

Allocation of properties in new developments

The Allocations Policy 2021 presented to Policy Development Panel proposes that:

1. There are four housing bands
 - Band 1 – Emergency Priority
 - Band 3 – High Housing Need
 - Band 2 – Urgent Priority
 - Band 4 – Identified Housing Need

2. New developments:

To ensure new schemes deliver balanced, sustainable communities, we will aim to allocate the new homes to a mixture of applicants with 50% of lets from band 1 and 50% of lets from band 2.

Member feedback following informal consultation

Comments were made regarding the letting of new developments in order to maximise the ability to create a sustainable, mixed new community. Members suggested that a larger number of existing social housing tenants moved to the new developments as the Council has more knowledge on these households including how they conduct their tenancies and the additional checks in place for social housing tenants to access the Register. Consideration could also be made regarding housing those in lesser housing need in order to give all households a chance of being offered accommodation.

Worked examples in response to Member feedback

Option 1 – Officers recommended option: 50% of properties let to band 1 and 50% of properties let to band 2.

	Applicant	Band	Applicant's circumstances*
Plot 1	Mr Smith	1	Private tenant owed the Main Housing Duty following the Council being satisfied that they were made homeless through no fault of their own.
Plot 2	Miss Jones	1	Private tenant, Council issued prohibition order due to disrepair.
Plot 3	Mr Williams and Miss Walker	1	Housebound in their current home due to medical reasons and adaptations are not possible due to property type.
Plot 4	Miss Jackson	1	Private tenant owed the Main Housing Duty following the Council being satisfied that they were made homeless through no fault of their own.
Plot 5	Mr and Mrs Davies	1	Private resident statutorily (naturally) overcrowded
Plot 6	Miss Thomas	1	Private tenant unable to be discharged from hospital as current home not suitable for long term medical conditions
Plot 7	Mr and Mrs Johnson	2	Existing Registered Provider tenant currently living in South Holland, under occupying and willing to downsize.
Plot 8	Mr Miles and Miss Sneath	2	Supported housing tenant considered ready to move on and live independently.
Plot 9	Mr Roberts	2	Existing SHDC tenant living in an adapted property and no longer require the adaptations.
Plot 10	Mrs Wright	2	Existing Registered Provider tenant succeed to tenancy but does not need the adaptations in the property
Plot 11	Mr Thompson	2	Existing Registered Provider tenant living in a three bedroom property willing to move to a 1 bedroom
Plot 12	Mr Greaves	2	Son of SHDC tenant asked to leave by family and agreed to 6 months mediation

Option 2 - 33% of properties let to band 1, 33% of properties let to band 2 and 33% of properties let to band 3.

	Applicant	Band	Applicant's circumstances*
Plot 1	Mr Smith	1	Owed the Main Housing Duty following the Council being satisfied that they were made homeless through no fault of their own.
Plot 2	Miss Jones	1	Council issued prohibition order due to disrepair.
Plot 3	Mr Williams and Miss Walker	1	Housebound in their current home due to medical reasons and adaptations are not possible due to property type.
Plot 4	Mr Greaves	1	Private tenant unable to be discharged from hospital as current home not suitable for long term medical conditions
Plot 5	Mr and Mrs Davies	2	Existing Registered Provider tenant currently living in South Holland, under occupying and willing to downsize.

Plot 6	Miss Thomas	2	Supported housing tenant considered ready to move on and live independently.
Plot 7	Mr and Mrs Johnson	2	Existing SHDC tenant living in an adapted property and no longer require the adaptations.
Plot 8	Mr Thompson	2	Existing Registered Provider tenant living in a three bedroom property willing to move to a 1 bedroom
Plot 9	Mr Roberts	3	Living in private rented and has been served notice as landlord wishes to sell property. SHDC has a duty to prevent homelessness.
Plot 10	Mr and Mrs Wright	3	Living in private rented and they require one more bedroom than they currently have following daughter turning 12 - no longer being reasonable to share bedroom with 8 year old brother.
Plot 11	Mr Thompson	3	SHDC tenant living in a house, struggling with arthritis in knees and requires a bungalow.
Plot 12	Miss Jackson	3	Living in private rented accommodation and served notice due to loss of employment.

Option 3 - 25% of properties let to band 1, 25% of properties let to band 2, 25% of properties let to band 3 and 25% of properties let to band 4.

	Applicant	Band	Applicant's circumstances*
Plot 1	Mr Smith	1	Owed the Main Housing Duty following the Council being satisfied that they were made homeless through no fault of their own.
Plot 2	Miss Jones	1	Council issued prohibition order due to disrepair.
Plot 3	Mr Williams and Miss Walker	1	Housebound in their current home due to medical reasons and adaptations are not possible due to property type.
Plot 4	Mr Greaves	2	Existing Registered Provider tenant living in a three bedroom property willing to move to a 1 bedroom
Plot 5	Mr and Mrs Davies	2	Existing Registered Provider tenant currently living in South Holland, under occupying and willing to downsize.
Plot 6	Miss Thomas	2	Supported housing tenant considered ready to move on and live independently.
Plot 7	Mr and Mrs Johnson	3	SHDC tenant living in a house, struggling with arthritis in knees and requires a bungalow.
Plot 8	Mr Thompson	3	Living in private rented accommodation and served notice due to loss of employment.
Plot 9	Mr Roberts	3	Living in private rented and has been served notice as landlord wishes to sell property. SHDC has a duty to prevent homelessness.
Plot 10	Mr and Mrs Wright	4	Evicted by private landlord found to be intentionally homeless
Plot 11	Mr Thompson	4	Private rented tenant (accessed purely as living in a private rented property)
Plot 12	Miss Jackson	4	Living in Peterborough in private rented accommodation, has secured a job in Sutton Bridge and needs to move closer to access work.

Conclusion

Officers have considered further options following informal consultation with Members, and run through hypothetical scenarios. Officers recommend option 1 (let new developments to a mixture of bands 1 and 2 (50:50)). This option is recommended by Officers because:

- Band 1 cases will have the most urgent housing need and their circumstances will have been fully investigated and evidenced by Officers.
- the majority of existing social housing tenants are likely to be placed in band 2. Councillors suggested increasing the number of properties let to existing social housing tenants (currently living in the district) as we are aware of their tenancy conduct and additional checks are carried out before they can access the Register.

The proposed option is different to how new developments are let under the current policy and Officers anticipate that the changes will deliver a sustainable community that will integrate into the wider community as the individuals from these two bands will have a proven history of managing their housing successfully.