

STOCKPORT HOMES TEMPORARY ACCOMMODATION VOID AND RE-LET POLICY

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Policy approved by:	Si Welch
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EIA Required?	<input type="checkbox"/>
EIA Completed?	<input type="checkbox"/>
Revision number:	1
Lead officer:	Anne-Marie Heil

1 INTRODUCTION

1.1 This Policy sets out the ways in which Stockport Homes' Limited (SHG) Temporary Accommodation is voided and re-let to customers.

1.2 SHG' Temporary Accommodation is a provision for customers who are experiencing homelessness and have been placed by the Housing Options Team for a period of time. With turnover of customers due to move on, voiding and re-letting properties occurs regularly.

2 STRATEGIC LINKS

2.1 SHG does not work in isolation and this policy has been written to take into account other internal Policies, National Legislation and other Strategies. In particular:

- SHG's Temporary Accommodation Eviction Policy
- Storage of Goods and Recycling Furniture Policy
- SHG Manual Handling Policy and Guidance
- SHG Sharps and Needlestick Procedure
- SHG COSSH Guidance and Risk Assessment
- Homelessness Reduction Act 2018
- Miscellaneous Provisions Act 1989
- Homelessness Strategy
- SHG's Temporary Accommodation Rent and Arrears Policy.

4 KEY FEATURES OF THE POLICY

4.1 Accommodation is voided upon the end of a license agreement. This may occur due to planned move on, abandonment or eviction.

4.2 The void accommodation will be turned around for re-let as soon as possible by staff to ensure the maximum amount of Temporary Accommodation is always available.

4.3 Accommodation will be prepared to a standard that is safe and secure to re-let. This includes removing all hazards and ensuring the accommodation is clean.

4.4 Where items of value are left by the licensee(s) they can be stored under Section 41 process for up to one calendar month, in accordance with SHG's Storing and recycling Goods left In Properties Policy and Procedure.

5 EQUALITY IMPACT ASSESSMENT (EIA)

5.1 As a result of the Equality Impact Assessment we will ensure we deal fairly with vulnerable customers who often have challenges due to disability, age and ethnicity which need dealing with sensitively.

5.2 Accommodation is provided to meet the needs of customers. Where properties need adaptation or supporting equipment this will be provided where possible. Temporary Accommodation will work with the SHG's Adaptations Team and specifically the Occupational Therapist. SHG will work with agencies such as Adult Social Care to source appropriate further adaptations.

5.3 Where customers have cultural preferences for staff and access to their property this will be considered and respected as far as possible to ensure support and safety.

6 OWNERSHIP, MONITORING & REVIEW

6.1 This Policy is owned by the Directorate of Neighbourhoods and Support but there is responsibility in each Directorate for the implementation of the policy.

6.2 The policy will be reviewed every three years and any enquiries relating to the policy can be directed to the Temporary Accommodation Manager and/or the Policy and Performance Officer.