

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

HOUSING AND PROPERTY SCRUTINY COMMITTEE – 20 JANUARY 2011

REPORT BY THE HEAD OF HOUSING

DECANT POLICY

The draft Decant Policy is presented to Scrutiny Committee for consultation and comments on the draft are welcomed.

FOR CONSULTATION AND COMMENT

1. Introduction

- 1.1 'Decanting' is a term used to explain the process where residents are compelled to move from their homes because either their landlord or an authority with compulsory purchase powers has redevelopment plans for their home.
- 1.2 The draft Decant Policy has been prepared to support any decisions which are made regarding regeneration. The Council has acknowledged regeneration as a strategic objective in both the Core Strategy (including specific reference to estate renewal) and the Cabinet Business Plan (which aims to renew the legacy).
- 1.3 The draft Decant Policy is presented to Scrutiny Committee for consultation and comments on the draft are welcomed.

2. Purpose

- 2.1 The proposed draft Decant Policy is only to be used for regeneration, and it aims to provide a managed process for the decanting of tenants and leaseholders. It has been developed in line with statutory obligations and published best practice.

3. Summary of the proposed Decant Policy

- 3.1 The Decant Policy is borough-wide and does not refer to a specific scheme. It details in policy the approach to be taken, with site specific details to be agreed for each scheme and published.
- 3.2 It will be used by the Council and TMO when decanting for regeneration is required. It is hoped that Registered Providers in the Borough will use it as a point of reference when developing their own policies for similar purposes.
- 3.3 The Decant Policy should be used once a Cabinet decision has been made to progress with a regeneration project.
- 3.4 The Decant Policy will manage the decant process for residents affected by the proposed regeneration scheme, ensuring suitable priority and time is given for this process and all legal requirements are fulfilled.
- 3.5 The Decant Policy is split into the different tenures, with a section applicable to eligible tenants and a section for freeholders and leaseholders. Each section covers: assessment and qualification under the Decant Policy, re-housing, gaining Possession and financial implications (Home Loss Payments and Disturbance Payments).
- 3.6 The Decant Policy can be found in Appendix 1.

4. Consultation

- 4.1 The draft Decant Policy is currently under consultation and is brought to Scrutiny Committee for this purpose. Consultation will run until 4 March 2011.
- 4.2 The TMO are taking the draft policy through their resident consultation processes, which includes the Resident Associations, Area Review Boards and Resident Engagement Panel.
- 4.3 A copy of the draft policy and contact details for making comments has been added to the Council's housing section of the website.
- 4.4 The draft Decant Policy was presented to our Registered Provider partners at the Housing Association Consultative Committee. Copies of the draft policy have been circulated to our Registered Provider partners for comment.

5. Summary

5.1 The draft Decant Policy is brought to Scrutiny Committee for consideration and comment.

FOR CONSULTATION AND COMMENT

LAURA JOHNSON
Head of Housing

JEAN DAINTITH
Executive Director of Housing, Health and Adult Social Care

Background Papers used in the Preparation of this Report: None

Officer Contact: Gillian Davies, Senior Housing Strategy and Policy Officer, Housing Strategy and Regeneration

T: 020 7361 2950

E: gillian.davies@rbkc.gov.uk