



Home Release Policy

Introduction

The Home Release scheme is an initiative aimed at housing people in appropriately sized accommodation and freeing up much needed family homes in Derby.

Where tenants want to move to smaller accommodation we aim to offer an incentive to help with the expense of moving home.

The incentive payments will be publicised but tenants will be expected to apply. It is not restricted to moves within Derby Homes stock. A Derby Homes tenant can still apply for home release if they are moving to another Local Authority property, or an RSL property, or into a smaller property in the private rented sector. ~~However, they cannot apply if they are moving to a private rented property.~~

The incentive

For the incentive we will:

- ~~Award a payment based on £500~~Award a payment based on £560 with an annual uplift in line with rent increases(CPI plus 1%) from April 2020/21.
- ~~Arrange and pay for removals~~
- Disconnect the cooker and washing machine
- Reconnect the cooker and washing machine at Derby Homes' properties only. (If the tenant has moved to a RSL or privately rented property we are not able to reconnect the cooker and washing machine at the RSL or privately rented property)
- For tenants who are elderly/disabled we will offer the Home Decoration Scheme where the whole property can be decorated during the void period/after the tenant has moved.

Guidelines and eligibility

- The scheme applies to Derby Homes Introductory and Secure tenants.
- ~~Applies to anyone who is moving out of a property which is larger than they need and is moving to a smaller property-~~ For applicants moving from Derby Homes tenancies into the private sector they must be moving from either a two bedroomed house or a 3 bedroomed or larger family home to a smaller property
- Is not dependant on age, how rent is paid or if they are subject to an Under Occupation Charge.
- The issue of under occupation should be resolved as a result of the move.
- If the incoming tenant will be affected by Under Occupation Charge as a result of the Mutual Exchange, then the outgoing tenant must be notified that they will not be eligible for the Home Release Scheme.

- If a tenant downsizes and receives a home release payment, it is possible that they may subsequently have another change of circumstances which requires them to downsize again. They can apply for home release again at any time in the future, providing that the change of circumstances is considered to be genuine.
- The tenant must either be either registered on Derby Homefinder and have an active application or have an active mutual exchange application and is moving to avoid under occupancy.
- If the tenant has tenancy related debts of over ~~£500-~~ the current lump sum amount and the home release payment will not offset the whole of the debt, the tenant must make a repayment agreement.