

Section 7

Home Loss and Disturbance Policy

Home Loss Payments will be paid in line with the Planning & Compensation Act 1991, the Land Compensation Act 1973 and Home Loss Payments (Prescribed Amounts) (England) Regulations 2008. This prescribed amount of compensation to be paid to tenants is £4,900 (£5,300 from 1st Oct 2015). These regulations are currently reviewed annually by the Government in August and as new rates are set the council will adopt them. Any arrears owed will be deducted from the payment.

The Housing Act 1985 (Part II S.26) allows local authorities to give financial assistance towards removal costs to residents affected by a clearance programme which has resulted in either a permanent or temporary move of house. This assistance is called a 'disturbance allowance'.

A disturbance allowance is intended to compensate the tenant/occupier for the costs they have incurred by their displacement and the amount shall be equal to the reasonable expenses associated with their move. The Council will treat each case on its merits and will consider claims on the basis of whether a cost has been incurred as direct and reasonable consequence of being disturbed.

There is a range of options that would usually be claimed as "standard" and it is reasonable to assume that the majority of displaced households will need to arrange the following items as a direct consequence of being required to vacate their current home;

- cost of removal firm (vulnerable tenants can also claim for packing of belongings);
- disconnection and reconnection of domestic appliances;
- disconnection and reconnection of telephone lines and extensions;
- disconnection and reconnection of television aerials or satellite dishes
- redirection of post for up to 3 months;
- uplifting and refitting of existing carpets and blinds

If you think that you have particular additional costs please contact Sajni Durve Regeneration Officer for advice on what is eligible.

In order to minimise the costs to residents, that they subsequently have to claim back, the council will put in place contractors to undertake the basic work of

Removals (an approved and insured contractor

Disconnection and reconnection of washing machines, cookers and dishwashers

Lifting and refitting carpets

Moving of TV aerials and Satellite dishes

The council will pay the cost of telephone disconnection and reconnection, mail redirection for 3 months.

For all moves temporary or permanent the council will pay for carpets and curtains to the same number of rooms that have been vacated, plus the cost of Hall, Stairs and Landing where appropriate, assuming that no existing carpet or curtains can be successfully refitted. The standard of carpeting will be to the value of £4.50 per sq m, and for curtains £ 45 per window. However, if a tenant chooses to pay for a higher quality fitting they can only claim the standard rate.

All receipts for payments made directly by tenants must be produced for the council before reimbursement can be made.

Any amounts owed to the housing department will be deducted before the Home Loss payment is made. No deductions will be made from Disturbance costs.

The above allowances for carpets and curtains relate to moves away from Grange Farm. Any allowances for those moving into a new property at Grange Farm will be reviewed in light of the specification for finishes.