

Allocations Scheme - Impact Report May 2018

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<u>Amendment</u>	<u>New Scheme Objective/s</u>	<u>March 2017</u>	<u>March 2018</u>	<u>Commentary</u>	<u>Impact</u>
<u>ELIGIBLE PERSONS</u>					
Local Connection (LC) Criteria:					
<p>To join the Housing Register, an Applicant must usually have been resident in the District of Newark and Sherwood for the following time periods or qualifying criteria:</p> <ol style="list-style-type: none"> 1. 2 consecutive years or; 2. 3 out of the last 5 years or; 3. 5 or more consecutive years in which family members have been resident within the District (family members include parents, those with parental responsibility or guardianship, grandparents and siblings); 4. employment for an average of 16 hours per week for the last 6 months or more or; 5. Applicants who are statutory homeless or; 6. Special conditions might include, but is not limited to, the need for specialist medical or support services which are available only in NSDC or; Right to Move Regulations 7. Former and serving members of the armed forces*. 	To meet statutory duties to local households in housing need	89.4% awarded to those with Local Connection to district	99.8% awarded to those with Local Connection to district	<p>The Scheme allows for exceptions in cases of Hard to Let Properties</p> <p>Since the commencement of the new Scheme 1 allocation has been made to applicants with no LC as property was classified as Hard to Let.</p>	Amendment to the Scheme has achieved the desired outcome.

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Affordability:					
<p>An Applicant would not normally be made an offer of accommodation, if they own or have interest in another property in the UK or abroad that is reasonable to occupy.</p> <p>Generally an Applicant in these circumstances will only be considered for supported housing, extra care, re-designated and adapted properties set against their housing needs.</p> <p>All Applicants will be required to complete a financial assessment and will be required to self-certify their financial position, with relevant supporting evidence to confirm their ability to sustain a tenancy in line with NSDC's Tenancy Agreement.</p>	<p>To meet statutory duties to local households in housing need</p> <p>To manage demand and encourage applicants to self-manage their housing choices and make informed decisions</p> <p>To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market.</p>	Data not held	65 applicants have registered for general needs properties who have stated they have a property reasonable to occupy.	<p>From April 16 to March 17, 16 allocations were made to supported accommodation and 1 allocation was made to general needs accommodation where the applicant stated they had a property that was reasonable for them to occupy.</p> <p>From April 2017 to March 2018 we have made 27 allocations to supported accommodation but none to general needs accommodation.</p> <p>This amendment was introduced to manage supply and demand but to also ensure that accommodation is available for those in the greatest housing need.</p>	Amendment to the scheme has achieved the desired outcome. No general needs accommodation has been allocated to an applicant where they have stated they had a property that was reasonable for them to occupy.

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<u>REASONABLE PREFERENCE</u>					
Homeless Part VII: Direct Offers					
For statutory homeless households to be awarded a separate category within Band One and suitable direct offers to be made in order to discharge duty.	<p>To meet statutory duties to local households in housing need</p> <p>To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market</p>	<p>Allocations made to homeless households</p> <p>Band 1 = 33</p>	<p>Allocations made to homeless households</p> <p>Band 1 = 51</p>		Comparing the number of allocations over the 2 periods is not sufficient to evidence that this policy change has created a positive effect. The numbers of accepted households during the first 3 quarters of both periods are similar and therefore the increase in allocations may be linked to more of the right properties becoming available for these households as well as bids being placed for all suitable properties.
Medical / Welfare:					
Prioritise medical circumstances across Bands One, Two and Three rather than just Band One and Three.	To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market	<p>Band 1 =121</p> <p>Band 2 = n/a</p> <p>Band 3 =824</p>	<p>Band 1 =30</p> <p>Band 2 =151</p> <p>Band 3 =339</p>	Whilst there is significant decrease in the number of Band 1 medical applicants registered the allocation of properties between bands remains relatively consistent:	The introduction of the additional medical banding and a revised medical matrix supports best use of stock and housing applicants with priority needs first.

