

## Overview of the Current Demands being placed on Housing & the Current Policy

1. CYC is a stock holding authority with circa 7500 properties (Breakdown)

Bedrooms	Property type				Total by bed	% by bed
	Flats	Bungalows	Houses	Maisonettes		
<b>0</b>	103				103	1%
<b>1</b>	2507	322	33	1	2863	37%
<b>2</b>	639	146	1333	226	2344	30%
<b>3</b>	27	6	2242	27	2302	29%
<b>4</b>			194		194	2.5%
<b>5</b>			16		16	<.5%
<b>6</b>			1		1	<.5%

2. Of the above properties, 238 are sheltered properties and 207 are sheltered with extra care properties. Flats and maisonettes are on various floor levels from Ground to 3<sup>rd</sup> floor.
3. In addition, Housing Associations (also called Registered Housing Providers) own circa 4000 other properties across the city(a breakdown of those properties can be provided).
4. The total number of TRUE voids in a year (vacancies not including transfers) is around 500 across this city. This is a reduction of about 150 over last few years.
5. A policy change in 2013 restricted certain applicants who had no housing need (predominantly home owners and those with income / savings over £60,000 and those with no local connection to York) causing a reduction in applications. As of 31/3/16 there were 1612 applicants on the register.

	Emergency	Gold	Silver	Bronze	TOTAL
<b>York</b>	<b>3</b>	<b>213</b>	<b>878</b>	<b>518</b>	<b>1612</b>
Total across sub region	10	627	2792	3409	6838

Numbers on NYHC in York	31/3/13	31/3/14	31/3/15	2015/16
	4695	2311	1546	<b>1612</b>

6. When you look at the register by bedroom need it shows that there is much greater demand than stock available:

Assessed Bed Need	BAND				Total bed need	%
	Emergency	Gold	Silver	Bronze		
<b>1</b>	5	112	521	259	<b>897</b>	<b>53.5%</b>
<b>2</b>	0	86	300	219	<b>605</b>	<b>36%</b>
<b>3</b>	0	18	75	52	<b>145</b>	<b>9%</b>
<b>4</b>	0	7	14	1	<b>22</b>	<b>1%</b>
<b>5</b>	0	0	2	0	<b>2</b>	<b>0.5%</b>
<b>Total per band</b>	<b>5</b>	<b>223</b>	<b>912</b>	<b>531</b>	<b>1671</b>	

### NYHC Policy - Criteria for Registration

7. Eligible to register

Anyone aged 16 or over, may apply to join the register, subject to the following restrictions:

- Applicants aged 16 and 17 years are only eligible to join the register if they meet the following conditions
  - they are looked after children under section 20 Children's Act 1989 or are care leavers with a relevant support package and Trustee and are ready for independent living as agreed with Social Services and confirmed by Local Authority (LA) Housing department
- OR
  - They must have an appropriate support package in the area they wish to live to enable them to sustain their residency
  - And they must have an identified trustee who can hold any tenancy on their behalf until the age of 18. Trustees can be a person or an organisation, and will not have a financial liability
- Applicants subject to some aspects of immigration control, who do not have recourse to public funds or who cannot prove they have recourse to public funds, or not habitually resident may be ineligible and may not join the register<sup>3</sup>.
- Applicants subject to high risk Multi Agency Public Protection Arrangements (MAPPA) may only be able to apply to join the register

with the approval of a senior manager of the relevant local authority (see also 4.13)

8. An applicant must then be assessed as to if they qualify and the following criteria result in **Disqualification**:
- With anti social behaviour issues that has caused or is likely to cause serious nuisance to neighbours.
  - Rent arrears.
  - With no local connection to the partnership area, exceptions being HM Forces, those under the National Witness protection scheme via a senior manager and accepted homeless under part 7 of the Housing Act 1996
  - Who own their own home or reside with a household member who is a home owner and are not in housing need.
  - Who have a combined household income and/or savings of £60,000 per annum.
  - Who have deliberately worsened their housing circumstances with the intent of increasing priority
  - Provided false information and/or deliberately withhold information
  - Refusal of a suitable property. This includes a direct offer or those persons who have refused 3 suitable offers following bidding
  - MAPPA without the approval of a senior manager
9. For those that qualify, the LA is required to ensure that those in greatest housing need are given preference for an allocation as follows:

#### Reasonable Preference

LA must give reasonable preference to certain groups of people:

- People who are homeless within the meaning of Part 7 of the 1996 Act
- People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.
- People who need to move on medical or welfare grounds, including grounds relating to a disability
- People who need to move to a particular locality in the district of the housing authority, where failure to meet that need would cause hardship (to themselves or to others).
- People who are owed a duty by any housing authority under section 190(2) 193(2) or 195(2) of the 1996 Act (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by any housing authority under.192(3)

### Additional Preference

- Armed Forces (as defined in Appendix 16) who have urgent housing needs. Additional preference is deemed to be that the priority band date will be backdated by 6 months.
- 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.

