

Annex B – Consultation on substantial changes in allocation policy

Eligibility. The following people would not to be able to register for social housing in York	Why	Agree? Provide Comments
To add: That someone who is assessed as not having mental capacity should only be able eligible to register following a best interest meeting	To protect vulnerable	YES or NO
Qualification criteria. The following people would not to be able to register for social housing in York		
To restrict registration for applicants with no housing need other than 60+, who wish to move Independent Living Community (previously sheltered or Sheltered with extra care) or specific 60+ housing	To ensure appropriate housing / support for older person	YES or NO
To restrict registration for applicants with no housing need other HM Forces.	Legally obliged to give reasonable preference	YES or NO
Rent arrears – The document will give a clearer definition of rent arrears, and will incorporate private rent arrears. <i>‘People who owe current rent whether to a social housing provider or a private landlord which is in excess of 8 weeks payable rent.</i>	Cleared definition of arrears, consistency in private rented sector	YES or NO
People who have outstanding housing related debt and have made no payment arrangement	To accept responsibility for behaviour	YES or NO
To add: People who lack the relevant skills to maintain a tenancy	To prepare someone for a successful tenancy	YES or NO
Home owners or people who part own their home or people who are applying / living with someone who owns a home whether they currently reside in it or not. They do not have a housing need or are assessed as being able to meet their own housing need, this can be either by purchasing, renting in the private sector or other affordable housing solutions.	Majority of home owners do not need social housing	YES or NO
Where the applicants and or dependents who are part of the household have a combined household income and or savings of above the criteria unless alternative housing has been assessed as unaffordable. Account will be taken of statutory payments (eg court fines, child maintenance). Reassessment of income levels will be reviewed periodically and the policy updated. Proposal 1 bed need	High earners do not need social housing	YES or NO

£45,000 income, 2 bedroom need £55,000 income, 3 bed plus £60,000		
For consideration, should the income criteria also apply to a tenant wishing to transfer, need to consider someone who wants to downsize	High earners do not need social housing but may free up alternative properties if allowed to move	YES or NO
To change from 3 suitable offers to 2 suitable offers. Take someone off the register if they have refused 2 suitable offers of accommodation. Can reapply in 12 months time	CBL gives choice, applicants should make realistic decisions. Reduce administration, focus on housing those in need	YES or NO
To add: Where an applicant was previously a tenant, joint tenant or was a named member of a household but has left the property is disqualified from applying for 12 months from tenancy start date	Had been housed in past 12 months	YES or NO
Where there is an identified housing need and the applicant has not placed any bids in a 12 month period. They will be removed from the register and cannot reapply for a further 12 months	CBL gives choice, applicants should make realistic decisions. Reduce administration, focus on housing those in need	YES or NO
Where there is an identified housing need and the applicant has not placed any appropriate bids in a 12 month period. They will be removed from the register and cannot reapply for a further 12 months	CBL gives choice, applicants should make realistic decisions. Reduce administration, focus on housing those in need	YES or NO
Local Connection		
How long should someone live in York before they can register for housing <ul style="list-style-type: none"> a) Retain the status quo – 6/12 months or 3/5 years in line with homeless legislation b) Currently live in the City of York Council Local Authority (CYC LA) Area and have been resident for a minimum of 2 years c) Currently live in the City of York Council Local Authority (CYC LA) Area and have been resident for a minimum of 4 years. 		A, B or C
How long should someone have worked in York before they can register for housing <ul style="list-style-type: none"> a) Retain the status quo are employed 		A or B

<p>in the CYC LA Area; employment is defined as meaningful permanent full time or part time not casual or seasonal.</p> <p>b) Are employed in the CYC LA Area for 6 months; employment is defined as meaningful permanent full time or part time not casual or seasonal.</p>		
Care leavers placed in an out of area placement as defined in the Homeless Reduction Act 2017	Legislative requirement	Information only
Clarification that local connection is only awarded when an individual is living in York though choice (not placed). Residence in a hospital, prison, approved premises, mental health hospital, residential schools, and student accommodation including shared accommodation sourced through student services which is not their principal home, short term holiday lets and approved premises under licence do not gain residency qualification or a local connection.	Clarification	YES or NO
For discussion: if a rough sleeper should gain local connection by virtue of living rough in York for prescribed time (local connection criteria above)	Do you agree, as concerns that this would encourage people to move to York and rough sleep and then be able to access social housing in York	Comment
Review		
That there is only 1 right of review by a senior officer reduced from 2)	Here is no longer a NYHC Board and process. There is no right of appeal other than via judicial review (plus complaint, ombudsman)	YES or NO
Verification		
What proofs we ask for at application. To include photographic evidence of all applicants.	To prevent fraud / subletting	YES or NO
That checks are carried out on applicants and all household members over the age of 18 and individual applicants aged 16 and 17, which can include but are not exhaustive of PNC checks, tenancy checks for current and former tenancies, credit checks, medical condition confirmation, land registry checks, immigration status checks	To prevent fraud / subletting, minimise risk	YES or NO

