



CHESTERFIELD
BOROUGH COUNCIL

Tenants Incentive Scheme Policy

December 2019

1. Purpose

- 1.1 The purpose of this Policy is to assist tenants who have a right to remain in their own home but live in a property that is too big for their housing need to move into a smaller home.
- 1.2 The policy will also contribute towards the Council making best use of housing stock by encouraging:
 - The release of high demand family size accommodation,
 - Tenants to move to smaller homes,
 - Tenants to live in homes that are affordable.
- 1.3 The scheme provides a framework of payments offered to tenants to incentivise and encourage them to downsize or move to more suitable accommodation according to their needs. The scheme promotes increased mobility amongst tenants and best use of housing stock.

2. Aims

- 2.1 Chesterfield Borough Council (“CBC”) seeks to promote greater mobility within our housing stock, specifically in relation to the appropriate allocation of larger family homes or other accommodation that is in high demand but that we have low supply within our stock profile.
- 2.2 The scheme assists households in finding suitable accommodation that meets their housing need on a long-term basis but is also affordable to them.
- 2.3 This 2019 policy seeks to increase the use of the scheme by targeting tenants most in need that could benefit from the scheme.

3. Definition

- 3.1 “Family type accommodation” for the purposes of this document is accommodation that is a house having 2, 3 or 4 bedrooms.

4. Eligibility

- 4.1 The scheme is available to all households that are secure tenants of Chesterfield Borough Council.
- 4.2 Generally, applicants will not be considered where possession action is ongoing. However, each case will be considered on a discretionary basis by the Housing Options Manager.

5. Criteria Framework and payments Amounts

5.1 The following criteria determine the circumstances where payments will be made and the payment amounts:

Option A

Downsizing

Payment - £2,500

A Tenants Incentive Scheme payment can be made to tenants moving from family type accommodation to smaller accommodation as a result of general downsizing.

Whilst CBC lets "parlour type" properties (properties with a dining room) on the basis that this room can be used as a bedroom, for the purposes of the tenant's incentive scheme a parlour will not be considered to be a bedroom.

In respect of mutual exchange cases the payment will be issued to the tenant downsizing.

Option B

Unable to adapt/Alternative to adaptations

Payment - £1,250

A payment can be made to tenants that require adaptations to meet their specific needs where they agree to move to a property that has previously been adapted and will meet their requirements.

It should be noted that the need for an adaptation will be considered under the Council's Adaptation Policy by the Derbyshire Adaptations Partnership (DAP).

Option C

Tenants with no right to succeed to a tenancy.

Payment – up to £1,250

Where a tenant occupies a property but is not a named tenant and has not right to succeed to the tenancy under the current laws of succession.

Option D

Mutual Exchange

Payment - £500

Where tenants have agreed a mutual exchange which includes downsizing in accommodation.

6. Additional assistance

6.1 Should tenants require; CBC will assist in:

- Direct matching to alternative accommodation
- Helping to arrange removals
- Arranging disconnection and reconnection of services
- Arranging re-fitting of carpets and/or laying of new floor coverings

6.2 Deductions in respect of the additional assistance may be made from the final payment made to the tenant/s.

7. Promotion

7.1 The Council will:

- Target the scheme at tenants that are under-occupying family homes
- Produce leaflets and other promotional documentation for distribution
- Publish the scheme via the Council's website.

8. Review

8.1 The scheme will be reviewed in 2 years or sooner should there be an appropriate legislative or social policy change.