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				<p>Allocations to Band 1 medical applicants in 2016 = 22</p> <p>Allocations to Band 1 medical applicants in 2017 = 21</p> <p>All medical assessments were reviewed during the reregistration process which combined with the non-returning of forms may account for the decrease.</p>	
Ex Armed Forces:					
<p>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.</p> <p>An Applicant, who has been assessed as having Reasonable Preference, awarded a Band 2 and who meets the additional preference criteria will be have their banding increased by a maximum of one band. Those already awarded Band 1 will be given an additional six months waiting time.</p>	To meet statutory duties to local households in housing need	No data available	We have 6 applicants on the housing register who have been awarded additional preference.	Consideration was given to the [signed 2013] Community Covenant between NSDC and the Armed Forces Community in Newark and Sherwood.	Insufficient data available to assess the impact of this amendment at this time

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Right to Move Regulations:					
<p>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:-</p> <ol style="list-style-type: none"> 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. 	<p>To support applicants to meet their housing aspirations, across housing tenures</p> <p>To manage demand and encourage applicants to self-manage their housing choices and make informed decisions</p> <p>To ensure the Councils equal opportunities obligations are met.</p>	No data available	No applicant has applied under the RTM regulations.	NSDC opted for the minimum quota allowed within the guidance due to the high number of applicants on the Housing Register with identified housing need and low number of allocations that become available each year. The quota is set at 1% of housing allocations forecasted for the coming year, based on the actual number of allocations in the previous year.	No data available to assess the impact of this amendment at this time
<u>ADDITIONAL PREFERENCE</u>					
Move on from Supported Housing Projects be categorised as Band Two (instead of Band One)		22 R2Ms registered	23 R2Ms registered	This was amended in Policy to ensure Band 1 Statutory Homeless Applicants were not outnumbered by R2M applicants.	This amendment has had a positive impact on NSDC as more Band 1 homeless applicants have been housed compared to R2M applicants. The banding change has had limited impact on the R2M process. However Supported Housing Services have

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					expressed concerns that the local connection criteria are having an impact on their ability to move households on. To minimise this impact Services have been advised that they can submit requests for consideration under the special circumstances category explaining why this particular applicant needs to remain in Newark and Sherwood.
Move adaptations to effective and efficient from Band One	To improve management / facilitate move on due to a lack of supply of such properties	8 moves	10 moves		Minimal impact
Changing Places to be expanded to two beds and to demote applicants if they are not actively bidding within a 12 month period.	To improve management / facilitate move on due to a lack of supply and prevent under occupancy and knock on impact to HRA BP	101 applicants	97 applicants	Slight decrease in applicants registered for the CP scheme. 25% of allocations in 2017/18 have been possible due to this amendment; tenants have moved from a 2 bedroom property to a 1 bedroom property.	This amendment has had a positive impact.

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Remove cumulative preference/multiple needs	No longer a requirement under Localism Act and to manage housing need and demand.	151 applicants			This amendment has not had a significant detrimental effect on applicants securing accommodation
Remove children in first floor	Limited stock availability for certain household types and avoiding like for like moves	63 applicants			In terms of allocations to Band 3 households 2017/18 data shows 72 were housed compared to 88 in the previous year.
Remove applicants of tied houses or service tenancies not required to leave (17.4.3)	Reducing number of applicants on the register with no prospect of being housed - in band 4	No applicants registered	No applicants registered		No data available to assess the impact of this amendment
<u>OTHER PROPOSALS</u>					
To amend qualification for an additional bedroom for an unborn child from 26 weeks pregnancy to 36 weeks				There have been insufficient allocations to monitor impact of this amendment, which was introduced to help prevent the accumulation of arrears and trigger of enforcement action (£250/4 weeks arrears) where pregnant applicants are under occupying until the birth of their child.	No data available to assess the impact of this amendment at this time. Data should be available for the next review.

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<p>Penalising Refusals -</p> <p>Applicants who refuse two offers of accommodation will have their application suspended for six months and will be unable to bid for properties advertised during this period.</p> <p>If a further refusal of an offer of accommodation is made, following reinstatement on the Housing Register, a twelve month suspension will be applied.</p>		<p>Not available</p> <p>Average % of properties accepted at 1st offer = 61.4%</p>	<p>We currently have 4 applicants on 6 month suspension and no applicants on the 12 month suspension</p> <p>Average % of properties accepted at 1st offer = 80.92%</p>	<p>This was introduced to prevent repeat refusals and the associated administrative resource.</p>	<p>This Amendment has had a positive impact as acceptance rates at first offer have increased by circa 20%.</p>
<p>Foster Caring/Adopting</p> <p>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)</p>	<p>To manage demand and encourage applicants to self-manage their housing choices and make informed decisions</p>	<p>Not available</p>	<p>No applicant registered with these requirements</p>	<p>Statutory guidance makes clear that it is expected that social homes go to people who generally need them, such as hard working families and those looking to adopt or foster a child in need of a stable family.</p>	<p>No data available to assess the impact of this amendment.</p>