

Cash Incentive Scheme

Money to move to a smaller property for Westminster City Council tenants



Do you wish you were top priority for a housing transfer?

Would you like money to help you move?

Our Cash Incentive Scheme helps you to transfer to a smaller property or move out of social housing altogether.

Overcrowded housing in Westminster

Did you know that over 1,000 households in Westminster are living in overcrowded accommodation that is short of at least one room? Overcrowded housing in London is on the rise and we urgently need family sized council or housing association properties.

The effects of overcrowding on families are felt most by children and young people and can be damaging to:

- performance at school
- child development
- health – physical, mental and emotional
- family relations – lack of privacy causes tension and stress.

What is the Cash Incentive Scheme?

Westminster City Council is giving cash payments to tenants with spare rooms to help them move to smaller properties more suitable to their needs. This will help families on the housing register who are living in overcrowded accommodation or in temporary homes.

When you move to a smaller council or housing association property or out of social housing altogether, your property will become a home to a family desperate for suitable accommodation.

Why move to a smaller property?

- Your children have grown up and moved away.
- Your property is too large for you to manage.
- You have difficulty using the stairs or would like cheaper heating bills.
- You want to move to a different area in Westminster.
- You want to move outside of Westminster.

How much money will I receive?

Your present property:	You transfer to:				
	Studio/ Sheltered and Supported	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
1 bedroom	£500				
2 bedrooms	£3,500	£3,000			
3 bedrooms	£6,500	£6,000	£3,000		
4 bedrooms	£9,500	£9,000	£6,000	£3,000	
5 bedrooms	£12,500	£12,000	£9,000	£6,000	£3,000

Remember: If you transfer from a three bedroom or larger property you can also receive an additional premium payment between £3,000 and £5,000.

What are the benefits?

- You will be given highest priority and be placed in Band A under Choice Based Lettings.
- By moving to smaller property you may be able to reduce your heating, rent and other household costs.
- You will receive £3,000 for every bedroom you vacate.
- We will meet your furniture removal costs (£500) and you will be given £1,500 towards decorating your new home.



Do I qualify?

You can move through the Cash Incentive Scheme if:

- you are a Westminster City Council tenant
- your current property has two or more bedrooms
- you apply before giving us notice to quit
- you give us at least four weeks' written notice before moving out.

Where can I move?

You can bid through Choice Based Lettings to move to any area in or outside of Westminster - although the more restrictive you are in your choice of areas the longer you may have to wait.

If you are over 60 years old you can also be nominated for the Seaside and Country Homes Scheme (see Seaside and Country Homes booklet).



When will I receive payment?

- You must move out of your property or payment will not be made.
- Payment usually takes up to six weeks from receiving a claim form.

For example

Move from a four bedroom home to a one bedroom property and receive £9,000. You will also receive a premium payment of £5,000 for downsizing by more than two bedrooms plus removal and decoration costs of £2,000. In total you will receive £16,000 – for giving up three bedrooms.

Downsize from a three bedroom home to a two bedroom property and receive £3,000, plus the premium payment of £3,000 and the removal and decoration costs of £2,000. In total you will receive £8,000 – for giving up one bedroom.

Transfer from a two bedroom property to a studio or sheltered and supported property and receive £3,000, a £500 supplement for moving, plus £2,000 towards removal and decoration costs. In total you will receive £5,500 – for giving up one bedroom.

Flying the nest

If your son or daughter is over 18 years old and wants to move away from the parental home, we can help.

If your current home has three or more bedrooms, we will help you to find two or more smaller homes with the same number of bedrooms between them. If your new homes have fewer bedrooms than your current home, you will receive a cash payment for any extra bedrooms the council gains.

For example

A couple with one adult daughter living with them in a three bedroom home could get a one bedroom flat for themselves plus a studio flat for their daughter. And, because the council gains a bedroom, we would give them £3,000 plus decoration and removal costs, making a total payment of £5,000.

“I felt like I’d won the lottery when I moved into my new place. I have friendly neighbours, a lovely garden and a sense of privacy.”

Mary Theophane, 50, moved from a three - bedroom flat on the Edgware Road to a two - bedroom house in Queen’s Park through the Cash Incentive Scheme. She was keen to move to a quieter area and also wanted her son to have a flat of his own.

With help from her Cash Incentive Officer, Mary secured the second property she bid for and moved within two weeks of applying. The council also found her son a studio flat of his own.

She says: “I felt like I’d won the lottery when I moved into my new place. I have friendly neighbours, a lovely garden and a sense of privacy.

“If you live in a large property and your children have grown up, the scheme is ideal especially if there are families needing more rooms.”



MARY THEOPHANE

Cash for moving out of Westminster

Cash payments are also available to tenants who move out of council accommodation altogether and find homes without our help. You could be buying or renting privately or moving in with family. You don't have to move to a smaller property to qualify.

Property size	Studio (inc S&S)*	1 bedroom (inc S&S)*	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
---------------	-------------------	----------------------	------------	------------	------------	------------



To qualify you must:

- find a home without our involvement by buying, renting privately or going to live with relatives
- apply before giving us notice to quit
- make an appointment to see our Cash Incentive Officer
- give us at least four weeks' written notice and vacant possession.

Please note that we will not rehouse you if you become homeless as a result of giving up your council property.

“The Cash Incentive Scheme provides a great opportunity to move without having to worry about the expense. The support I received was very good.”

Former Westminster resident, Mary Moran had been thinking about moving from her two-bedroom flat for six years when she heard about the Cash Incentive Scheme. She wanted to live closer to her daughter, outside of London, but was worried about the upheaval and removal costs.

With help from the scheme, she moved within three months and covered the cost of her move.

She says: “The Cash Incentive Scheme provides a great opportunity to move without having to worry about the expense. The support I received was very good. There was always someone to talk to if I had any worries.

“I wish I'd moved sooner. I now have a lovely bungalow with a garden near to my family and I couldn't be happier.”



MOVING OUT OF WESTMINSTER

Cash Incentive Scheme: friends and family

If you have empty bedrooms and would like to move to a smaller property, you could help a friend or family member who is living in overcrowded accommodation in Westminster.

You will receive all the benefits of the Cash Incentive Scheme, listed on page three, as well as being able to nominate someone you know to move into your property. Your nomination must be a family living in overcrowded accommodation in Westminster.

Conditions

You will be given the same priority for new housing as applicants under the Cash Incentive Scheme. A cash payment will be made if you free up one or more bedrooms. The family you nominate to move into your property must have a minimum of 80 points on our transfer list. This means they have two bedrooms less than they need.

Neither household can have rent arrears.

Contact

Telephone 020 7641 1000

Email hoscustomerservices@cwh.org.uk

Minicom 020 7641 8200

Housing Options Service

101 Orchardson Street

London

NW8 8EA

