

KEY GUARANTEES FROM THE COUNCIL FOR EXISTING SECURE TENANTS

1. Any secure tenant who wishes to continue to live at their current estate will have the opportunity to do so.
2. Any secure tenant who wishes to remain a council tenant will be able to do so.
3. Secure tenants who have to move will have the choice:
 - a. EITHER, to take an assured lifetime tenancy as a tenant in a new home on the estate
 - b. OR, if available, to take a secured tenancy in an existing refurbished home on the estate
 - c. OR, will be given high priority (Band A) to bid for a new home elsewhere in the Borough through the Choice Based Lettings scheme
4. Where a tenant chooses to remain and move to a newly built home on the estate, the new tenancy will be an assured lifetime tenancy. Where a tenant is able to move into a refurbished home on the estate, then it is likely that the tenancy will remain a secure tenancy. Where a tenant chooses to move away from the estate they will have the opportunity to bid for a secure tenancy or an assured lifetime tenancy elsewhere in the Borough.
5. The Council assures that tenants will not be worse off in terms of the size of their accommodation than their current circumstances.
6. The new home will meet your housing needs, according to the Lambeth Housing Allocation Scheme 2013 (noting an exception in relation to adult children, so that Key Guarantee (5) can be met).
7. Tenants who are overcrowded will be offered a larger home that addresses the overcrowding, according to the Lambeth Housing Allocation Scheme 2013.
8. Tenants who are under-occupying by one bedroom or more will be offered a new home with one bedroom above their need (for example, a couple living in a 3-bed home would be offered a 2-bed home when their actual need is a 1-bed).
9. Rents for the new homes will be at council rent levels and set in accordance with government guidelines.
10. The Council will pay the statutory home loss payment, this was £4,900 in December 2014, plus reasonable costs of removal and disturbance. An element of home loss payment can be made before the final move to help facilitate the move. The amount will be agreed on a case by case basis; advance payments will be a maximum of £1,000.
11. The Council will provide help with rehousing to all affected households during the process. Additional support will be offered to residents with special needs or disabilities. This additional support could include:
 - a. packing and unpacking services at the time of the move;
 - b. help in claiming benefits at the new address; and
 - c. liaising with other agencies such as social services.
12. The Council will make every effort to ensure that people only have to move once by phasing development so that some new homes are built before existing homes are demolished.
13. Those tenants, who require adaptations to their property due to their disability or to the disability of a family member, will have this carried out before they are required to move into a new property. Any necessary adaptations will be carried out in consultation with the user and with relevant professionals e.g. Occupational Therapists or Social Workers.
14. Vulnerable tenants will be offered a handyperson service to help with small jobs required for the removal.
15. The Council will provide all possible advice, information and support to tenants who choose to seek rehousing either elsewhere in Lambeth or outside of the Borough.