

Summary of Changes

Key Issue	Proposed Change and reasons	Risks/Benefits
Right to Move	Text has been added in relation to statutory guidance issued in 2015; those that meet the qualification criteria will be awarded Band 1 in recognition of the high need to move under the legislation.	This is a statutory requirement; we are currently fulfilling through social welfare grounds however best practice would mean there are specific grounds within the allocations policy for this.
Band 1+	We are proposing to limit Band 1 + to those injured through serving in the forces, or where statutory homeless households have an additional Band 1 need.	<p>This will ensure those who are homeless have ultimate priority to ensure their occupancy of temporary accommodation is reduced to a minimum and thus reduce the costs to the local authority.</p> <p>It will also mean that those injured through serving for the armed forces are also recognised and awarded priority to expedite a move into suitable accommodation to aid recovery and rehabilitation</p>
Financial resources	<p>We are proposing to add in qualification criteria around financial resources;</p> <ul style="list-style-type: none"> • Introducing a savings threshold of £16,000 in line with DWP criteria • Introducing household income of 30,000 for singles/couples or 50,000 for couples 	Most other local authorities include this in their policy, by not adopting we are potentially disadvantaging those in greatest need by rehoming those who do not have the same need and have resources to resolve their own housing issue.
16 and 17 year olds	<p>We are proposing to allow 16/17 year olds onto the register where they satisfy certain criteria:</p> <ul style="list-style-type: none"> • Care leavers- 6months before 18tyh birthday to allow the council the opportunity to work with the young person to try and prevent homelessness • Those accepted into supported housing by Tamworth Borough Council to enable the licence to be set up on the housing system 	<p>This will allow for early intervention to assist in preventing homelessness.</p> <p>It will also mean that applications can be put on the system more effectively for setting licenses up when they are accommodated in Tamworth Borough Council operated supported scheme.</p>

Armed forces	Text has been added and amended so that the local connection definition for those from the Armed forces or their family is in line with legislative changes in 2012 and reflective of the armed forces covenant. The preference they are awarded has not been changed.	The benefits of this change will mean the allocations policy is in line with the wording of legislation and regulations.
Introduction of new banding grounds.	<p>We are proposing to introduce some new bandings-</p> <ul style="list-style-type: none"> Negotiated Tenancy Surrender Best use of stock Right to Move Care Leavers <p>This will allow as an authority to make better use of its stock and resources, whilst allow opportunity for more early intervention</p>	<p>By including tenancy surrender and best use of stock banding it will enable the authority to make better use of its stock and resources, limit empty properties and assist those tenants who are in difficult circumstances but currently falling through gaps in provision for moving.</p> <p>Right to move banding should be included so that we are awarding sufficient priority in accordance with the regulations.</p> <p>By including banding for care leavers this will enable earlier intervention to reduce homelessness of this vulnerable client group which will be further useful if the homeless reduction bill is enforced.</p> <p>The risk of not implementing this change would be we are not making best use of tools available.</p> <p>Another risk may be numbers in Band 1 increase however there are proposed other measures in the policy to better manage this more effectively.</p>
Reduce preference	Text has been added to provide greater clarity and circumstance where we may apply reduced preference for the deliberate worsening of circumstances	<p>The benefits will be it will help combat those who may want to worsen circumstances or commit application fraud.</p> <p>It will also mean that those who genuinely</p>

		accrued rent arrears through no fault are not penalised and the process has been designed to encourage people to pay back arrears and work with the council in doing this.
Overcrowding	Text is to be amended to provide greater clarity for circumstances where we will award overcrowding too, this is to provide greater transparency and to provide further safeguards around fraudulent claims in this regard. Text has also been included to give the council power to conduct checks in this regards to ensure overcrowding claims are not made fraudulently.	The benefits of this will be a more transparent allocations policy that is more robust and assist in trying to prevent those applying fraudulently and to prevent overuse of this being applied.
Under occupancy	Text has been added to provide greater clarity on circumstances where this will be awarded for greater equity and transparency.	Text has been added to provide further clarity of circumstances this banding was intended to assist
Affordability	Text has been added to enable to council to make further checks and enquiries with regards to affordability and also provide the council	With the welfare reform and recent regulations safeguards to be added to the policy to ensure we are not allocating accommodation to those whom will not be able to afford the accommodation they are offered.
Management discretion	Some additional text added to improve the clarity of the sort of circumstances that could give rise to management discretion being exercised.	This has been included to allow the council to exercise discretion in exceptional circumstances whilst still retaining within the rules of the allocations policy and legalities under Part VI of the housing Act.
Reasonable Preference categories	Text has been added to provide further clarity and in accordance with the code of guidance for allocation of accommodation. Specific text has been included regarding the reasonable preference of unsanitary/unsuitable accommodation.	To ensure the allocations policy is more robust and in accordance with the housing act and other relative statutory guidance and directives.
Reviews and Appeals	Text has been added and the review appeal process has been amended for inclusion of an allocations panel and to be better reflecting the structure.	This will ensure the allocations policy is more robust.