### **Banding – the assessment of need based on their current housing situation**

#### 12. Emergency Band:

- Applicants unable to return to their home from hospital because their current home is permanently unsuitable
- Applicants unable to access key facilities in their home without **major** adaptation works

#### 13. Gold band:

- Care leavers at point of leaving care home or supported housing.8 with an agreed support package relevant to offer, and are ready for independent living.
- Applicants who need to move on from an approved accommodation based supported housing programme and the agency supporting them has provided evidence that their programme of support is complete and that they are able to live independently, either with or without support. (Resettlement) category
- Applicants presently under-occupying a home owned by a local authority or housing association that is situated within the partnership area. They are moving to a property with at least two fewer bedrooms.
- Applicants who are a statutory homeless household under part 7 of the 1996 Housing Act who is owed the full duty'. (Applicants can be subject to a direct offer or auto bid if they have not secured an offer of accommodation. Applicants will only be able to bid for a property in the Local Authority area which has accepted the duty to house.
- Applicants who are overcrowded and require two more bedrooms to relieve the overcrowding.
- Applicants who are at risk of homelessness and in priority need
- Applicants with a serious and enduring illness whose health and/or well being is significantly compromised by their home or its environment, as assessed by the relevant trained Housing Officer.

(Bids made on this basis must secure a direct health gain as a result of a move).

- Applicants who need to move to a specific locality so that proven hardship can be prevented. Applicants can only bid to a local authority area with close proximity/accessible to a family member or employment.

### 32. Silver band:

- Applicants who have a health or well being issue, which will be removed or improved by a move as assessed by the relevant, trained Housing Officer. (Bids made on this basis of priority must secure a health gain).
- Applicants who are homeless under part 7 of the 1996 Housing Act or are at risk of homelessness and meet potentially homeless criteria, but are not in priority need .
- Applicants who are overcrowded and require one more bedroom to relieve the overcrowding.
- Applicants whose home permanently lacks basic amenities, not due to the failure of the applicant.
- Applicants who share bathroom and/or kitchen facilities with separate households of people who will not be moving with them.
- Applicants who are presently under-occupying a home owned by a local authority or housing association that is situated within the partnership area and who will move to a property with one less bedroom.
- Applicants who are intentionally homeless under Part 7 1996 Housing Act.
- Applicants placed in temporary accommodation under Housing Act 1996 and pending a decision.
- 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

### 33. Bronze band:

- All other applicants

34. As of 31/3/16 there were 1612 households registered on the waiting list in York

Banding	Emergency	Gold	Silver	Bronze	Total
<b>York</b>	<b>3</b>	<b>213</b>	<b>878</b>	<b>518</b>	<b>1612</b>

35. Offers – if several people bid on the same property then it is allocated in following order: Need (band) – Assessed bedroom need(size) – Debt – Time.
36. Overlooking a bid – someone may be ‘skipped’ if they are not eligible for the property (e.g. it is older persons accommodation and they do not meet the age criteria) it is an adapted property but they do not need it, they have former arrears and have not made the necessary payments, to move in would cause statutory overcrowding, essential need to live close to someone but the property does not fulfil the criteria where someone no longer qualifies or is eligible
37. In general applicants will bid for properties but in exceptional circumstances a property will not be advertised but will be offered directly to an applicant. Such circumstances include:
  - Statutory homelessness cases (full duty) in accordance with this policy
  - MAPPA cases where deemed necessary by a senior manager to manage risk to the public and/or enable a move on from a high support unit if not appropriate for resettlement.
  - The offender initiative.
  - Management transfers.
  - Causes of flood or fire to the partner landlord’s own properties, resulting in the tenant needing to be re-housed.
  - Where, under the partner landlord’s policy, a person can succeed to the tenancy but the property is inappropriate.
  - Applicants whose home is subject to demolition or refurbishment by one of the partner landlords.
  - Applicants who have fully completed a programme of re-settlement, with a re-settlement project named, approved and identified by one of the partner landlords. Such applicants will be persons who would have been unlikely to sustain a tenancy unless they had been through a re-settlement process.
  - Applicants owed a duty by the local authority under the Rent (Agricultural) Act 1976.
  - Applicants under the National Witness Protection Scheme or those at imminent risk.
  - Any other management case where the issue is of a specialist nature including assisting Social Services and housing management and/or emergency.