

# Requiring tenants to move/decant Policy

## Policy Statement

Where tenants are decanted as a consequence of major repairs or demolition of their home we will negotiate a suitable package with the tenant, which will include providing accommodation, safe storage for belongings and covering any additional costs that will be incurred.

## Decanting for major repairs or improvements including demolition

If a decant is necessary, we have a legal obligation under Section 105 of the Housing Act 1985 to consult with tenants when they are affected. Consultation must be at a time when proposals are still at an early stage.

## Decant accommodation – Temporary move

The temporary decant accommodation will be let on a non assured tenancy. The location of the temporary accommodation will be as near as is reasonably practicable to the tenant's current home to minimise disruption

For the duration of the works, the permanent tenancy continues with no rent being charged on that property and temporary alternative accommodation can be provided by Bron Afon or its partners if that is required. Whilst occupying the temporary accommodation, the tenant will be responsible for the payment of rent and all other charges relating to the temporary accommodation. The charges relating to the temporary accommodation will be equal to or less than the charges relating to the permanent accommodation. Once the works are completed on the original accommodation the tenant will be expected to return to that property within 7 days.

## Decant accommodation – permanent move

There may be occasions where properties are demolished or substantially altered as part of major regeneration schemes. In such cases, tenants will be unable to return to their homes. If this is the case:

- We will work with tenants to provide options for rehousing.
- Bron Afon's Allocations policy will apply in terms of eligibility for houses and flats.
- Tenants will be entitled to additional compensation payments based on the [Home Loss Payments \(Prescribed Amounts\) \(Wales\) Regulations 2008](#).

## Tenants refusing to return to their permanent home

There may be instances where a tenant is unwilling to return to their permanent home once any works have been completed and refuses to vacate their temporary accommodation. We will consider whether there is a case to make the temporary move permanent or issue legal proceedings to regain possession of the temporary accommodation.

## Decanting due to an emergency

We (in conjunction with our partners) will provide temporary accommodation for tenants who must leave their homes following fire, flood, explosion or storm damage, or other natural disaster which renders their home unfit for habitation. The cost of removing any salvaged furniture and effects would normally be at the tenant's expense.

## Homeloss and Disturbance Payments

Where Bron Afon decides or has no option but to demolish tenanted properties in its ownership or the property is required for other purposes, Bron Afon will pay compensation to tenants. For more details please refer to the Homeloss and Disturbance Policy.