



Newham London

Downsizing your home

Incentives offered to council tenants to
move from a bigger to a smaller property

Are you living in a council property that is too big for you?

Would you like to move to a smaller property?

Would you like to choose the area, street or even property to live in?

Would you like to move nearer friends and family?

The council runs an underoccupation scheme which allows council tenants to move from a larger to a smaller property. You can choose the area and the type of property you move to. This move could help in reducing your household bills and the time spent looking after the property. It could also help you live nearer family and friends. If you have mobility difficulties and/or you are unable to climb too many stairs, you will be able to move to a more suitable floor level.

Do I have to bid for a property?

You do not have to bid for a property. The council will ask you what you are willing to consider and then try and find a suitable property for you. The more flexible you are, the sooner we can find you the property. If you wish to move out to one of the council's estates outside Newham that is Brentwood, Aldersbrook (Redbridge), Elm Park (Havering) you will have a much longer wait for a move.

I want to move but can't afford it.

The council will also help by:

- paying for a removal van
- paying for the reconnection of your telephone
- paying for disconnection and reconnection of your cooker
- giving you a lump sum payment.

If you are in a two or three bedroom property and you move to a smaller home you will be given a payment of £200.

If you are of pensionable age or registered disabled the payment is £250.

If you are moving from a four or more bedroom property you will get a payment of £1,000 plus £250 for each bedroom you give up. This means that if you move from a four bedroom to a two bedroom property you will receive £1,500.

What size property am I entitled to?

Under this scheme, you are entitled to one more bedroom than you actually need, as long as it is smaller than the property you giving up. For example, if you are currently living alone in a three bedroom property we can consider you for a transfer to a one or two bedroom property.

Options for over 60s

If you are over 60 years of age then you might prefer to consider one of the other options available to council tenants in Newham.

If you are not in rent arrears we may be able to help you move via the Seaside & Country scheme. A number of housing associations have one and two bedroom flats and bungalows in seaside and country areas specifically for tenants of London councils. The scheme is for couples and single applicants only. If you still like to live independently this scheme may be for you. It offers you the comfort of knowing that staff are on hand to respond to you in the event of an emergency. You can also be offered advice and support when you need it.

You might want to consider moving to a sheltered property in Newham.

Sheltered housing is not a care or residential home although you have the benefits of a warden/sheltered manager and 24 hour cover from a central alarm system. Sheltered housing also gives you the opportunity to meet with people of a similar age and join in social activities as you wish.

For any further advice or assistance please write to:

The Housing Options and Advice Officers

Bridge House
320 High Street
Stratford
E15 1EP

or telephone: **020 3373 4210**.

