

# **Railway Housing Association**

## **Alternative Accommodation Policy**

### **Statement of Intent**

It is the policy of this Association to provide help and assistance to residents who have to move out of their home to allow major repairs, refurbishment or development work to be carried out.

### **Implementation**

Residents who have to move in these circumstances will be given priority over other applicants on the waiting list. If more than one resident needs to move then priority will be given to the resident with the longest current tenancy and in accordance with the programme of works.

### **Refurbishment or Development Schemes**

Residents who have to move out of their home as a result of major refurbishment or redevelopment schemes will be given the choice of either: –

moving on a permanent basis to a similar property within an area of their choice, as far as is reasonably practicable, or  
moving temporarily and then returning to their home once the refurbishment is completed, if this is possible within the scheme.

**Major Repairs** (e.g. replacement of concrete floors, extensive woodworm or damp proof course work)

Wherever possible, major works to the Association's properties will be carried out whilst the resident is in occupation. In cases where the resident is unable to remain due to ill health or the works are so extensive that it is not possible for the resident to remain; alternative accommodation will be offered.

Residents will be given the option to move from their current home on a permanent basis, if accommodation of a similar type is available within the same area, or to move temporarily and return to their home once the repairs are completed.

The Association will offer alternative accommodation of a similar type and in the same area as that already occupied by the resident, if practicable. In order to obtain such accommodation, it may be necessary to rent on a temporary basis from a local authority or a local housing association.

In cases where a resident moves on a temporary basis, rent will continue to be paid on their own property.

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The following will be arranged and paid for by the Association: -

- Assistance with packing if required.
- Removal costs.
- Disconnection and reconnection of telephone.
- Disconnection and reconnection of cooker and washer.
- Disconnection and reconnection of gas and electricity.
- Redirection of mail.
- Lifting and re-laying of carpets.

In cases where the resident decides **not** to return to their own property, the Association has the discretion to recharge the relevant costs incurred in moving.

If a resident moves on a permanent basis and is not entitled to a homeless payment then a disturbance allowance towards the cost of extra yardage of carpets, alterations to curtains, and refixing of the residents own fixtures and fittings will be agreed with the resident prior to them moving home.

### **Responsibility**

The Director of Housing Services is responsible for the effective implementation of this policy.

### **Review**

The policy will be reviewed biennially, in consultation with residents.

This policy applies to the beneficiaries of Joseph Hornby Stockdale Almshouses.

**June 2009**

**This policy can be made available on request in other languages, large type,  
Braille or in audio format.**