Disqualification	<p>We are proposing that those with no housing need will not qualify; this is exercising a power we can now have under the localism act and is more in line with the policies of other authorities.</p> <p>We are also proposing that those with sufficient resources will be disqualified from join this includes home owners and those with financial resources.</p>	<p>Whilst this may be potentially remove a lot of those in Band 4 from the register, these are generally applicants who highly likely to not be allocated and have no housing need.</p> <p>Most local authorities have now implemented similar policies with some more stricter, by not doing so potentially we are not protecting our own residents with high housing needs in the same way.</p> <p>This is generally In line with powers from the localism act and also in line with code of guidance for allocation as well as other regulation and guidance from DCLG.</p> <p>Most applicants who were in allocated in Band 4 were ones that were offered sheltered accommodation and so may be unaffected by this policy.</p>
Local Connection	<p>We are proposing to amend the definition of local connection so that it's more in line with directives from DCLG and powers that came from localism act.</p>	<p>The new definition proposed is in line with relevant legislation and or guidance and utilising powers that authorities now have.</p> <p>Most local authorities have now implemented similar policies with some more stricter, by not doing so potentially we are not disadvantaging our own residents there would be a risk those rejected by neighbouring authorities would then seek assistance from us.</p> <p>It's in line with guidance around right to move, armed forces and other directive and guidance</p>

		from DCLG.
Non Bidders	Text has been added which will allow the Council to cancel an application where an applicant has not placed a bid within a period of 12 months.	<p>Generally there is large proportion of the housing register that currently do not want to move or have unrealistic expectation as to the properties we may be able to allocate them too.</p> <p>With the councils current objectives concerning demand management, it is not cost effective in terms of managing the register.</p> <p>In terms of risk it may increase the risk of complaints why applications have been cancelled but generally this could be mitigated by communication plans and encouragement of these who have an active need to move to bid. There are also safeguards in place so that those who are vulnerable and/or unable to bid can be supported. There is also discretion allowed within the policy where an application can be reinstated if there are justifiable reasons.</p>
Medical	Text has been added to provide further clarity as to circumstances where medical banding can be awarded.	It will ensure the councils policy and decision making is more measureable and transparent and equitable. It will enable the authority to more robustly make informed and justified decisions.
Introduction and Aims	Text has been added more accurately define the current aims and objectives in line with more recent policy especially in regard to housing on need.	Beneficial to bring the allocations policy more up to date.
Allocations Panel	The new policy as developed the introduction of an allocations panel to	This will enable more communication and

	make some key decisions.	<p>effective working across relative teams within Housing.</p> <p>It will mean some key and important decisions concerning disqualification can be robustly discussed and justified.</p> <p>Decisions can be made which are beneficial strategically and also to protect the interest of the authority as a landlord.</p>
Legislation	Text has been added and amended regarding the legal framework of the scheme.	As there has been some key legislative changes within the time the policy has been amended to incorporate and reflect this.
Property Eligibility/ Bedroom requirements	<p>The policy has been amended to allow certain properties to be allocated to certain groups of people. It has incorporated the age change allowed into sheltered.</p> <p>It has been amended to better reflect what has become practice.</p> <p>There has been some key case law in not allocating additionally bedrooms to those with certain disabilities.</p>	<p>The proposed changes have been amended to reflect current practice and decision previously agreed regarding sheltered.</p> <p>It has also allowed for more scope for dealing with couple who have medical conditions and allowing the opportunity for them to be allocated 2bed high rise to reduce the risk and costs associated with voids.</p>
Fraud and Misrepresentations	Text has been added to enable authority to make more detailed checks and enquiries and to protect against fraud.	To enable the authority to more effectively protect the public funds it administers and ensure all properties are allocated equitably.
Homelessness Reduction Act 2017	Text has been added to Band 1, 2 and 3 to provide a more 'balanced' banding priority scheme. Band 1 – applicants who are homeless and are	New 'Prevention and Relief' duties included as these will be owed reasonable preference under

	<p>owed the main S193 (2) duty when the 189B Relief Duty comes to an end because they have been assessed as being in priority need and unintentionally homeless. Band 2 – Applicants owed a S189B Relief duty for as long as that duty is owed. Band 3 – Applicants owed a S195 Prevention duty for as long as that duty is owed to the applicant.</p>	<p>Part VI of the Housing Act 1996 as amended with Homeless Reduction Act 2017. Giving the 2 new 'Reasonable Preference' duties (Prevention 195, Relief 189B) are awarded 'RP Band 2 and 3 will likely mean that these 2 'Homelessness' RP categories do not dominate the allocation scheme and there is a balance re percentage of offers made to all the priority RP groups.</p>

This page is intentionally left blank