

What is being changed – an overview

The current policy	What is proposed	Why we are proposing the change	What will the change mean
<p>One: Access to the Housing Register</p> <p>The Council currently operates an entirely open Housing Register. This means that with a few exceptions any person can join the housing register even if they have no housing need. Once they have registered the applicants housing need is assessed and they are allocated a priority band based on this.</p> <p>As a result many households on the housing register who have no or little housing need stand very little chance of being successful in bidding for a property.</p>	<p>In the future applicants to the Housing Register will need to qualify to join the Register. In short this qualification test will establish whether the applicants have any housing need and test if they have the means to meet their own housing need</p> <p>Households who do not qualify will not be registered and will not be able to bid for properties. Non-qualifying applicants will be able to make further applications if their circumstances change.</p> <p>In addition the revised Allocations Policy includes the power for the Council to close the register should this provide necessary in the future.</p>	<p>The Localism Act 2011 allowed Councils to decide which groups of people may or may not qualify for an allocation of social housing to reflect local pressures and circumstances.</p> <p>By only registering applicants who have a housing need the Council is able to:</p> <ul style="list-style-type: none"> Reduce the administrative burden of maintaining a register Maintain a clearer picture of housing need in Tamworth Provide a clear view to residents about the prospects of accessing accommodation Encourage those who are able to meet their own housing need to do so. <p>Closure of the register is included in the Policy as a provision which would be used in extreme circumstances and could be applied to particular property types or areas only. This is linked to the provision of Local Lettings Plans and information regarding these provisions can be found at xx in the policy.</p>	<p>Applicants will need to have a demonstrable housing need rather than just a desire to move in order to qualify. Approximately 46% of those currently on the list have no housing need, they would simply like to move home.</p> <p>Some people who have the financial resources to rent or buy on the open market will not qualify. Approximately 10% of those currently on the list are owner occupiers who may have the resources to resolve their own housing need.</p> <p>Information regarding the qualifying criteria which will be applied can be found in section 2.4 of the policy.</p> <p>Closure of the Housing Register is a provision which would be implemented only in extreme circumstances. This would be in circumstances where the Council faces an overwhelming demand for particular housing types and in order to meet existing demand must temporarily close the register to new applications.</p>

