

## Barnsbury Leaseholders Decant Policy

This reflects Newlon's approach for managing decants for up to seven phases. It reflects commitments given in the offer document and Residents' Charter.

### Principles

- Residents intending to take up a Shared Equity property will be offered temporary accommodation if we are unable to offer you a replacement Shared Equity home when you are required to move. The offer will be for the same number of bedrooms as you currently occupy, or fewer if acceptable to you.
- Development will proceed in phases with all buildings being vacated and demolished, and the site used for the development of new homes;
- Residents will be offered a home in line with our phasing programme for Shared Equity. The earliest availability is likely to be in 2027
- Some Leaseholders may have to move twice, depending on when your home is required to be vacated and the availability of the Shared Equity home. Our aim is to minimise the number of moves required.
- One Home Loss payment will be made to all residents being decanted for the purposes of the redevelopment.
- Reasonable disturbance payments will be made to each Resident Leaseholder required to move by the decant programme.

### Housing Requirements

We have established the housing circumstances of Resident Leaseholders. We will keep this information under review as well as verifying that residents are using the property as their principal home.

### Resident Leaseholders

Resident Leaseholders wishing to remain on the estate will be offered a Shared Equity home and options discussed with them. For some Leaseholders this may involve being temporarily re-housed on the estate or you may wish to make your own arrangements. (Further details will be provided at a later stage). If Resident Leaseholders do not want to purchase a Shared Equity home we will buy back their homes at market value plus 10% (subject to meeting residency criteria).

### Non-resident Leaseholders

Non-resident Leaseholders do not qualify for temporary housing.

## Decant Process

Each decanted household taking up the Shared Equity offer will be offered up to two suitable homes which match their existing housing, and where possible, their reasonable preferences. If the first offer is refused, a review will take place to ensure that the correct type of property is being offered. The second offer will be held open and if this is refused this may result in legal action through the use of Compulsory Purchase Order.

## Buy-Back Process

The process for Non-resident and Resident Leaseholders will be the same. It will be subject to a formal process with independent valuation as set out in the Leaseholders Guide.

Buy backs will generally proceed according to Phase. Some homes which may be useful for decant purposes maybe be purchased out of order.

## Sources of Accommodation for Resident Leaseholders required to move to temporary accommodation prior to taking up permanent accommodation

- Empty homes on the Barnsbury Estates (we have stopped letting to anyone outside the Estate)
- Other Newlon stock in Islington or other boroughs where we have properties;
- Accommodation from Islington Council
- You may wish to make your own arrangements and we will pay the equivalent level of rent charged to tenants living on the estate.

## Enforcement

We are aware that there may be very small minority of residents who for whatever reason feel that what we are offering is not suitable. Our aim is to meet everyone's requirements and work with you to agree solutions and ensure the offer is appropriate. If necessary we will use powers under Compulsory Purchase Order in order to assist phasing.

## Flexibility

The development phases are under continual review and may be subject to change. Any changes will be notified to residents.

## Disturbance Compensation

Resident Leaseholders may be eligible to a Disturbance payment. This is intended to cover costs incurred to you as a result of being decanted from your home. This will cover early redemption fees (if there is a charge to terminate your mortgage), and legal fees incurred as part of the move to temporary accommodation. Non-resident Leaseholders have a statutory limited right to disturbance payment.

## How will priority for temporary accommodation be decided on within each phase?

Priority for temporary accommodation will take into account all relevant factors including medical considerations, personal circumstances, such as school location (where there are children in the household), family responsibilities, where your property sits within the development programme and any other criteria that impacts on your re-housing.

Offers will be subject to residents having committed to Shared Equity and the proceeds of sale and Home Loss money being held in an Escrow account. Your offer of temporary accommodation will be the equivalent of the property you already occupy, for example, if you own a two bedroom flat you will be offered a property with two bedrooms, unless you are willing to accept a smaller property. Offers will be made based on availability of vacant property.

Decanted residents will be offered an Assured Shorthold Tenancy Agreement which will include a requirement to leave their temporary accommodation when their new home is ready for occupation.

If you have any immediate questions about the contents of this policy, please email - [NewBarnsburyLeaseholders@newlon.org.uk](mailto:NewBarnsburyLeaseholders@newlon.org.uk).