

## **SOUTHSIDE HOUSING ASSOCIATION**

### **Decant Policy**

First Approved:  
Last Reviewed: June 2006  
Next Review Date: June 2009

#### **DECANT POLICY**

It is recognised that when it is necessary for the Association to carry out certain unplanned repairs/ improvements, or major improvement works, that the tenant/owner may be required to vacate the property. The type of repair and or potential hazard that may arise from this work will dictate the length of time the occupier will need to be accommodated elsewhere.

Where an occupier is only affected for a short duration and they are unable to reside with family or friends, the Association may assist with the provision of alternative accommodation for the duration of the works.

This will be in the form of a temporary move to another association dwelling and will be arranged through a housing management allocation.

In addition, this policy will outline below the extent of support the association will meet in order to ensure, as far as is reasonable in the circumstances, that the occupier does not suffer a loss or detriment as a result of decanting from their principal home on a temporary basis.

#### **The Association will arrange:**

Removal/storage of furniture  
Lifting and refitting of carpets where possible  
Disconnection and reconnection of occupier's own cooker & washing machine  
Mail Re-direction  
Provision of a shower in a decant property (where a physical disability or frailty necessitates)  
Making good all disturbed decorations. Where rooms require redecoration, the association will carry this out prior to the occupier moving in  
Provide carpet in rooms in the decant property

It is acknowledged that each household's needs will vary according to their unique circumstances and there may be other items other than the above that the occupier will require assistance with. This will be considered at the discretion of the Association.

Every reasonable effort will be made to ensure that decant accommodation meets the needs of the occupier and does not adversely affect work/care arrangements/schooling/family support. This will be done in the knowledge that it may not be possible to avoid disruption.

The housing needs of all occupiers will be assessed as part of the process for identifying suitable decant accommodation. Decant properties (which can be new or refurbished) for all occupiers will be based on their specific needs.

Every effort will be made to limit the time between the need assessment and the commencement of building works.

The Association will offer a maximum of three properties per occupier. If the occupier deems all three properties unsuitable then they will have no alternative but to make their own arrangements for decant accommodation.

The occupier will require to sign a Minute of Agreement prepared by the Association confirming their agreement to pay a decant rent for the duration of the let.