<p>Two: Re-housing homeless households in the Private Rented Sector</p> <p>Homeless households, for whom the Council has accepted a duty to re-house, are placed in Band One. Although the Council may suggest that they consider moving into private rented accommodation they are entitled to a suitable offer of Social or Affordable housing.</p>	<p>Homeless households for whom the Council has accepted a duty to re-house will be subject to a suitability test. Where this test shows that they are able to do so the Council will make a suitable offer of private rented accommodation if available. If the household refuses this offer then the applicant will be registered with a Band 2 priority.</p> <p>The suitability test will address the applicants ability to sustain Private Rented tenancy taking account of issues of vulnerability, financial means and previous housing tenure.</p> <p>If, as a result of the suitability test it is considered that a homeless household would not be able to sustain Private Rented Accommodation then they will be placed into Band 1 and a suitable offer of social housing made.</p>	<p>The Localism Act 2011 has allowed Council's to use private rented sector (PRS) accommodation to discharge the full homeless duty without the consent of the applicant. Many households who present to TBC are able to live in PRS tenancies and do not require social housing.</p> <p>The demands placed on the social housing stock means that the Council must make best use of all available tenures including private rented accommodation. It is not a good use of resources to provide additional priority for social housing where applicants could successfully occupy Private Rented Accommodation where this is available.</p>	<p>It is expected that the majority of homeless households where the Council has accepted a duty to re-house will be directed to an available Private Rented Home. Only where households have a particular vulnerability or are clearly unable to successfully occupy Private Rented Accommodation will a Band One priority be awarded.</p> <p>Households offered a Private Rented property who choose to refuse will be placed in Band 2 and will continue to have the right to bid for Social housing vacancies along with other applicants.</p> <p>A suitable private sector letting will be one which is affordable to the applicant and meets their housing needs. All such properties will be subject to an inspection to ensure that they are free from hazards. If the Council is not able to make such an offer within a reasonable timescale then an offer of social housing may be made instead.</p> <p>Information regarding the issues considered as part of the suitability test are shown at 3.3 within the allocations policy.</p>
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<p>Three: Changing the bedroom need calculation</p> <p>Currently households containing a child aged over 5 who is of opposite sex to it's siblings is awarded a priority for a separate bedroom. The changes to the way housing benefit is calculated mean that children aged under 10 will be expected to share, those of the same sex aged between 10 & 16 will be expected to share and only at 16 will an allowance to be made for the child to have their own room.</p>	<p>By changing the allocations policy to mirror that of the housing benefit policy it will mean that the number of bedrooms applicants are entitled to will be the same in all rented accommodation.</p> <p>This will have the benefit of removing the confusion that occasionally arises with the current policy where the social housing allocation is more generous than the private housing and thereby increasing pressure on a scarce social housing resource</p>	<p>This change brings the bedroom need calculation into line with the housing benefit calculation and thereby ending the differential in place between social and private rents.</p>	<p>Applicants will be allocated a property with the same number of bedrooms regardless of if it is owned by a private landlord or the Council.</p> <p>Approximately 4% of those on the list would see their entitlement increase and 8% would see the entitlement decrease.</p>
<p>Four: removing the bedroom need for households who have access to a child or children</p> <p>Currently households who have proven access to a child or children for more than 50% of the time are allowed a bedroom for that child. This is contrary to the calculation used for housing benefit and will be removed in the new policy.</p>	<p>In future no bedroom need will be given for families where the child is not permanently resident</p>	<p>This change brings the bedroom need calculation into line with the housing benefit calculation and prevents allocation of property that is assessed as having a 'spare' bedroom for HB purposes</p>	<p>For any applicant who has access to children they will be expected to share a room with a permanent household member for the duration of the access visit.</p>
<p>Five: adding an allowance for people who wish to down size who do not fulfil the Incentive to Move criteria</p> <p>Currently there is no additional priority given to households who wish to move to smaller property but are</p>	<p>Within the new policy the number of 'spare' bedrooms an applicant may have within their home will be used to calculate an appropriate level of priority so that those with the most 'spare' bedrooms are given the highest priority to move to smaller accommodation.</p>	<p>Changes to the way housing benefit is calculated will mean many people have to make unaffordable payments to top up their HB entitlement. Households with one 'spare' bedroom will need to pay approximately £10 per week and</p>	<p>The new policy will provide some priority for tenants who are looking to move to smaller accommodation because their current home is too large for their needs.</p> <p>Tenants with 1 'spare' bedroom and no other housing need will be placed</p>

<p>not willing to consider either age restricted accommodation (EG sheltered) or a flat.</p>	<p>This accommodation may be of any type as long as it has the number of bedrooms the applicant is entitled to based on the people within their household.</p> <p>Some schemes will remain where a cash incentive is paid to mostly older people who are willing to move from a family sized home into age restricted accommodation</p>	<p>those with two 'spare' bedrooms approximately £19 per week, in addition to a contribution towards Council Tax</p> <p>This change applies only to households of 'working age' and will not impact on those who are already of pensionable age</p>	<p>into Band 3. Those with 2 'spare' bedrooms will be placed into Band 2 and anyone with 3 or more 'spare' bedrooms will go into Band 1 to allow them to bid for a home of the correct size for their household.</p>
<p>Six: restricting access to the list to those aged eighteen.</p> <p>Currently children aged 16+ can join the Housing Register, however as these children are minors they can not legally hold a tenancy and require an adult to act on their behalf.</p> <p>Some children who are subject to various protections under the Children Act will still be able to join the Housing Register subject to fulfilling the qualification test outlined above</p>	<p>In future you will need to be at least 18 to join the register.</p> <p>Children aged 16 – 18 who are not protected by the provisions contained within the Children Act will be offered help and support to remain at home wherever it is safe to do so,</p>	<p>An applicant will need to be 18 to legally sign a tenancy agreement & many families will find themselves with a 'spare' bedroom under the welfare benefit rules if a teenage child leaves home</p>	<p>With a few exceptions for children who are in the care of social services, applicants need to be an adult to join the list.</p> <p>This change would affect less than 1% of those on the list.</p>
<p>Seven: removing the priority attached to having a young child in an upper floor flat</p> <p>Currently the policy allows for a level of preference to be awarded to households who have a child aged under 5 living in an upper floor flat or</p>	<p>In the new policy this additional priority is removed to reflect the changing nature of the accommodation available and the level of need.</p> <p>Tamworth Borough Council has always had a strong demand for</p>	<p>Most allocations are made as a result of the applicant 'bidding' on a property & some households prefer to live in flats & maisonettes without the responsibility for maintaining a garden.</p> <p>Additionally most new build</p>	<p>Approximately 4% of those on the housing register currently have this priority.</p>

