



Downsizing Incentive Scheme

Helping you to move into a more
affordable and manageable home

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



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.

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.



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).



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.

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.

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)
- 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.

Contact Us

If you require further information about the Downsizing Incentive Scheme please contact us by letter, email, telephone or visit our website.

Basildon Council, Rehousing Department

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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.

