

# Having to move?

## Your entitlement to home loss and disturbance payments

The Rowner Renewal Partnership is committed to working with residents fairly and sensitively when purchasing homes and offering re-housing opportunities. This leaflet outlines the payments you may be entitled to if you are requested to move as a result of the redevelopment of your home.

So that we have a consistent and fair approach, the Partnership will pay the statutory levels of home loss and disturbance payments set by the government.

You can get more information from the website of the Department for Communities and Local Government (DCLG) and a limited number of official guidance publications are available from Portsmouth Housing Association.

This leaflet also outlines the opportunities offered for re-housing. The Rowner Renewal Partnership aims to enable owner occupiers to transfer their equity to a new home on the estate if they wish to do so. The Partnership also aims to offer re-housing to tenants within the estate, or elsewhere in the borough, subject to Gosport Borough Council's Common Housing Register Policy. We will enter into detailed discussions with each resident affected after the final plans are agreed following the consultation process.

A partnership of  
Homes and Communities Agency  
Gosport Borough Council  
Hampshire County Council  
Portsmouth Housing Association  
and Taylor Wimpey UK Ltd



Rowner Renewal  
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[www.rownerr renewal.com](http://www.rownerr renewal.com)

	Ownership/ occupation status	Home loss and disturbance payments	Opportunities
<b>A</b>	Owner occupier giving vacant possession	<ul style="list-style-type: none"> <li>• Market value for the property</li> <li>• Home loss</li> <li>• Disturbance – reasonable costs</li> </ul>	<ul style="list-style-type: none"> <li>• Could purchase on the new estate with options including outright purchase, shared ownership and shared ownership on “special project” terms from PHA: <ul style="list-style-type: none"> <li>- Deferred rental payments (including a sinking fund if the property is a flat) can be deferred if income is insufficient to cover the rent and Housing Benefit is not payable</li> <li>- Low entry level 10–20% equity share</li> </ul> </li> <li>• Purchase off the estate subject to availability</li> </ul>
<b>B</b>	Shared ownership	<ul style="list-style-type: none"> <li>• Market value credit against the shared ownership property</li> <li>• Home loss</li> <li>• Disturbance – reasonable costs</li> </ul>	<ul style="list-style-type: none"> <li>• Could purchase on the new estate with options including shared ownership and shared ownership on “special project” terms from PHA: <ul style="list-style-type: none"> <li>- Deferred rental payments (including a sinking fund if the property is a flat) can be deferred if income is insufficient to cover the rent and Housing Benefit is not payable</li> <li>- Low entry level 10–20% equity share</li> </ul> </li> <li>• Purchase off the estate subject to availability</li> </ul>
<b>C</b>	Owner occupier or shared owner with sub-let tenant	<ul style="list-style-type: none"> <li>• As A &amp; B above</li> <li>• Sub-tenant to be assisted via Joint Housing Register if eligible</li> </ul>	<ul style="list-style-type: none"> <li>• If sub-tenant eligible, priority re-housing in new estate, or priority re-housing elsewhere in the borough</li> </ul>
<b>D</b>	Owner investor	<ul style="list-style-type: none"> <li>• Market value of the property</li> <li>• Basic loss (7.5% of market value)</li> <li>• Reasonable legal costs</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase on the new estate subject to availability</li> </ul>
<b>E</b>	Tenant of investor	<ul style="list-style-type: none"> <li>• Assistance via the Joint Housing Register if eligible</li> <li>• Home loss payment not applicable if an assured shorthold tenancy or licencee</li> <li>• Disturbance – reasonable costs</li> </ul>	<ul style="list-style-type: none"> <li>• If eligible, priority re-housing in new estate, or priority re-housing elsewhere in the borough</li> </ul>
<b>F</b>	PHA tenant	<ul style="list-style-type: none"> <li>• Assistance via the Joint Housing Register if eligible</li> <li>• Home loss applicable if an assured tenancy</li> <li>• Disturbance – reasonable costs</li> </ul>	<ul style="list-style-type: none"> <li>• If eligible, priority re-housing in new estate, or priority re-housing elsewhere in the borough</li> </ul>

## Home loss payments

**Owner occupier:** 10% of market value of the home, subject to minimum of £4,700 and maximum of £47,000

**Assured tenant:** £4,700

**Assured shorthold tenant or licensee:** No home loss payment

## Disturbance payments

**Disturbance costs** will generally include, depending on status above:

- Legal costs of sale of the home e.g. conveyancing, Stamp Duty
- Removal costs (cost of removal firm or hire of van)
- Disconnection and reconnection of services e.g. electricity
- Disconnection and reconnection of domestic appliances
- Disconnection and reconnection of telephone and one extension
- Costs of altering existing or purchasing new carpets and curtains (and refitting/adaptation of rails, blinds). You will not be entitled to a disturbance payment for carpets and curtains if:
  - there are new or good condition floor coverings and curtains in the new property
  - the carpets and curtains in the old property can be adapted to fit the new property
- Redirection of mail for up to a year
- TV aerial disconnection and reconnection (and satellite dish if attachment to the new property is possible)
- Refitting security alarms or other security equipment
- Refitting of other fixtures and fittings
- Disabled adaptations where approved
- New school uniform if change of school is necessary
- Other expenses as considered appropriate

**Only one home loss and/or disturbance payment will be made per property**



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If you would like this information translated into any other language, or made available in large print or audio format, please contact **08450 343317**.

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