maisonette.	<p>accommodation from single parent households who require two bedroom accommodation and there simply is not the supply of ground floor flats / maisonettes and houses to ensure that all households with a young child are accommodated at ground floor level.</p> <p>By applying this level of preference the expectation of the applicant is unrealistically raised.</p>	<p>developments contain flatted accommodation and locally we do not have the number of ground floor flats and houses required to ensure all small children in social housing do not have to live in upper floor flats and maisonettes.</p>	
<p>Eight: removing cumulative need</p> <p>Under the current policy some identified needs are allowed to accumulate which has the effect of increasing the overall banding level. This does not apply to all identified needs and as such is an area of confusion for applicants.</p>	<p>By removing this element of the policy all applicants will be assessed on the basis of their most pressing or urgent need</p> <p>Applicants who have several low level needs these will be recorded but they will not result in the application being given a higher level of preference than an applicant who has just one low level need.</p>	<p>Some applicants find this process confusing as not all identified needs are subject to cumulative preference.</p>	<p>This will mean that applications are assessed on the basis of the households most urgent need.</p>
<p>Nine: Applying a 'reduced preference' to applicants who do not have a connection with Tamworth.</p> <p>Currently all applications are assessed on the same basis irrespective of the local connection to Tamworth.</p>	<p>The Localism Act allows local authorities to give additional preference to applicants who have a connection to the area they are seeking accommodation.</p> <p>TBC will continue to allow anyone who fulfils the eligibility and qualification criteria to register but will then apply a reduced preference to their application if they do not fulfil the local connection criteria. In</p>	<p>The demand for social rented accommodation within the Borough far outstrips the supply. This change, along with the introduction of qualification to register as outlined at point 1 will serve to limit the number of applicants on the list and encourage those that have other options to pursue those in addition to a social rented home in Tamworth.</p>	<p>This will mean that households who are demonstrating the same level of need will have a different banding. Where the household has a connection to the Borough their band level will be 1 higher than the household who is not able to demonstrate a connection</p> <p>Up to 13% of those on the housing register MAY be affected by this</p>

