

## Annex 2 – Agency Consultation Responses

City of York Council owns and manages around 7000 properties but demand for social housing is higher than supply. CYC are currently part of North Yorkshire Home Choice giving applicants from York access to housing across North Yorkshire (excluding Harrogate) but this also gives people from other Local Authorities access to properties in York.

### ADVANTAGES to NYHC partnership

- ❖ That residents of York can move to other areas in the partnership (eg Scarborough, Ryedale)
- ❖ That those with a local connection to another area do not need to complete several application forms
- ❖ That Selby DC, Ryedale DC, Hambleton DC, Broadacres Housing Association, Home Group, York Housing Association, Yorkshire Housing, Craven DC, Scarborough BC, Yorkshire Coast Homes, Richmondshire DC are all part of NYHC providing 100% of their vacant properties

### DISADVANTAGES to NYHC partnership

- ❖ Other applicants from North Yorkshire can move into York
- ❖ That the policy is difficult to change as different local authorities have slightly different needs, a stand alone York policy would be more responsive to York needs
- ❖ That the IT system no longer meets the needs of City of York
- ❖ That some other local providers may not offer 100% of their vacant properties via a CYC scheme

	Agree	Disagree	Don't know
Do you think we should remain in NYHC.160	45	38	16

If we do not remain within NYHC the following policy changes are being considered as CYC cannot house everyone who applies for housing and we hope the proposed changes would create a fairer system.

### Who can register for social housing

	Agree	Disagree	Don't know
Applicants with no housing need (those who currently live in adequate housing) cannot register for social housing. There are some exception see Q2 147	55	32	12
Exception: Applicants who are 60+, and who wish to move into Independent Living Communities	93	3	3

(sheltered) or specific 60+ housing? 150			
Applicants in rent arrears of over 8 weeks in either social or private tenancy cannot register for social housing in York? <i>(People would be able to re-apply when arrears are below 8 weeks)</i> 148	74	21	4
Applicants with historic housing related debt (former arrears, damage recharges, bonds and deposits) who has <b>not</b> maintained a payment plan for at least 13 weeks should not be able to register for social housing in York 149	79	11	8
Home owners, people who part-own their home or people applying/living with someone who owns a home, whether they currently live in the home or not, should not be able to register for social housing in York? <b>Without housing need Older people???</b> 149	79	15	5
That single people / couples under 35 living with own bedroom in family home have no housing need 149	31	61	6
Applicants and/or dependents that have a combined household income and/or savings above a certain threshold and are able to meet their own housing need should not be able to register for social housing in York? The proposed thresholds are: Threshold for one bedroom property - £45,000 Threshold for two bedroom property - £55,000 Threshold for three bedroom property - £60,000 Existing tenants do not have an income level threshold and the current threshold for applicants is £60,000, regardless of household size - 149	71	16	11
Applicants who provide false information or deliberately withhold information cannot register for a <b>minimum of five years</b> from the date of assessment? Currently disqualified for 12 months 148	73	17	8
Applicants should be removed from the register if they have refused two suitable offers of accommodation? Currently applicants are removed if they have refused three suitable offers 148	48	48	2
Applicants who are previous tenant, joint tenant or named member of a household who has left the property should be disqualified from applying for 12 months from the tenancy start date? Currently someone can give up a tenancy and immediately re-apply to the register. 149	59	26	13
When an applicant disagrees with about thir application there is 1 right of review by a senior officer (currently 2, the second being to NYHC Board which we will no longer be part of), <i>NB - There is still right to judicial review and complaint, ombudsman.</i> 149	47	11	17
To prevent fraud and identify subletting, do you agree or disagree <i>that photographic evidence of all household members should be provided at application</i> 150	82	11	6
To prevent fraud, subletting and minimise risk the following checks are carried out on applicants and all household members over the age of 18 and individual applicants aged 16 and 17. Checks include: Police checks, tenancy checks, credit checks, medical condition confirmation, land registry checks, immigration status checks. (Currently we only do checks on applicants and not other adult family members). 150	76	14	8

## Local connection

<p>How long should someone live in York before they can register for housing?  <i>NB – someone fleeing domestic violence or accepted homeless is not subject to this criteria</i></p>	<p><b>6 out of 12 months or 3 out of 5 years (in line with homeless legislation)</b></p>	<p><b>Currently live in City of York Council Local Authority and have been resident for minimum of 2 years</b></p>	<p>Currently live in City of York Council Local Authority and have been resident for minimum of 4 years</p>
<p>What criteria should apply to someone who works in York before they can register for housing?  <i>NB Employment is defined as meaningful permanent full time or part time not casual or seasonal</i></p>	<p>Employed in City of York Local Authority area</p>	<p><b>Employed in City of York Local Authority area for 6 months</b></p>	
<p>When should a rough sleeper who is not from York and does not have a job in York gain local</p>	<p>If evidence of rough sleeping for prescribed time</p>	<p><b>if evidence of rough sleeping for prescribed time of local connection (previous question) and engagement with services</b></p>	<p>Should not get local connection</p>

