

HOMES & COMMUNITIES COMMITTEE

11 JUNE 2018

COUNCIL HOUSING ALLOCATION SCHEME – ANNUAL UPDATE

1.0 Purpose of Report

1.1 To provide the Committee with an update on the implementation of the Council's Housing Allocations Scheme, particularly on the impact of the changes approved by Committee on 12 September 2016 and 13 March 2017, which were formally launched in April 2017.

2.0 Annual Update

2.1 The re-registration which took place in April 2017 brought about an overall reduction in numbers on the housing register across all bands. With the exception of numbers in band two we are not up to the levels we had pre re-registration. However numbers across all bands are increasing and the reduction in numbers has not had an adverse effect on re-let times, which have improved.

2.2 The table below gives the position across all bands pre and post re-registration:

	March 2017	May 2017	April 2018
Number in Band 1	199	144	152
Number in Band 2	271	190	279
Number in Band 3	1069	513	788
Number in Band 4	1862	1324	1583
Total Number All Bands	3401	2171	2802

3.0 Impact of the new Scheme and changes implemented April 2017

3.1 The new Housing Allocations Scheme went live in April 2017 following the successful testing of the updated rule operated through the Capita housing module and re-registration of applicants.

3.2 Having operated the updated policy for twelve months Newark and Sherwood Homes (NSH) have conducted analysis of the amendments made and measured the impact these changes have had. Attached at **Appendix A** is a copy of their impact report.

3.3 The overarching feedback from this assessment is that the majority of the changes are creating positive improvement and are achieving their desired outcomes. Monitoring will continue and will feed into ongoing reviews.

3.4 You will note that there are number of the amendments Newark and Sherwood Homes have been unable to provide analysis for due to insufficient data being available to assess the impact at this time. These are:

- i) **Ex-Armed Forces** - The Armed Forces England Regulations 2012 provide that Additional Preference must be given to an applicant with urgent housing needs who falls within one of the Reasonable Preference categories.

- ii) **Right to Move Regulations** - The Allocation of Housing (Qualification Criteria For Right To Move) (England) Regulations 2015 (the 2015 Regulations) provide that local authorities must not disqualify certain Applicants on the grounds that they do not have a local connection with the authority's district where the Applicant is a 'Relevant Person' being a person who:-
 1. Has Reasonable Preference under s.166(3)(e) because of a need to move to the local authority's district to avoid hardship, and
 2. Need to move because the tenant works in the district, or
 3. Need to move to take up an offer of work.
- iii) **Remove applicants of tied houses or service tenancies not required to leave**
- iv) **To amend qualification for an additional bedroom for an unborn child from 26 weeks pregnancy to 36 weeks**
- v) **Foster Caring/Adopting** - To allow foster carers/those adopting requiring additional bedrooms to be allocated suitable size properties, assessed on an individual basis in liaison and as confirmed in writing by social care (s14 suitability of property types)

4.0 Scheme Review

4.1 To provide assurance to Members, and in accordance with the scheme, there is a cross Council and Company Officer Group that meets quarterly to regularly review the Allocations Scheme to ensure its requirements are being implemented and that it continues to meet relevant legislation and any new duties placed upon the Council.

5.0 Equalities Implications

5.1 No equalities implications have been identified during implementation from the Equalities Impact Assessment carried out by NSH.

6.0 Impact on Budget/Policy Framework

6.1 There are no financial implications identified from this report and the implementation was completed on budget.

7.0 RECOMMENDATION

That the report be noted

Background Papers

Nil

For further information please contact Leanne Monger, Business Manager – Housing and Safeguarding on extension 5545 (Council) or Dave Newmarch, Assistant Director – Housing Management and Responsive Repairs on 01636 655455 or dave.newmarch@nshomes.co.uk (Company).

Karen White
Director – Safety