

# Allocations Policy Update

Community Select Committee – 19 September 2023

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# Agenda

- Background
- Proposed changes applied following feedback from Community Select Committee
- Additional changes in policy

# Background

## The Allocations Policy

- Required by law
- Outlines the process for applying for social housing
- Makes best use of stock
- Maximizes access and choice for applicants



# Aims of the review

- Respond to increasing demand for not enough homes
- Fair and transparent for customers
- Help those in greatest need
- Meet legislative changes e.g. Homelessness Reduction Act, Domestic Abuse, Armed Forces Covenant

# Proposed change one

*“Do you agree that we should only accept applicants onto the Housing Register if they have a housing need?”*

*Consultation - Agree – 69%*

*Community Select Committee – Agree*

Applied to new policy as a qualification rule



# Proposed change two

*“Do you agree that those with sufficient savings or income should be disqualified from applying for social housing?”*

*Consultation Agree – 63%*

*Community Select Committee – Agreed to investigate further*

Resource heavy

Cost of Living – what is “affordable”?

Not applied to new policy



# Proposed change three

*“Do you agree that SBC should introduce a New Generation scheme?”*

***Priority to 1 bed need adults to enable downsizing of tenants***

*Consultation Agree – 89%*

*Community Select Committee – Need to review criteria*

Stock levels not sufficient to support New Generation scheme

Not applied to new policy

Will continue to review impact of new allocation policy



# Proposed change four

*“Do you agree that the number of bands that applicants can be placed into should be reduced?”*

*Consultation Agree – 78%*

*Community Select Committee – Agreed to make easier for applicants. Suggested Numbers for Bands*

Applied to new policy - Band 1, 2 and 3





# Proposed change five

*“Do you agree that applicants who haven’t placed a bid in 12 months should be removed from the register?”*

*Consultation Agree – 75%*

*Community Select Committee – agreed in principle with communication to applicants about how to bid*

Applied to new policy  
Officers to communicate bidding



# Proposed change six

*“Do you agree that we should let homes based on housing need only, removing the sharing between bands?”*

## ***Removing “quota”***

*Consultation Agree – 75%*

*Community Select Committee – Agree*

Applied to new policy



Some direct allocation needed for aids and adaptations, temporary accommodation or leaving home for an emergency

# Proposed change seven

*“Do you agree that the bedroom standard should be changed to allow for more household members to share, without requiring their own bedroom?”*

## ***Increasing age to 21 for sharing from 16***

*Consultation Agree – 56%*

*Community Select Committee – Did not agree with age*

Changes to new policy:



- Bedroom standard changed to age 18 for same sex
- 2 bed need not able to bid on 3 bedroom properties

# Additional question

*Do we want to give additional priority to Foster Carers?*

*Community Select Committee – did not agree*

Not applied to new policy 

# Other Proposed Changes

- **Care leavers** – able to bid on 1-bedroom properties and higher priority – increase chances of securing
- **Homeless Prevention Duty** – priority given if families can stay with friends or families for additional time
- **Housing Need** – adults without children with no other housing need unable to join the register
- **Statutory Homeless Duty** – Discretion applied and must qualify otherwise – such as residential local connection
- **Owed Relief Duty** – same priority as Main Duty which will reduce strain on temporary accommodation

# Questions and Discussion

Any further questions?

