

Allocations Scheme - Impact Report August 2020**Author – Julie Davidson**

<u>Amendment</u>	<u>Scheme Objective/s</u>	<u>April 2019</u>	<u>April 2020</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 	To meet statutory duties to local households in housing need	100% awarded to those with Local Connection to district	100% awarded to those with Local Connection to the district	The Scheme allows for exceptions in cases of Hard to Let Properties	Amendment to the Scheme has achieved the desired outcome.

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armed forces*.					
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>70 applicants have registered for general needs properties who have stated they have a property reasonable to occupy.</p>	<p>74 applicants have registered for general needs properties who have stated they have a property reasonable 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					
<p>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>	<p>To meet statutory duties to local households in housing need</p> <p>To make best use of the supply of affordable</p>	<p>Allocations made to homeless households</p> <p>Band 1 = 49</p>	<p>Allocations made to homeless households</p> <p>B1 – 10</p>	<p>Amendments made to better support HRA implementation and balance the distribution of accommodation to ensure that no one</p>	<p>Amendments to the scheme has achieved the desired outcome.</p>

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	housing stock in the District, contributing towards a vibrant housing market	Band 2 = 22 Band 3 = 2	B2 – 30 B3 – 4	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.	
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	Medical priority awarded: Band 1 = 28 Band 2 = 197 Band 3 = 455	Medical priority awarded: B1 = 27 B2 = 209 B3 = 543	Medical band 1's remaining consistent with a slight increase in bands 2 and 3.	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.
Ex Armed Forces:					
The Armed Forces England Regulations 2012 provide that Additional Preference must be given to an applicant with urgent	To meet statutory duties to local households in housing need	We have 6 applicants on the housing	We have 8 on the housing register who have been	Consideration was given to the [signed 2013] Community Covenant	2 applicants with additional preference were rehoused in 2019-

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<p>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>		register who have been awarded additional preference.	awarded an additional preference	between NSDC and the Armed Forces Community in Newark and Sherwood.	20

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 applicant has applied under the RTM regulations.	No applicant has applied under the RTM regulations.	NSDC opted for the minimum quota set at 1% of housing allocations which was based on the actual number of allocations in the 2017.	Insufficient data available to assess the impact of this amendment at this time

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ADDITIONAL PREFERENCE					
Move on from Supported Housing Projects be categorised as Band Two (instead of Band One)		18 R2Ms registered	25 R2Ms registered	This was amended in Policy to ensure Band 1 Statutory Homeless Applicants were not outnumbered by R2M applicants.	Amendment to the Scheme has achieved the desired outcome.
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	9 Moves	This figure remains consistent and applies to those households requiring more specialist accommodation due to disability	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	112 applicants	103 applicants		This amendment continues to have a positive impact.
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
OTHER AMENDMENTS					

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To amend qualification for an additional bedroom for an unborn child from 26 weeks pregnancy to 36 weeks	To meet statutory duties to local households in housing need To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market.	N/A	N/A	This is a preventative measure to avoid any arrears accruing due to under occupancy charge prior to child being born	Minimal impact
Penalising Refusals - 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. If a further refusal of an offer of accommodation is made, following reinstatement on the Housing Register, a twelve month suspension will be applied.		We currently have 4 applicants on 6 month suspension and 0 applicants on the 12 month suspension On average 86% of properties are accepted at 1 st offer	We currently have 3 applicants on 6 months suspension and 0 on the 12 month suspension On average 79% of properties are accepted at 1 st offer	This was introduced to prevent repeat refusals and the associated administrative resource. The slight dip in the acceptance relates mainly to the refusal of supported accommodation due to the garden being too big, poor parking provision or the accommodation being too small.	Acceptance rates at first offer remain high.
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	To manage demand and encourage applicants to self-manage their housing choices and make informed decisions	No applicant registered with these requirements	No applicant registered with these requirements	Statutory guidance makes clear that it is expected that social homes go to people go to people who generally	Insufficient data available to assess the impact of this amendment at this time

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suitability of property types)				need them.	
RECENT AMENDMENTS/ADDITIONS					
If you have a shared residence order or staying access for children, you are not automatically entitled to bedrooms for your children. As long as a child/ren have one home of an adequate size, we will not provide a second home for child/ren.	To meet statutory duties to local households in housing need To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market.	N/A	N/A	We have monitored this most recent amendment by recording the appeals received from applicants We have received 12 appeals, 5 of which were upheld and the additional bedroom eligibility allowed.	Supports and aligns with the principles of the HRA in that children are only housed once. Very recent amendment so monitoring will continue
Addition: If you have a large family that may have little or no prospect of finding a property, which is large enough for your needs, we may permit bids for properties smaller than you need. In such circumstances, before any amendments are made to your bedroom eligibility; applicant approval will be sought to consent to considering smaller	To make best use of the supply of affordable housing stock in the District, contributing towards a vibrant housing market.	N/A	N/A		Very recent amendment so monitoring will continue

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property types. Applicants should note that the Council will not consider offers of accommodation that would make your household statutorily overcrowded and applicants are not required to accept smaller properties although they may face significant wait times for alternative accommodation.					
A woman with a pregnancy confirmed by an appropriate medical practitioner, will be counted as a household with a child after 36 weeks of pregnancy and therefore qualify for a bedroom each. If she already has one child, the unborn baby will be treated as if it were the same sex. If she has two or more dependent children residing with her, consideration for additional bedroom eligibility may be applied to the application following the birth of the child.	<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>	N/A	N/A	This is a preventative measure to avoid any arrears accruing due to under occupancy charge prior to child being born	Minimal impact