

Information Sheet 2

Heywood SUN

Rochdale Boroughwide Housing tenants. Home loss compensation and removal costs

We appreciate that tenants may be concerned about how to cover costs such as moving furniture and decorating a new home, if the Heywood SUN proposals becomes a reality.

We want to reassure you that a range of support would be in place to help tenants. This information sheet shows examples of support that have been available in the past in situations like this, and which could be offered if redevelopment proposals go ahead in the future.

There would be two payments, tenants affected by demolition would be entitled to, and these are:-

1. Home Loss Compensation
2. Removal Costs

1. Home loss compensation

- If your home was to be demolished, under the Heywood SUN proposals you would be paid a home loss compensation payment when you were re-housed.
- The amount of home loss compensation payment is set by the Government. **It is currently £4,400, but this could change.** This payment is a fixed amount. It does not relate to the value of any work you may have done on your home. Every household would receive the same level of payment.
- One home loss compensation payment is made per tenancy. Joint tenants receive one home loss payment between them.
- The home loss compensation payment is issued by cheque. This would be posted after a tenant has moved to a new home.
- If a tenant was in arrears with rent, water charges, or Council Tax, the Council would deduct any amounts owed from the home loss compensation payment.
- You would only receive the home loss compensation, if you have to move because your home is being demolished. If you are re-housed before Rochdale Boroughwide Housing tells you the demolition programme is starting, you will not receive your home loss compensation.

(This information pack is not informing you that demolition is starting because these proposals for Heywood SUN are not set in stone.)

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2. Removal costs

- Your removal costs could be covered in one of the following ways:
 1. You would be paid removal costs so that could make your own Removal arrangements. **The current allowance for removal costs is £250.** You would receive the payment when you sign-up for a new home.
- Or
- 2. RBH would arrange your removals on your behalf and pay the bill for you. In this case no removal costs payment would be issued to you.
- You would be able to choose the option you prefer- either to make your own removal arrangements or for RBH to arrange your removals for you.
- All tenants who chose to make their own removal arrangements would receive the same fixed amount for removal expenses. If your removal costs are more than £250 you would need to pay any difference yourself.
- For people for whom moving might cause great difficulty, Rochdale Boroughwide Housing would arrange to provide extra support, for example, packing. Eligibility for this type of help would be assessed on an individual basis.
- One payment would be made per tenancy. Joint tenants receive one removal costs payments between them.
- You would only receive the removal costs payment if you have to move because your home is being demolished. If you are re-housed before Rochdale Boroughwide Housing tells you that a demolition programme is starting, you would not receive a removal cost payment.