	assessing local connection TBC will have reference to the criteria provided by the Homelessness Code of Guidance		based on the location of their current home address
<p>Ten: Remove the automatic band 3 priority for applicants wishing to move out of the family home</p> <p>Currently the policy allows a band 3 priority for applicants wishing to set up a home away from their family irrespective of any overcrowding or under occupation within the family home.</p>	In the future all applications will be subject to the qualification test so if the parental home is not overcrowded and there is no other demonstrable housing need the application will be considered to be none qualifying and the applicant will not be permitted to join the list.	<p>Changes in welfare benefit reform are such that children aged over 16 are allowed a bedroom of their own within the family home irrespective of the sex of the child. Any change in the family make –up by a child leaving home may result in a ‘spare’ bedroom for the parents.</p> <p>It is generally accepted that young adults who are able to remain within the family home whilst completing their education and training succeed at a higher level than those with a more chaotic housing history</p>	Up to 22% of those on the housing register MAY be affected by this change based on their banding at November 2012
<p>Eleven: applying a bedroom need for an unborn child only at 20 weeks gestation.</p> <p>Under the current policy the bedroom need for pregnant women is reassessed as soon as the pregnancy is confirmed</p>	The new policy will allow for households to be assessed as needing a bedroom for the child at the time a Maternity Certificate is provided which is at approximately the half way point in the pregnancy.	<p>TBC is keen to try and accommodate emerging households however for any household where housing benefit is required in order to pay the rent, the entitlement will not change until the child is born leaving the household with a 14% contribution to the rent in addition to all other costs.(approx £10- £12 per week plus Council Tax contribution).</p> <p>By changing the point that the bedroom entitlement is assessed it limits the period of time an applicant may be expected to pay for a ‘spare’ bedroom if an allocation is achieved</p>	<p>As bedroom calculations will be assessed in line with the changes in welfare benefit as detailed at point two above, any household that already contains 1 child aged under 10 is unlikely to see an increase in bedroom entitlement</p> <p>Up to 5% of those on the housing register MAY be affected by this change.</p>

		prior to the birth of the baby.	
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An overview of the considerations made to inform the recommendations

Proposal One: Access to the Housing Register		Matters for Consideration	Conclusion
Option One:	Maintain an open register	<p>Positives: Ensures equality of access Ensures there is a deep pool of applicants to avoid difficulties in letting properties</p> <p>Negatives: Administratively burdensome Provides an unrealistic expectation to applicants and discourages applicants to meet their own need Distorts the picture of housing need in the area</p>	The current approach is not sustainable and is administratively burdensome. Maintaining an open register does not enable focus on households in housing need
Option Two	Close the Housing Register	<p>Positives: Closure of the register may be appropriate if demand became overwhelming Closure of the register would enable the Council to meet current need and reduce the number of households on the register Closing the register in a targeted way could help to meet priority needs Cannot close the register to those who are homeless</p> <p>Negatives: If the register is closed then applicants with housing need will be more likely to become homeless as their needs worsen Closure of the register could lead to some properties becoming difficult to let Closure of the register will lead to significant numbers of complaints and advocacy from other agencies- this would be administratively burdensome</p>	Closure of the register is an extreme measure which would only be appropriate to meet specific aims for a limited period of time. Closure of the register would be likely to lead to a build up of unmet housing need and potentially an increase in homelessness However closure of the register may be appropriate in specific circumstances and should form part of the Council's stated policy
Option Three	Introduce a qualifying criteria and limit access to the register	<p>Positives: Enables a clear and transparent view of the purpose of the housing register It is administratively burdensome to maintain a register with 46% of households with no housing need Provides a clear view of housing need in the area Qualifying criteria will be clear to applicants and can be changed in the future to address changing housing</p>	By applying qualifying criteria and reducing access to the Register the Council is able to maintain a focus ongoing housing need in a transparent manner.

		<p>needs Reduces risk of housing need being unmet Negatives: The Qualifying Criteria may be open to challenge by applicants Likely to be unpopular with some residents and will require a change of culture</p>	
Recommendation	<p>That access to the Housing Register is limited by the application of Qualifying Criteria. Although it is not envisaged that closure of the Housing Register is implemented at this stage this is a tool which the Council may have to consider implementing in the future and a policy statement to this effect should be included.</p>		

