



Allocations Policy Refresh

Executive Member Briefing

23rd August 2023



Introduction

- The Housing Act requires all housing authorities to have a scheme for determining priorities and procedures in allocating social accommodation
- Social housing and affordable rent housing is assigned
- The Housing Register and Allocation Scheme is operated on behalf of all Registered Providers that work with the Council.
- 'Optimising Social Housing - Applications and Allocations Policy' published in 2020

Introduction

The properties allocated in this policy include:

- General needs housing (such as houses and flats)
- Retirement living accommodation (properties for older people who need support in line with the accommodation they are applying for)
- Specially adapted properties for people with disabilities

The properties **not** allocated in this policy include:

- Temporary accommodation
- Managed moves
- 'Local letting plan' schemes

Why change?

- Legal requirements
- Transparency and clarity for customers*
- More inclusive
- Better reflects the needs of the community

The changes required?

- Many! General and specific

Examples of general;

- additional information and increased transparency around the whole process
- clarity around certain areas of the policy where this is lacking, to enable better understanding and application
- information about Registered Providers and their policies
- information on the different types of sheltered schemes available in the borough and the level of support provided.

The changes required?

Examples of specific;

- requirement to provide evidence of close family connections which are required to prove an applicant's local connection (to prevent fraud)
- expand the groups of people who qualify to join the list to ensure that there is no discrimination against any group who may not qualify currently, e.g. home owners under 55 who may be fleeing abuse/violence, home owners under 55 in negative equity

Decisions (for later)?

- Expand the qualification criteria to ensure there are adequate numbers of applicants on the housing register to fill the flow of new build housing in the pipeline, e.g. people in privately rented accommodation who may otherwise be considered to be adequately housed
- Increasing priority for current qualifying groups
- Local lettings plans

Timeline - *to consultation

Meeting/Activity	Target date
Initial engagement of housing scrutiny panel	Autumn
HSP Meeting	Autumn
NOKD to CXMT	Winter
Executive report sign off (inc EM & Leader)	Winter
Executive meeting and call off	Winter
Prepare for consultation	Winter
Full consultation end	Early spring
Target date for go live	Spring