

## **Appendix C – proposed revision to section 5.17 of Cambridge City Council’s Lettings Policy (revision detailed at 5.17.4 in italics)**

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### **5.17 Applicants whose homes are to be demolished under one of the Council’s redevelopment schemes**

5.17.1 When the Council has made a decision to demolish tenants’ homes so that the site can be redeveloped the Council will aim to ensure that the tenants and their households are re-housed in line with the Council’s Home Loss Policy.

5.17.2 The Council will tell tenants the date when their home has to be empty. This is called the vacant possession date.

5.17.3 The Council will talk to the tenant about all the re-housing options that are available. Some schemes may involve new homes being built. The Council will try to help the tenant to make an informed decision about the best choices for them. The tenants will be asked to fill in an application to go on the housing register (see chapter 2 of this policy). Tenants 34 required to move will be given priority to return to suitable alternative accommodation on the redeveloped or refurbished scheme provided that there is sufficient new accommodation of the type required available.

*5.17.4 Tenants affected will have the right to move to a ‘like for like’ Council dwelling for the initial decant move unless they are under occupying the property (as defined elsewhere in this policy) by more than one bedroom, in which case, under occupation by one bedroom will be allowed (e.g. a single person in a 3 bedroom property would not be able to move to another 3 bedroom property but could move to a 2 bed) . Should the tenant later wish to return to the redeveloped or refurbished scheme the Council will use its reasonable endeavours to ensure a ‘like for like’ move from the decanted property within the confines described in 5.17.3 above provided there is sufficient new accommodation of the type required available. ‘Like for like’ should be taken to mean size in terms of bedrooms and size in respect of property type e.g. house or bungalow, maisonette or flat and that the landlord is Cambridge City Council. An under occupying tenant may also opt to downsize by accepting an offer from any landlord in the Home-Link partnership.*

5.17.5 Tenants whose homes are to be demolished will be given “emergency housing status” when the vacant possession date is one year or less away

5.17.6 Where more than one tenant with emergency housing status has bid for a property priority for shortlisting will be given to the tenant with an earlier priority date.

5.17.7 Where more than one tenant with emergency housing status and the same priority date has bid for a property a Cambridge City Council housing adviser will decide priority for shortlisting taking into account the needs of the applicants and the best use of housing stock

5.17.8 Tenants with emergency housing status can continue to bid for any homes that interest them up to six months before the site vacant possession date

5.17.9 If a tenant has not moved six months before the vacant possession date the Council may take one or more of the following actions: (a) Make an offer of the next property that the Council reasonably considers is suitable to meet the minimum housing needs of the tenant; (b) Serve a formal notice (a Notice Seeking Possession) that allows the Council to ask the County Court for an order requiring the tenant to leave their home. The Council must satisfy the Court that suitable alternative accommodation is available or the tenant to move into. 28 (C) Refer the case to the Senior Officer Review Panel (SORP) where suitable alternative accommodation has not been available for the tenant to move into or other, extenuating circumstances explain why the tenant has not been able to move. SORP can chose to extend the bidding period, seek a direct let from a registered provider partner within the Home-link partnership or take another course of action aimed at resolving the tenant's housing situation Serving a Notice Seeking Possession is always a last resort, where the tenant has not accepted any of the other housing options available to them. The Council has to do this to ensure that the redevelopment scheme can proceed.

5.17.10 If a tenant with emergency housing status whose home is being demolished under a redevelopment scheme is successful in bidding for an advertised property and the Council considers that the property is suitable for them the Council will expect them to move into the property. If the tenant does not move and a Notice Seeking Possession has been served, the Council will either hold the property or make an offer of the next property that the Council considers reasonable to meet the minimum needs of the tenant's household. If the tenant still does not move the Council may ask the Court for an order requiring them to move.