Proposal Two: Discharge into the PRS		Matters for consideration	Conclusion
Option 1	Discharge the homeless duty for all accepted statutorily homeless households into the private rented sector	<p>Positives: Ensures equality of access and removes the perception that homeless households 'queue jump' into social rented accommodation</p> <p>Negatives: very likely to be the subject of legal challenge as a blanket exclusion</p> <p>There is not sufficient capacity in the Private Rented Sector to enable all homeless households to be accommodated</p> <p>For some vulnerable households Private Rented Accommodation may not be suitable</p>	This approach is not believed to be sustainable with early indications from the landlord forum indicating a majority of landlords being unwilling to accommodate households who have been homeless
Option 2	Continue to use only social rented accommodation to discharge a full homeless duty	<p>Positives: In line with the current policy and is generally accepted by applicants and support workers</p> <p>Negatives: Demand from homeless households is predicted to increase in the immediate future as Welfare Benefit reform is rolled out.</p> <p>Some residents see homeless households a 'queue jumping' in order to achieve an allocation of social housing they may not have achieved for the housing register.</p> <p>This does not provide the opportunity to make the best use of the Private Rented Sector</p>	This option is also unsustainable. It is anticipated that that the changes brought about by changes in welfare benefit reform and the continuing global economic downturn will increase the numbers of households approaching for assistance as homeless
Option 3	Use an assessment criteria to establish which homeless households need a social rent tenancy and which are able to manage a PRS tenancy	<p>Positives: Each individual household can be assessed against a set of predetermined criteria to establish the level of need and how it is best met</p> <p>Best use is made of the Private Rented Sector and social housing</p> <p>Social housing can be targeted to those who need it most</p> <p>Negatives: Will require a significant cultural change and is likely to be unpopular with some residents and</p>	This option best ensures that the right outcome is offered to the household who are in urgent need of accommodation.

	support organisations	
Recommendation	That an assessment criteria is use to establish the best option for each individual household taking into account such factors as, housing history; vulnerability and multi agency support.	

Proposal Three: Changing the way that bedroom need calculated Changes 3, 4 and 11 above		Matters for consideration	Conclusion
Option 1	Mirroring the Welfare Benefit criteria totally	<p>Positives: This criteria is simple and easy to understand</p> <p>Negatives: The criterion makes no allowance for unborn children which will result in families with children living in overcrowded 1 bedroom accommodation.</p> <p>This may result in mothers being unable to return to overcrowded or otherwise unsuitable accommodation following confinement</p>	This option will result in families with young children living in overcrowded accommodation which they may struggle to move on from given the known demand for 2 bed property.
Option 2	Disregard the Welfare Benefit criteria and continue to assess bedroom entitlement based on local need and property supply	<p>Positives: Likely to be popular with applicants particularly as TBC has availability 3 bedroom homes that is often in excess of demand.</p> <p>May encourage inward migration as neighbouring Authorities change their assessment criteria</p> <p>Negatives: Will leave households with a 'spare' bedroom for HB purposes which may increase rent arrears</p> <p>Is not considered to be sustainable in light of demand for social rented accommodation</p>	This option is unsustainable. Whilst initially the option of being allocated a larger home may appeal to many applicants, the reality of higher running costs along with the contribution to the rent and Council tax will be difficult to sustain as further changes to welfare benefit reform take effect (Universal credit)
Option 3	Use a hybrid of options 1 & 2 which take the most sustainable elements of both options by allowing a bedroom for the unborn child (where applicable) when the Maternity Certificate is awarded	<p>Positives: An allowance can be made for households where a child is expected to try and avoid the family becoming overcrowded at the child's birth.</p> <p>This is a clear and transparent approach which can be understood by applicants</p> <p>Negatives: There is still a potential for rent arrears but this is limited to a maximum of 20 weeks (MAT B 1 is generally issued at approximately 20 weeks) assuming an allocation at 20 weeks gestation and a resulting live birth</p>	This option would appear to be the most sustainable. By making an allowance for an unborn child at a fixed point in the pregnancy the trigger for the additional bedroom entitlement is clear. Given the demand for 2 bedroom accommodation it is considered to be unlikely that an allocation will be achieved within the first bidding cycle of the entitlement being changed thus reducing proportionately the number of weeks that the household has a 'spare' bedroom/
Recommendation	That bedroom entitlement be calculated in line with the assessment used by housing benefit to ensure that applicants are allocated a property size that would not create a 'spare' room for benefit purposes, with the exception of households containing an expected child where the birth		

