1.3.1. Home loss payment in line with statutory payments made on a decant scheme, currently £7,800
  - 1.3.2. Disturbance payment to cover the cost of moving (removals, post redirection etc.). The following amounts were proposed dependent on the size home the tenant moved into:
    - Studio - £750
    - 1 - £950
    - 2 - £1250
    - 3 - £1550
    - 4 - £1850
    - 5 - £2150
  - 1.3.3. Tenant options fund payment for those downsizing in line with Council policy
- 1.4. This payment will also be made retrospectively to tenants of Cartmel, Coniston and Langdale, who had already moved under the VRS. There would be no right to return to existing homes, given the length of time due to the disruption from HS2 works.
- 1.5. In addition, tenants waiting to move would have their points increased on the housing register. Currently each household has an additional 630 housing points on the allocations scheme, and a single direct offer of accommodation can be requested after six months of bidding. Under the Local Lettings Plan (LLP) tenants are also prioritised for voids that become available on the Regent's Park Estate, which allows them to retain existing support networks and minimise disruption.

- 1.6. To assist the remaining 25 tenanted households to find a suitable home it is proposed that the LLP (Appendix X) is adjusted to:
  - 1.6.1. Allow an increase of housing points by a further 400 points bringing the decant point awards to 1030
  - 1.6.2. Allow the Local Lettings Plan to be expanded from the Regent's Park Estate to cover the whole of the Regent's Park Ward, including voids from Registered Providers that are advertised via home connections
  - 1.6.3. Allow tenants who are under occupying a suitable offer of alternative accommodation by allowing them to bid for an additional bedroom to their housing need
  - 1.6.4. Allow larger households requiring homes that are 4 bed or higher a discretionary offer to split households by granting an additional tenancy
  - 1.6.5. Allow a household to request two direct offers

### **Leaseholder re-housing offer**

- 1.7. The proposed offer to resident leaseholders will be as follows:
  - 1.7.1. In line with current statutory payments, the value of their home plus 10% up to a maximum of £78,000 plus costs (including surveyors and legal fees) and costs associated with moving.
  - 1.7.2. To cover the conveyancing cost of their replacement home purchase (to be completed within twelve months of the sale) including stamp duty and associated legal costs, usually up to a capped limit.
  - 1.7.3. The Council would also develop a Shared Equity policy to enable resident leaseholders to remain in the local area. This will allow them to take the value of the current property and acquire an equity share in another property while not paying rent on the unowned share. This will be made available on a case-by-case basis. The sourcing of suitable shared equity offers will be done in discussion with resident leaseholders.

### **Non-Resident Leaseholders**

- 2.15 The proposed offer to non-resident leaseholders will be:
  - 2.15.1.1 In line with current statutory payments, be the value of their home plus 7.5% up to a maximum of £78,000 plus conveyancing costs and stamp duty towards the cost of buying a new home within 12 months of the sale of their property. Non-resident leaseholders will not be eligible for the shared equity scheme. Approximately 50% of leaseholders are non-resident leaseholders.

### **Private Rented Tenants**

- 2.16 The council generally does not have an obligation to re-house the private tenants of non-resident leaseholders, unless there is a statutory duty to do so. No compensation payments will be available to private rented tenants.

### **Management Arrangements**

- 2.17 In addition to the compensation, it is proposed that the Council adopts a resident centred approach to service delivery, with a specialised resource to manage the re-housing and leaseholder buy back process.
- 2.18 The intention is to expand on the enhanced services provided by the HS2 team to have a re-housing team who will work with residents to enable them to move.
- 2.19 This will allow for the Council to tailor its service offer based on a household's needs which will be consistent and reassuring for residents. The approach will have the same Camden officer assist a resident from the beginning, to the end of a decant. The officer will work with a household through the process of filling in necessary paperwork, to managing removals, co-ordinating multi-agency support if necessary and settling the family in into their new homes. By having such close and focused attention it should ensure that the council alleviates any anxieties caused by this process, along key touch points.