

ALLOCATION POLICY AMENDMENTS

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Allocation Policy – Review Timetable

Started to review early summer 2016

Rotherfed Board – 26/9/16

Quality and Standards Challenge Group – 11/11/16

Improving Places Select Committee – 30/11/16

Cabinet & Commissioners Decision making meeting
– 9/1/17

Write to all applicants March 2017

Implement 1/4/17

Allocation Policy Review

The Housing Register

6457 people on Housing Register (July 16)

Band 1 = 251

Band 2 = 1608

Band 3 = 1695

Band 4 = 1678

Transfer = 1225

2000 properties advertised each year

40 homes allocated each week

Allocation Policy Review

Rational - Why do we need to Review?

- Improve tenancy sustainability
- Opportunity to better understand the needs of our customers
- Prevent homelessness
- Reduce expenditure (Void/Rent Loss)
- Help single people under the age of 35 access accommodation

Allocation Policy Review

Council Tax arrears

- April 2015 – Revised Allocation Policy
- Representation made
- Further analysis
- Legal implications – not recommended

Allocation Policy Review

Tenancy Sustainability- Recommendations:

1. Mandatory requirement for applicants who have no experience of running their own home, or where a previous tenancy has failed, to attend a pre-tenancy workshop.
2. Mandatory requirement for all applicants to undertake a housing options interview before joining the housing register

Allocation Policy Review

Rational

- Termination Trends Analysis
- Research

Implementation

- Target audience
- Developing the proposed workshops
- Pre-tenancy Housing Options Interviews

Views from Consultation

Allocation Policy Review

Reduction in spend - Recommendations:

3. New tenants should not be allowed to apply to transfer within the first two years of their tenancy.

Allocation Policy Review

Rational

- Increase Neighbourhood sustainability
- Transfer Policy – 2 years (loop hole – band 4)
- Saving to HRA - £2,095 = 1 void
- Views from the Consultation

Allocation Policy Review

Reduction in spend

4. No rent allowances are issued to new tenants or existing Council tenants. Recommended option

Option 1: Reduce the 14 day allowance to 7 days

Option 2: Reduce the 14 day allowance to a maximum of 5 working days.

Option 3 -No rent allowances are issued.

Allocation Policy Review

Rational

- Inconsistencies with the current system
- Benchmarking
- Option 1 - Annual savings of £38K
- Option 2 - Annual savings of £50K
- Option 3 - Annual savings of £158K
- Views from the Consultation

Allocation Policy Review

Housing Options (Under 35) Recommendations:

5. Bedsits are let to single people or couples giving preference to single people under the age of 35

Option 1 – No change

Option 2 - Priority to single under 35s

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Rational

- Welfare Reform changes to Local Housing Allowance, shared room rate £58
- Housing Register
 - Total 6457 of these 1216 are single under 35, of these 317 are employed, 19 on training scheme
 - Limited stock of 75 bedsits (Last year 11 vacant of these 6 were let to under 35s
- Views from the Consultation

Allocation Policy Review

6. Include homeless applicants owed a reasonable preference to the list of applicants who are exempt from the Local Connection Criteria rules.

- Homeless, but not in priority need
- Homeless, but owed a duty by another authority
- Living in unfit or unsatisfactory housing, have a medical or disability or pressing welfare reason to move

Allocation Policy Review

Rational

- Complies with legislation
- Make sure the policy meets the requirements of the new Homelessness Prevention Bill.

Allocation Policy Review

Consultation - 30 people

Agree 5 Days	Disagree 5 days	Agree 0 days	Disagree 0 days
12	3	11	4

Any Questions?

