

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET – 10 JULY 2018

Recommendations from the Cabinet Housing Panel on 5 March 2018:-

Decant Policy – Council Tenants and Leaseholders – Adoption of the Policy following consultation with the Tenants' Panel

Report of the Executive Director (Housing and Communities) recommended the adoption of the draft Decant Policy which set out the help offered by the Council in order to support tenants/leaseholders with a move from their permanent home to alternative accommodation. The Decant Policy sets out the circumstances in which a tenant/leaseholder or sub tenant may be decanted; what tenants and residents could expect if they were required to move from their home; what financial compensation would be paid and the likely options for rehousing that the Council may offer.

The Head of Community and Housing Strategy stated that tenants had been supported in the past and in the wake of the Grenfell Tower fire in June 2017, West London, the policy was timely and improved transparency.

Members welcomed the policy and agreed it was thorough and improved clarity for residents. It was suggested that a customer friendly version be made available for tenants.

RESOLVED:

- (1) That the comments made by the Panel on the draft Decant Policy in advance of consultation with the Council's Tenant Panel be noted.
- (2) That, subject to consultation with the Tenant Panel in May 2018, Members recommend the adoption of the Decant Policy - as set out at Appendix A - to Cabinet by July 2018, with the outcome of the consultation to be reported back to Cabinet for its consideration.
- (3) That it be recommended to Cabinet that delegated authority be given to the Executive Director (Housing and Communities), in consultation with the Executive Member, Planning, Housing and Community, to review and amend as appropriate the sums set out in Appendix One to the Policy, on an annual basis.

**(Note:** The Cabinet Housing Panel have recommended the adoption of the Decant Policy, subject to any comments from the council's Tenant Panel.

The Tenant Panel considered the policy document at their meeting on 30 May and made the comments as set out below. The comments do not change the meaning of the document, but do help provide greater clarity. Subject to agreement of members, the Policy document will be updated to reflect the comments as set out below.

It was also agreed that subject to approval of the policy, a summary leaflet will be produced, setting out the key points of the policy.

## Tenant Panel Member Comments

A sentence to be added to this policy stating this document does not cover a claim for compensation and include information about where to obtain information about making a claim for compensation.

A sentence to be added to clarify that where possible the council will consult with tenants and that as much notice as possible will be provided.

Section 7.1 – remove the sentence ‘Home Loss Payment is not available for decants arising as a result of an intended sale of the property’. This causes confusion and policy document sets out clearly the circumstances under which a tenant will qualify for a home loss payment.

Section 8.0 – Leaseholders. Remove the sentence ‘otherwise they will be expected to recover their costs through their own insurance cover’ as this causes confusion and it is sufficient to say that the council will comply with its statutory duty).