Banding		
<p>Emergency Band To add the offender initiative to gold band to encourage termination of tenancy at point of prison sentence. NB this is for existing tenants only, with no arrears or tenancy related anti-social behaviour</p>	Currently a direct let only but this would give offenders who were previously tenants who had no arrears or nuisance behaviour and who had given up a council property a planned move back into the community.	YES or NO
<p>Gold Band To strengthen the wording to acknowledge that bedroom size will be taken into consideration when considering overcrowding</p>	Clarification	YES or NO
<p>Gold Band To introduce a category for applicants occupying a CYC or a participating landlord bedsit with a child over one year old or more than one child. This will be considered to be lacking 2 bedrooms.</p>	To differentiate between bedsits and 1 bed flats	YES or NO
<p>Delete Gold Band Potentially homeless category.</p>	Remove as duty under Homeless Reduction Act 2017 is to prevent / relieve and is not limited to priority / unintentionally	YES or NO
<p>Gold Band To increase priority of this circumstance. 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</p>	Reasonable Preference Categories People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions	YES or NO
<p>Silver band Applicants where the Local Authority has a duty to relive homelessness under Homeless Reduction Act 2017</p>	Reasonable preference but does not discriminate priority need, unintentionally homeless in accordance with Homeless Reduction Act 2017. Presume less applicants in Gold band as such should be rehoused form silver	YES or NO

<p>Silver Band Applicants occupying CYC or participating landlord bedsits with a child under the age of one year old.</p>	To differentiate between bedsits and 1 bed flats	YES or NO
<p>Silver Band Single / couples who share kitchen / bathroom facilities with separate households¹ who will not be moving with them.</p>	Insufficient supply of 1 bedroomed properties.	YES or NO
<p>Silver Band There is no current category for these applicants. Applications from hospital / prison who are ready for independent living</p>	To assist with Homeless Reduction Act 2017	YES or NO
<p>Bronze band, there will be limited applicants in bronze band as it will be restricted to the following 2 categories. Those with no housing need will not qualify for the register.</p>	This is an administrative process only, as only elderly applicants are housed from bronze band	YES or NO
<p>Bronze Band Applicants who have an assessed need for accommodation in an Independent Living Community who would be otherwise adequately housed</p>	To ensure appropriate housing / support for older person	YES or NO
<p>Bronze Band HMF with valid cessation notice but outside remit of Homeless Reduction Act 2017</p>	Reasonable preference	YES or NO
<p>Consultation on retaining Good Tenant Status. Currently applicants who are classified as Good Tenants will be given one band higher than their assessed housing need band, the maximum banding award being Gold Band</p>	<p>This is seen to reward good tenants, when actually that household is just adhering to the tenancy agreement. In light of universal credit it is often difficult to maintain a clear rent account if a new UC claim. There is also concern that this discriminates families living in overcrowded situations where condensation and mould problems may be deemed to be disrepair. Causes additional void times</p>	<p>Retain good tenant YES or NO</p>

¹ Separate households do not include family members

	and rent loss	
Direct offers clarification and amendment to who is offered a direct let (as oppose to being allowed to bid / choose) Direct let only, no bidding:		
Statutory homelessness cases (full duty) in accordance with this policy. No area choice other than in special circumstances		YES or NO
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	As silver band never enabled a move	YES or NO
Housing First which is an initiative to help complex individuals into housing with intensive support	Recent scheme to add to policy	YES or NO
Direct offers can be made to (but can also bid):		
Applicants where fixed term tenancy is at an end an they require alternative accommodation	To improve use of stock	YES or NO
Management transfers		
To extend policy to be given a move for significant serious intimidating harassment which cannot be resolved through landlord management (Currently only for threats or actual violence or racial harassment)	To incorporate harassment into criteria for a management transfer	YES or NO
Property size		
That families with 2 children same sex will be eligible for a 3 bedroom property when one child becomes 16	To improve use of stock and reduce demand for 2 bedroomed properties	YES or NO
Minimum standards will be considered: statutory overcrowding		YES or NO
Bidding cycle		
To reduce the bidding cycle to Thursday – Monday	To provide an additional administrative day	YES or NO