

Appendix 4

Impact on Council Tenants

The Council's tenants all have secure tenancies. The works proposed by Lucy Group Ltd would require those tenants to vacate their homes for a period of approximately 12 months.

Tenants will be given the option of decanting temporarily, whereby they would move back into their flat when all the work is complete, or permanently.

Appropriate priority would be given to tenants on the Housing Register to ensure that they are able to bid for properties suitable to their housing need (flats or houses).

All the tenants would be entitled to disturbance allowances to cover the reasonable costs of removals, carpets, service connections/disconnections and other associated expenses. Home Loss payments would not be available as the properties will be available for occupation by the tenants again once the work is complete.

It will not be possible for Lucy Group Limited to carry out their substantial improvement works without the Council owned dwellings being vacated. If a tenant refuses to vacate their home temporarily to enable the works to be carried out, Schedule 2 of the Housing Act 1985 makes provision for possession proceedings provided that suitable alternative accommodation is available.

In terms of the tenants' status on return to the property, this will be unaffected and the tenants will still hold their existing secure tenancies. Although the freehold of the building will revert to Lucy Group Limited, the length of the Council's lease will enable the Council to fulfil all its legal duties and obligations as a landlord of secure tenants.

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