

Allocations Scheme - Impact Report April 2019**Author – Julie Davidson**

Amendment	Scheme Objective/s	March 2018	March 2019	Commentary	Impact
ELIGIBLE PERSONS					
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	99.8% awarded to those with Local Connection to district	100% awarded to those with Local Connection to district	The Scheme allows for exceptions in cases of Hard to Let Properties	Amendment to the Scheme has achieved the desired outcome.

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>	<p>65 applicants have registered for general needs properties who have stated they have a property reasonable to occupy.</p>	<p>70 applicants have registered for general needs properties who have stated they have a property reasonable 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>From April 2018 to March 2019 we have made 33 allocations to supported accommodation. 4 allocations were made to [new build] general needs bungalows, all Band 1 medical applicants so current property deemed as unreasonable to occupy.</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>	<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.</p>

REASONABLE PREFERENCE					
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 = 51</p>	<p>Allocations made to homeless households</p> <p>Band 1 = 49 Band 2 = 22 Band 3 = 2</p>	<p>Amendments made to better support HRA implementation and balance the distribution of accommodation to ensure that no one route dominates the scheme but that all applicants have a chance of securing accommodation based on their assessed need and that through put in temporary accommodation is not impacted upon.</p>	<p>Amendments to the scheme has achieved the desired outcome.</p>
Medical / Welfare:					
Prioritise medical circumstances across Bands One, Two and Three rather than just Band One and Three.	<p>To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market</p>	<p>Medical priority awarded:</p> <p>Band 1 =30 Band 2 = 151 Band 3 =339</p>	<p>Medical priority awarded:</p> <p>Band 1 = 28 Band 2 = 197 Band 3 = 455</p>	<p>Medical band 1's remaining consistent with a slight increase in bands 2 and 3.</p>	<p>The use of the medical matrix has allowed for a more definitive assessment made of applicants housing needs thus supporting best use of stock and housing applicants with priority needs first.</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>	<p>To meet statutory duties to local households in housing need</p>	<p>We have 6 applicants on the housing register who have been awarded additional preference.</p>	<p>This has remained consistent; we still have 6 applicants on the housing register who have been awarded additional preference. (although not the same six)</p>	<p>Consideration was given to the [signed 2013] Community Covenant between NSDC and the Armed Forces Community in Newark and Sherwood.</p>	<p>We have housed 3 applicants awarded the additional preference.</p>
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>	<p>No applicant has applied under the RTM regulations.</p>	<p>No applicant has applied under the RTM regulations.</p>	<p>NSDC opted for the minimum quota set at 1% of housing allocations which was based on the actual number of allocations in the 2017.</p>	<p>Insufficient data available to assess the impact of this amendment at this time</p>

ADDITIONAL PREFERENCE					
Move on from Supported Housing Projects be categorised as Band Two (instead of Band One)		23 R2Ms registered	18 R2Ms registered	<p>This was amended in Policy to ensure Band 1 Statutory Homeless Applicants were not outnumbered by R2M applicants.</p> <p>We have made 20 allocations to R2M applicants during 18/19 compared to 73 homeless allocations; of which 22 were Band 2 so comparable with R2M movement.</p> <p>Noting the introduction of the HRAAct.</p>	<p>Amendment to the Scheme has achieved the desired outcome.</p> <p>Noting the introduction of the HRAAct.</p>
Move adaptations to effective and efficient from Band One	To improve management / facilitate move on due to a lack of supply of such properties	10 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	97 applicants	112 applicants	<p>Slight increase in applicants registered for the CP scheme.</p> <p>22 Allocations under CPS during 18/19</p> <p>46% of allocations in 2018/19 have been possible due to this amendment which is an increase of 21% from last year.</p>	<p>This amendment continues to have a positive impact.</p> <p>Year-end report on non-bidders has been requested.</p>

Remove cumulative preference/multiple needs	No longer a requirement under Localism Act and to manage housing need and demand.	151 applicants	N/A		This amendment has not had a 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	N/A		In terms of allocations to Band 3 households 2018/19 data shows 124 were housed compared to 72 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		Insufficient data available to assess the impact of this amendment at this time
<u>OTHER PROPOSALS</u>					
To amend qualification for an additional bedroom for an unborn child from 26 weeks pregnancy to 36 weeks					Report to extract this data has been difficult to configure but are hopeful we can supply this by Mid-May.
<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>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 data is the same as last year</p> <p>Average % of properties accepted at 1st offer = 86%</p>	<p>This was introduced to prevent repeat refusals and the associated administrative resource.</p>	<p>This Amendment continues to have a positive impact as acceptance rates at first offer has increased for the second year running.</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>No applicant registered with these requirements</p>	<p>No applicant registered with these requirements</p>	<p>Statutory guidance makes clear that it is expected that social homes go to people 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>Insufficient data available to assess the impact of this amendment at this time</p>
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