

Summary of main changes to Allocation Policy

Section	Summary of change
throughout	Removal of references to the sub-region. The original policy was written to deliver a sub-regional Choice Based Lettings System, however when the allocations policy changes are implemented the Leicestershire sub-regional system will no longer be in operation and so this policy is written as a standalone policy covering North West Leicestershire Lettings only.
2.7	Following feedback we have provided further clarification on how we will approach home seekers who may not have the capacity to hold a tenancy
2.9	We have increased the level of debt which may lead to an exclusion from the register to £500. The £300 figure was set when the scheme was first developed as a proxy for one month's rent and this increase reflects the increases in rents over the life of the policy. We have also clarified within the policy what we would consider as "willingness to pay".
5	We have changed the way we describe home seeker types. To avoid ambiguity we now set out who is a transfer home seeker and therefore anyone else is a new home seeker
7.3 and 7.4	We have better defined how we determine bedroom entitlement in situations of shared access to children.
8.4	We have clarified how we treat home seekers that have been banded to reflect the need for a different sized property should they then not bid for a differently sized property.
8.9	This flexibility before actual birthdays acknowledges the time lag between bidding for properties and being rehoused and the feedback that people should have a chance to plan ahead and replicates the approach we already take to babies before they are born
9.6	We have introduced an additional band "potential housing need" for households who qualify to join the register but who currently have secure, affordable and suitable accommodation and so no "need" to move under this policy. Households only seeking access to affordable home ownership schemes via the register will also be placed in this band.
9.7	We have clarified what will normally happen to home seekers who do not bid for available properties whilst placed in the time limited higher bands
9.10	We have clarified that where a property is in disrepair but that is as a result of tenant damage preference will not be awarded
9.13	We have included reference to fixed term tenancies that will not be renewed as the policy was previously silent on the issue
9.17	We have explained how we treat people who no longer require residential care as these circumstances were not covered in the original policy.
9.20	We have extended the high band to include home seekers who require adaptations which cannot be economically or technically achieved in their existing accommodation.

9.21, 9.22, 9.23	We have extended the review period for households in the high band from 16 weeks to 26 weeks and clarified the review process.
9.25	We have defined the review outcome for those in the Priority Band who after review are considered to have deliberately worsened their circumstances.
9.32	This new section clarifies the circumstances where we will review the banding of someone who is deemed to have deliberately worsened their own circumstances
11	This section provides clarification on how and when a local lettings policy can be used
12.8	This introduces the right for the Council to prevent home seekers from bidding for further properties once they have formally accepted an offer of accommodation
12.9	We have included a statement allowing us to bid on behalf of homeless households. This is to give us an opportunity to make offers of accommodation in the future to people to whom we have duties under the Homelessness Reduction Act.
13.2 and 15.4	We have increased our flexibility with regard to matching people with particular needs to properties suited to meet those needs.
16.6	This clarifies how we will deal with home seekers who have come up for an offer of accommodation which is larger than their defined need for benefit purposes
16.8	This clarifies the circumstances when a home seeker may be overlooked if they cannot be contacted about an offer
17.6	This is included to protect the security of tenure of social tenants in the case of applications from other household members.
16.13	This clarifies that an offer may be withdrawn if an existing tenant has damaged their current property and is not in a position to rectify before moving
Section 20	We have redefined our local connection rules: 20.2(e) We have included “primary carers” in some circumstances. 20.4 We have excluded time spent in temporary accommodation, hostels or refuges 20.6 We have explained how we deal with people who have to move between LA boundaries to access specialist accommodation
Appendix One	Rather than set out a matrix of properties people are eligible to bid on we now set out broad principles we expect landlords to follow. This is because there is now so much variation between landlords a single matrix is no longer representative
Appendix Two	We have updated the figures we use to assess financial means to better reflect the current housing market.

Changes since consultation draft published

7.12 Checks will normally be made in relation to any applicant or joint applicant to verify their circumstances and confirm their housing history. Where an adult household member is included on an application the Council may require checks are carried out on that household member as well before including them on the application to ensure that they are not likely to impact on the applicant(s) suitability to be a tenant.

This has been included to allow checks to be made on adult household members who are not applicants. This is to stop people choosing who is a joint applicant so as to hide previous history

Disrepair (Medium Band)

[These criteria will be assessed in partnership with Environmental Health services. Where a home is found lacking in relation to these standards, the Environmental Health Officer will consider using the powers available to ensure that the property owner is made to meet acceptable standards. Where it is expected that the disrepair can be remedied in a reasonable time period priority may not be given unless there are unnecessary delays].

This clarifies that we expect disrepair to be resolved if possible rather than move a tenant if that is an option.

Welfare Need (Medium Band)

- a) Home seekers who need to move to access work. They will either have found permanent employment within the District and need to move closer to work to prevent financial hardship or they are unable to take up an offer of work because the workplace is not accessible from their current home. An assessment will be undertaken; this may involve contacting the home seeker's employer or other agencies such as Job Centre staff.

This has been amended to support the Job Centre to get customers into work where geographic barriers are the single biggest factor.

Management Allocations

- Where a homeless household is occupying a property as temporary accommodation that would be suitable to meet their long term accommodation needs

This allows us to do temporary to permanent offers if we choose to use our own stock as temporary accommodation in the future

5.2 Unless exceptional circumstances exist, any social housing tenant with an introductory or probationary tenancy will not be eligible to apply to transfer through the scheme until their tenancy is converted to a secure, assured or fixed term tenancy. Equally a transfer applicant will not normally be allowed back onto the housing register within a year of being rehoused unless there has been a significant change in circumstances within that time.

This attempts to avoid the revolving door of transfer applications