A Basildon Borough Council Scheme to provide an incentive, with financial support, for tenants who are under-occupying their Council homes.

Downsizing Incentive Scheme

Helping you to move into a more affordable and manageable home
Basildon Council's Downsizing Incentive Scheme provides financial assistance to tenants who wish to move to a one bedroom or bedsit/studio property, general needs or sheltered accommodation, from their family size property.

**Who can Apply?**
- Tenants of Basildon Council who have held a secure tenancy on their current home for a minimum of 2 years.
- Tenants under-occupying a family size property and willing to downsize to non-family size accommodation (general needs or sheltered accommodation).
- Have no housing related debts with the Council in excess of the grant limit***.

***Any housing related debts or council tax arrears will be deducted from the incentive payment before it is paid.

**Why Move?**
- To reduce your household running costs.
- You may no longer need all of the space.
- You may want to move closer to family.
- Your property may not be suitable for your medical needs.
- You would prefer the support of a sheltered environment.
- You are affected by the Spare Room Subsidy (Bedroom Tax).

**Why was the Downsizing Incentive Scheme Introduced?**
- To make best use of the Council’s existing housing stock.
- There is a high demand for family sized accommodation, whilst a number of tenants live in properties that are far too large for their needs.

**What are the Financial Incentives?**
- Fixed incentive payment of £1,500.
- Additional enhanced payment of £300 if moving to sheltered accommodation.
- Additional enhanced payment of £150 if moving to a bedsit/studio (general needs or sheltered accommodation).
- Additional enhanced payment of £100 if the property has been empty for 3 months or more at the time of offer.
- Removal of your belongings (by the Council’s appointed removal company).
- Assistants with carpets.
- Assistants with decorating undertaken by a Council contractor.

Further information, including the financial incentives for moving into a Housing Association property, is available on Basildon Council’s website at www.basildon.gov.uk

**Are there other ways to move with Incentives?**
Yes. By way of a mutual exchange.

**What is the Criteria?**
- Be a Basildon Council tenant and have held a secure tenancy on your current home for a minimum of 2 years.
- You are currently under-occupying and exchanging to a smaller property suitable for your housing needs.
- The tenant you are exchanging with is a Council or Housing Association registered partner in Basildon and is currently overcrowded. (As defined in the Councils Allocation Scheme).
- The mutual exchange has been approved.
- You do not owe any housing related debts or council tax arrears.
- You have not received any incentives under Basildon Council’s downsizing incentive scheme within the last two years.

**What are the Incentives?**
- Removal of your belongings (by the Council’s appointed removal company).
- Decoration pack suitable for the size of property you are exchanging to.
- Assistance with carpets (if downsizing to a one bedroom or bedsit/studio property).

There is no fixed incentive payment for moving through a mutual exchange.

**Are there any Restrictions to Applications?**
Yes. The Council will not accept your application if:
- An existing member of your family is made homeless as a result of you moving to a smaller home.
- By moving you will make your home overcrowded.
- You have moved through a mutual exchange within the last two years.
- You have an introductory or flexible tenancy.
- You have to downsize as the result of a succession.
Contact Us
If you require further information about the Downsizing Incentive Scheme please contact us by letter, email, telephone or visit our website.

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Website: www.basildon.gov.uk

To qualify for the scheme you must apply and be accepted before moving. Please note however, that being accepted onto the scheme does not guarantee a house move and the incentives are subject to available funds.