

Downsizing Incentive Policy

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1. Introduction and Context

- PCH downsizing incentive policy is to make the most effective use of its housing stock to support qualifying tenants occupying PCH properties too large for their needs to downsize to smaller properties via the internal transfer list and the housing register. This can also apply to tenants living in disabled adapted properties they no longer require.
- If your circumstances have changed and you have more bedrooms than you need, you could consider downsizing. Benefits include lower bills for a smaller home, easier to clean and maintain, and removal of Bed Tax.
- PCH can offer financial and practical support to help tenants downsize to a property that meets their needs and bedroom requirements.
- The scheme is voluntary, and tenants will not be forced to downsize.

2. Objectives and Aims of the Policy

- To provide financial and practical support to tenants who wish to downsize.
- To ensure that PCH tenants are aware of the benefits of downsizing and the support available to them.

3. Policy Statement

- The policy outlines the eligibility criteria, application process, and the types of support available to tenants who wish to downsize.

4. Eligibility Criteria

- To be eligible, tenants need to be registered on Devon Home Choice or Cornwall Home Choice based lettings. Tenants can register on DHC or CHC and speak to their Housing Officer or Housing Choices Team for further guidance.
- Tenants must want to move to a property that is at least one bedroom less.
- Tenants must have maintained their home to a satisfactory condition and will be subject to a pre-transfer inspection.
- Arrears will need to be in a payment plan.
- The move must not result in overcrowding.
- Tenants will not be considered for the scheme if they have previously received a payment for downsizing within the last two years.

5. Legislation and Context

- The policy is applied in accordance with relevant legislation and regulations.

6. Data Protection

- The policy ensures that tenants' personal data is protected in accordance with data protection laws.

7. Equality, Diversity, and Inclusion

- The policy promotes equality, diversity, and inclusion by ensuring that all tenants have access to the support they need to downsize.

8. Appeals

- Tenants have the right to appeal decisions made under the policy.

9. Monitoring and Review

- The policy will be monitored and reviewed regularly to ensure its effectiveness.

10. Related Policies

- The policy is related to other policies PCH has in place, including but not limited to: - Tenancy Allocations Policy

Incentive options

Option 1 (TBC)

Gold (Full PCH support)	Silver (Medium PCH support)	Bronze (Minimal PCH support)
<p>£750 plus practical rehousing support from start to finish to arrange packing and removals, utilities. Residents receive support to complete their move.</p> <p>Or for people who have arrears/ recharges. We write these off up to a certain amount and they're not required to pay rent in advance. Residents still get some money as an incentive £750.</p>	<p>£2000 and guidance to help book removals.</p> <p>Handyperson to help put up curtain rails etc.</p>	<p>Disturbance Payment of £4180. A one-off payment to cover these costs only:</p> <ul style="list-style-type: none"> • Removals • Disconnection/reconnection of appliances (cooker, dishwasher, washing machine) • Disconnection/reconnection of existing services (telephone, intruder alarm, cable TV, broadband) • Redirection of mail (up to three months) • Carpets, curtains and other soft furnishing. <p>No involvement from PCH staff.</p>

Option 2 (TBC)

The amount of financial incentive paid to a downsizing tenant depends on the size of the property you are in now, and the size you move to.

The more bedrooms you give up, the higher the payment.

The payment consists of a £500 lump sum for the first bedroom released, plus £350 for

every subsequent bedroom released. There is also a £200 disturbance payment, which rises to £250 for tenants of pension age. We also cover removal costs, which consists of the hire of a removal van, the disconnection and reconnection of a cooker and telephone only.

		Moving to				
		1-bed	2-bed	3-bed	4-bed	5-bed
Moving from	2-bed	£700 - £750	-	-	-	-
	3-bed	£1,050 - £1,100	£700 - £750	-	-	-
	4-bed	£1,400 - £1,450	£1,050 - £1,100	£700 - £750	-	-
	5-bed	£1,750 - £1,800	£1,400 - £1,450	£1,050 - £1,100	£700 - £750	-

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