

Information Sheet 4

Heywood SUN

Home owners and private tenants Home loss compensation, and Disturbance allowance including removal costs.

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

There would be two payments that home owners and private tenants affected by demolition would be entitled to. These are:

1. Home Loss Compensation
2. Disturbance Allowance(including removal costs)

1. Home loss compensation

Owner Occupiers

In addition to the open market value for their property, if the home owner has lived there for 12 months or more, further compensation is available to reflect and recognise the inconvenience and discomfort of having to move out of their home.

- Owner occupiers receive a separate home loss payment equal to 10% of the agreed open market value of their property with a minimum of £4,400.*

Tenants of private landlords

- Tenants of private landlords who have lived in their current home for 12 months or more, and have a formal tenancy agreement will receive a home loss payment of £4,400.*

**The level of the home loss payment is set by the Government and is reviewed periodically.*

2. Disturbance allowance

Owner occupiers and private tenants are entitled to claim a disturbance allowance. This is to assist with general costs of moving home. The Council repays all reasonable costs incurred. These vary from case to case.

The payment is made after they have moved to their new home and can include the following:-

- **Hire of a removal van**
- **Cost of refitting gas fires and cookers**
- **Costs of transferring telephones**
- **Redirection of mail**
- **Losses in respect of curtains and carpets.**

Owner occupiers who decide to buy another home are also entitled to claim for the cost involved in buying their new property, these include:

- **Mortgage survey fees**
- **Structural survey fees**
- **Conveyance charges**

The Council only reimburses fees involved in buying a house in a similar price range to that of the existing home.

Properties adapted for the disabled

If a person has had adaptations to their home, the Property Advisor will find a new home which is either already suitable or which can be adapted to meet the persons needs. If the person is in a property which does not meet their needs, the Property Advisor will assist them to find more suitable housing. If adaptations are required in the new home, the Property Advisor will arrange for an assessment to be carried out and adaptations made as necessary.