

## New Park Village Temporary Decant Local Lettings Plan (LLP)

### FAQs

#### 1. **What is a Temporary Decant Local Lettings Plan (LLP)?**

This LLP allows the Council to vary its Allocations policy and set out the process for decanting tenants who wish to remain on the NPV estate whilst waiting for a new build home to become available.

This LLP is specifically for those residents living in the first phase (Phase 1) of the NPV redevelopment who wish to be decanted into the second phase (Phase 2).

#### 2. **What properties does this LLP affect?**

This LLP relates to all properties within Phase 1 of the NPV redevelopment, specifically blocks 1-4 (numbers 9-193 Ellerton Walk) and bungalows at 5 Ellerton Walk and 2, 4, 6 and 8 Valley Road.

#### 3. **Who is affected by this LLP?**

This LLP relates to all NPV tenants whose preference is to remain on the NPV estate. This will be achieved by moving tenants on a temporary basis whilst permanent accommodation is being built.

#### 4. **What is a temporary decant?**

A temporary decant is when a tenant moves out of their current property on the estate during the redevelopment period until a new build permanent home is available.

#### 5. **How are tenants' rights affected?**

Tenants moving into a temporary home will retain their secure tenancy and all rights associated with it. Tenants with an introductory tenancy will retain their rights and will move on to a secure tenancy when their introductory period ends as long as they have not broken the terms of their tenancy agreement during that period.

#### 6. **What happens when the development is completed?**

All tenants that choose to be temporarily decanted and remain in the area of redevelopment will be **guaranteed** a property in the new build development, although they will be required to bid on the new build properties, based on eligibility, in line with the Choice Based Lettings (CBL) scheme.

#### 7. **What is the eligibility criteria for the decants?**

Tenants being decanted under this LLP must be an introductory or secure tenant of CWC living in a property managed by the NPV TMC that is due to be demolished.

**Where possible**, decants will be to like for like properties e.g. a tenant in a 2-bed downstairs property in Phase 1 will be moved into a 2-bed downstairs property in Phase 2.

#### 8. **What are the home loss and disturbance payments?**

All residents who have a secure tenancy are eligible for a one-off home loss payment for the loss of their home. This is currently set at £7,800. For temporary decants, there is an

option to take 25% of the home loss payment (£1,950) upon decanting and receive the rest (£5,850) when moving into their new build home.

All secure tenants who have to move as part of the redevelopment are eligible for the disturbance payment. This is a payment to cover reasonable moving costs.

**9. When will the LLP end?**

This LLP will be in place throughout the redevelopment until all decanting has been completed i.e. when all tenants have moved out of their existing homes that are due to be demolished.

This LLP will be reviewed after each block is emptied and amended if necessary in consultation with the NPV Resident Steering Group (NPV RSG).

**10. Who do I contact for further information or assistance regarding the LLP?**

Tenants should contact the Housing Estate Renewal Officer, James White on **07976 749282** or at [James.White3@wolverhampton.gov.uk](mailto:James.White3@wolverhampton.gov.uk) or the NPV TMC on **01902 552670** or at [ellertonhouse@npv.org.uk](mailto:ellertonhouse@npv.org.uk).