**Priority for housing. NB Banding is only awarded to applicants who are eligible or qualify for the register.**

	Agree	Disagree	Don't know
<p>To prevent fraud, subletting and minimise risk the following checks are carried out on applicants and all</p>			

household members over the age of 18 and individual applicants aged 16 and 17? Checks include: Police checks, Tenancy checks, Credit checks, Medical condition confirmation, Land registry checks, Immigration status checks Currently only do checks on applicants and not other adult family members.			
Offenders who were tenants (no arrears or anti-social behaviour) before their conviction and the sentence is not tenancy related are given emergency band to ensure they are rehoused on release. Currently are offered a direct let. 84	58	26	14
Applicants in emergency band will be offered autobid or direct let if they have not made any suitable bids within 28 days, Currently review / withdraw band. 141	72	14	12
When 2 children over 1 share a single bedroom this is overcrowding 145	63	27	8
When a child over 1 lives in a bedsit with parent(s) they are awarded gold band for lacking 2 bedrooms 140	68	26	5
Where a child under 1 lives in a bedsit with parent(s) they are awarded silver band for lacking 1 bedroom 142	69	27	2
Applicants whose home permanently lacks basic amenities, not due to the failure of the applicant and that cannot be resolved via reasonable building / works or enforcement action increase banding from silver to gold band 143	87	7	4
Gold band to applicants where there are succession rights to a social tenancy but the property does not meet the housing need (usually too large) 142	71	17	11
Gold band to tenants where fixed term tenancy is at an end and they require alternative accommodation 142	62	22	14
Review all gold band applications after 56 days and if they have not place any suitable bids options to autobid or direct let 151	64	21	13
Silver band to applicants where the Local Authority has a duty to relive homelessness under Homeless Reduction Act 2017 143	67	19	13
Silver band applications from hospital / prison who are ready for independent living, to prevent homelessness 144	64	24	11
Silver band to Single / couples over 35 who share kitchen / bathroom facilities with separate households who will not be moving with them..145	57	32	9
Bronze band to Single / couples over 35 who share kitchen / bathroom facilities with family households who will not be moving with them 142	63	26	0
Bronze band to applicants who have an assessed care need for accommodation in an Independent Living Community who would be otherwise adequately house 142	67	19	13
City of York Council and Housing Association tenants with no housing need are currently given priority to move if they are 'good tenants' (no rent arrears or nuisance for 3 years). Do you agree this should continue? 142	69	21	8
Bronze to HMF with valid cessation notice but outside remit of Homeless Reduction Act 2017 142	75	17	7

**The following applicants will be offered a direct let (no option to bid)**

	Agree	Disagree	Don't know
Statutory homelessness cases (full duty) in accordance with this policy. No area choice other than in special circumstances. Previous policy gave the option to bid but new Homeless Reduction Act ensure we work with people sooner to relieve their homelessness and only if relief fails would direct let be activated 138	70	15	13
Applications from foster carers, those approved to adopt, or those persons being assessed for approval to foster or adopt, who need to move to a larger home in order to accommodate a looked after child or a child who was previously looked after by a local authority child 139	67	23	9
Housing First which is an national initiative to help complex individuals into housing with intensive support 140	74	12	13

**Other changes**

	Agree	Disagree	Don't know
Management transfers (existing tenants who need to move) - To extend policy to be given a move for significant <b>serious intimidating harassment</b> which cannot be resolved through landlord management (Currently only for threats or actual violence or racial harassment) 139	84	6	9
That families with 2 children same sex will be eligible for a 3 bedroom property when one child becomes 16 (currently 21) 137	70	19	10
Minimum standards will be considered: statutory overcrowding 139	84	7	8
That subject to affordability older people 60+ will be able to bid on 2 bed bungalows with 1 bed need. Property will be offered to someone with correct bedroom need if tie-break 139	73	21	5
That shared housing for single / couples will be offered to under 35's 139	70	17	12
To reduce the bidding cycle to Thursday – Monday 137	51	28	20

	Agree	Disagree	Don't know
Having looked at proposed changes do you think we should remain in NYHC. 139	46	35	18