

Housing Offer – Fullers Slade

Housing and Regeneration



Council Tenants

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This document provides information on the Council's housing offer for council tenants living in Fullers Slade.

No matter which option is chosen, the Council commits to providing council tenants in Fullers Slade a warm, dry and well maintained home.



Commitments

Whether your home is refurbished or redeveloped, MKC will ensure:



- a) You are offered a home in Fullers Slade.
- b) Your secure tenancy is retained.
- c) If your home is redeveloped, your rent will be set at no more than the target rent.
- d) If you are overcrowded, you will be offered a home to meet your needs. If you need a smaller home, you will be offered your housing need, or your housing need plus one extra bedroom if you choose.
- e) The number of moves you make are kept to a minimum. The transfer policy will follow Milton Keynes Council's Allocations Policy.

Refurbishment

If your home is refurbished, the Council commits to the following:



- a) Minimising the time you spend in temporary accommodation during the works. The Council will cover moving costs.
- b) The Council will provide additional support for families with special needs.
- c) Option 3 ensures new homes are built for council tenants. If you choose to move into one of these new homes rather than return to your refurbished home:
 - You will not receive Home Loss or disturbance compensation.
 - Rent will be charged at affordable rent, capped at LHA.
 - Fullers Slade council tenants will be prioritised for these new homes in line with a Local Lettings Policy, but it is important to note that Option 3 does not guarantee you a new home.



Redevelopment

If your home is redeveloped,
the Council commits to the following:

- a) You will receive a compensation package that includes Home Loss Payment and a disturbance allowance. If you owe the Council any money (e.g. rent, council tax) the amount owing will be deducted before being paid to you.
- b) If you have a disability, your new home will be fitted with necessary adaptations, as part of your individual needs assessment by the Occupational Health Advisor.
- c) Where possible, you will be offered a home near support networks, as identified in your housing needs assessment.
- d) Our aim is to build new homes that are a similar size as existing homes, and residents will be consulted on the design to ensure that layout options take in to account different lifestyles. We will follow size standards set by the decent home standards agreed by government.
- e) The housing needs of the adult children of council tenants will be met as appropriate. This will include opportunities to be rehoused together or separately as secure council tenants where a housing need exists.

