

## Annex 4 Comparison of Rehousing Policies

### Tenants

|                       | Right to Return  | Option of Council tenancy   | Disturbance   | Bed need   | Right to Buy   | Rent  | Other   |
|-----------------------|--|---|---|--|--|---|---|
| Earls Court           | One move   | Yes. Option in new build in scheme and move to existing stock. Option for Registered Provider tenants to take up new Council tenancy. | Reasonable costs. New white goods and new carpets and curtains in new Council home. | Guarantee of bedroom over housing need if already under-occupying            | Existing rights and discounts carried forward into new build Council and existing Council stock. | Rent calculated in the same way as current rent if move to a Council home | Compensation for loss of parking and gardens and home improvements. Residents can move together to maintain social networks. Outstanding arrears due to the Council will be deducted from homeloss payment. |
| Green Man Lane Ealing | Can request to return if no properties meet your need. Need to reapply | Yes but only if move into existing stock. All new social rented is Registered   | Clear upper limits reviewed annually.   | Extra bedroom may be available. Clear criteria. Compensation for downsizing. | New Registered Provider tenants will have Preserved Right to                                     | Rents for new Registered Provider properties are target rent and          | Like for like policy (i.e. if in maisonette, will try to offer a maisonette)  |

|                      |   |  |                   |                               |   |   |  |
|----------------------|---|--|-------------------|-------------------------------|---|---|--|
|                      | every 2 years. Housing need at time of original referencing.  | Provider on assured tenancy.                             |                   |                               | Buy.  | higher than Council. Service charges also apply. No commitments to reduce levels. |  |
| Aylesbury, Southwark | Those who move before new homes are completed, may be able to return if properties available which meet their need. Tenants in early phases can opt to move to later phase of estate and then move to new home. | Yes but only if move to existing property (i.e. not new) | Reasonable costs. | Extra bedroom policy applies. | New Registered Provider tenants will have Right to Acquire. | Rents set by Registered Provider. Will be higher than Council.                    | Outstanding rent arrears may be deducted from home loss payments |
| Heygate,             | Can express   | Yes but only   | Reasonable        | Extra bedroom                 | Right to  | Rents set by  | Outstanding rent arrears may                                     |

|                         |  |   |                   |   |  |   |   |
|-------------------------|--|---|-------------------|---|--|---|---|
| Southwark               | a preference to move to Registered Provider new homes on one of 20 sites around the area but no guarantee of a new home. | if move to another Council property.                      | costs             | policy applies for new Registered Provider and existing Council property        | Acquire for Registered Provider tenants. | Registered Provider. Will be higher than Council. | be deducted from home loss payments.  |
| Kidbrooke, Greenwich    | Can move elsewhere temporarily and have first priority for new home.   |   |                   | Extra bed policy applies for 2 bed over need. Compensation at £350 per bedroom. |  |   | Like for like policy available.   |
| Woodberry Down, Hackney | Legally binding Right to Return to a new Registered Provider property.   | Yes but only if move to existing property (i.e. not new). | Reasonable costs. | Extra bedroom policy may apply if certain criteria met.                         |  |   | Outstanding rent arrears will be deducted from homeloss payment.                  |
| Canning Town, Newham    | Commitment that residents  | Guarantee that can stay a Council                         | Reasonable costs. | Tenants underoccupying will be offered  | Will negotiate a Retained                | Commitment to negotiate Registered                | Outstanding rent, council tax, HB overpayments and repair debts will be taken off |

|  |   |                                   |  |  |               |   |                   |
|--|---|-----------------------------------|--|--|---------------|---|-------------------|
|  | can move to new development and that right to return will be available. | tenant but not in new development |  | same number of bedrooms as existing property in new Registered Provider development. | Right to Buy. | Provider rents and service charges in line with Councils. | homeloss payment. |
|--|---|-----------------------------------|--|--|---------------|---|-------------------|

## Leaseholders

|                       | Move to new development     | Option of Council tenancy  | Basis of home loss payment  | Equity share  | Disturbance       | Basis of valuation   | Other  |
|-----------------------|-----------------------------|--|---|---|-------------------|--|--|
| Earls Court           | Yes if resident leaseholder | Following need and financial assessment, could offer social rented or intermediate rented. | 10% of market value with minimum of £4,700 and max of £47,000.<br>7.5% of market value for non resident homeowners. | Yes. Council retain value of rest. Can staircase.   | Reasonable costs. | If not move to new development and bought before 02/11, Council will pay the price paid. | Additional sales discount of 10% if sign up early. Service charge cap for 5 years. Reimburse early redemption penalties on existing mortgages. Potentially create a leasehold in another council property. |
| Green Man Lane Ealing | Yes.                        | In exceptional circumstances.  | 10% of market value   | Yes for resident leaseholders. Registered Provider retains value. Shared equity also available on | Reasonable costs  | Market value.  | Will facilitate Shared Ownership options with other Registered Providers elsewhere.  |

|                               |      |   |  |  |                      |                  |  |
|-------------------------------|------|---|--|--|----------------------|------------------|--|
|                               |      |   |  | partner<br>Registered<br>Provider<br>properties<br>elsewhere.  |                      |                  |  |
| Heygate,<br>Southwark         | Yes. | Following<br>need and<br>financial<br>assessment,<br>could offer<br>Council or<br>Registered<br>Provider<br>property. |  | Yes.<br>Registered<br>Provider<br>retains value<br>of rest.  |                      | Market<br>value. | Potentially<br>create a<br>leasehold in<br>another Council<br>property.  |
| Kidbrooke,<br>Greenwich       | Yes. | Following<br>need and<br>financial<br>assessment,<br>could offer<br>Council<br>tenancy.                               | 10% of<br>market value<br>with minimum<br>of £4,700 and<br>max of<br>£47,000.                            | Yes.<br>Registered<br>Provider<br>retain share.  | Reasonable<br>costs. | Market<br>value. |  |
| Woodberry<br>Down,<br>Hackney |      | Following<br>need and<br>financial<br>assessment,<br>could offer<br>Council<br>property.                              | 10% of<br>market value<br>with minimum<br>of £1,500 and<br>max of<br>£44,000.<br>7.5% of<br>market value | Shared<br>ownership<br>options in<br>new build but<br>would need<br>to pay rent<br>on balance.<br>Shared | Reasonable<br>costs. | Market<br>value. | Potentially<br>create a<br>leasehold in<br>another Council<br>property. Council<br>operates a<br>private Homebuy<br>scheme where |

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|                      |  |  | for non resident homeowners with a maximum payment of £15,000.              | equity applies in new homes in development with Registered Provider retain the balance of the value. |                  |              | Council retains equity value interest. |
| Canning Town, Newham |  |  | 10% of market value with minimum of £4,000 and max of £40,000 for resident. | Council will offer equity share scheme.  | Reasonable costs | Market value |  |

Aylesbury Tenants Rehousing Toolkit Update  
 Woodberry Down Secure Tenants Offer Document  
 Canning Town and Custom House Residents Charter  
 Green Man Lane Community Lettings Plan  
 Green Man Lane A Guide for Resident Leaseholders and Freeholders  
 Heygate leaseholders rehousing toolkit  
 New Homes for Heygate Referencing Pack