



## **VHA Policy Document**

### **HOME LOSS POLICY**

**Reviewed: April 2019**

**Next Review: April 2022**

# **VECTIS HOUSING ASSOCIATION LIMITED**

## **HOME LOSS POLICY**

### **1. Eligibility**

- 1.1 The tenant must hold a full secure or assured tenancy agreement. Assured shorthold agreements are not eligible.
- 1.2 The property must be the subject of work, which is of such a nature that will give rise to a permanent loss of that accommodation. (Temporary loss is covered by the Disturbance Allowance Policy document.)
- 1.3 A possession order under grounds 10a or 10b of Schedule 2 of the Housing Act 1985 (landlords works and sales) will give a tenant the automatic right to a home loss payment.
- 1.4 A tenant who moves temporarily and subsequently decides to remain in the alternative accommodation permanently (with the Association's prior approval) cannot claim a home loss payment.
- 1.5 Only one home loss payment is payable per household.

### **2. The Amount and when payable.**

- 2.1 The amount of the Home Loss payment is fixed at £6300 and is payable within three months of the date the tenant moves. Advance payments may be made at the Association's discretion. Prior to making any payment, the latest legislation should be checked to confirm that the level of payment is correct.
- 2.2 Any arrears of rent, or re-charges, owed by the tenant may be deducted from Home Loss payments.

### **3. How the Tenant Claims**

- 3.1 In circumstances giving rise to eligibility, the tenant will be given information on Home Loss payments and a claim form to complete.
- 3.2 A Home Loss claim form must be completed by the tenant in all cases. (see Home Loss procedure guide)
- 3.3 A Home Loss payment claim must be made within the period covered by law (currently within 6 years of the move).

#### **4. Refusal of a Home Loss Claim**

- 4.1 Any tenant whose claim is refused has the right to appeal through the Association's complaints procedure.

Nothing in this Policy document can, or is intended to, affect a tenant's statutory rights.