	of that child would create an additional bedroom entitlement, who will be assessed as having the bedroom need from the point the Maternity Certificate is issued.
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Proposal Four: Making an allowance within the policy to give priority to existing tenants who are under occupying their current home as determined by the changes in welfare benefit reform		Matters for consideration	Conclusion
Option 1	Do nothing. There is an allowance within the existing policy to allow for OAPs to move to age restricted accommodation	Positives: This policy is well established and well understood by the households who may benefit from it Negatives: In the majority of cases households who will qualify for this scheme are not subject to the changes in welfare benefit	This option does nothing to help address the 500+ households that are known to TBC as under occupying and will be affected by Welfare Benefit Reform.
Option 2	Apply priority to households who have 2 or more 'spare' bedrooms	Positives: This option will target effectively the households who will feel the biggest impact by welfare benefit reform Negatives: Generally these households will be occupying 3 and 4 bedroom homes for which there is a lower demand than other property sizes.	Whilst this option is preferable in terms of targeting households who will need to pay most for their 'spare' bedrooms it does very little to address the needs of the Borough. The demand is for 1 & 2 bedroom accommodation and this option would release accommodation that is larger than most households will be entitled to be allocated.
Option 3	Apply as inversely proportional to overcrowding assessment	Positives: The highest level of priority is awarded to those with the most spare bedrooms, but those with only one 'spare' room will also get some priority to move This provides a means to facilitate moves and therefore reduce rent arrears and financial hardship to households affected by Welfare Benefit Reform Negatives: Initially the property releases is likely to be larger family homes rather than the smaller 2 bedroom units which attract the highest demand.	This option is easy to understand and targets the highest level of priority at the households who have the most 'spare' bedrooms.
Recommendation	That households in rented accommodation are awarded priority to move to smaller accommodation with the same level of priority as those who are overcrowded to the same extent.		

Proposal Five: Restricting access to the housing register to adults aged over 18*		Matters for consideration	Conclusion
Option 1	Allow anyone over 16 to join the register in line with the current policy	<p>Positives: This is the policy that TBC currently operates and it is well known and understood</p> <p>Negatives: By admittance to the register there is an expectation of an allocation and most applicants do not achieve an allocation All children aged under 18 require a guarantor as legally they are not able to sign a tenancy agreement in their own right</p>	This option raises unrealistic expectations amongst young people that they will achieve an early allocation. Most applicants are never allocated social rented housing including this age group.
Option 2	Allow only adults onto the list with noted exceptions	<p>Positives: There is no delay in formalising an offer of tenancy whilst a guarantor is sought There is clarity in the legality of the agreement This manages the expectations of young people applying to join the Register and ensures that the allocations policy reflects benefit rules Young people who have need for re-housing will continue to be able to access this through the support of relevant agencies in accordance with the Children Act</p> <p>Negatives: a small number of under 18s who are currently on the list will be excluded by this change</p>	Changes in Welfare Benefit mean that any child aged over 16 who remains within the parental home is entitled to their own bedroom. By encouraging young people to remain within the family home wherever possible the impact of welfare benefit reform for the household is mitigated to some degree.
Recommendation	By restricting access to the register to applicants aged 18 and over the applicant is able to take full legal responsibility for the tenancy.		
* Some children aged 16-18 must be admitted to the register to satisfy requirements of the Children Act			

Proposal Six: Eradicate the low priority award for households with a child aged under 5 who live in an upper floor flat		Matters for consideration	Conclusion
Option 1	Currently TBC will make a band 3 award to households in this position	<p>Positives: This is the policy that TBC currently operates and it is well known and understood</p> <p>Negatives: The priority award is insufficient on it's own for the household to achieve an alternative allocation. The award raises expectation that TBC is not able to meet</p> <p>Many households are disappointed when the award is removed on the child's 5th birthday</p>	This option raises unrealistic expectations amongst applicant. Most households will require more than a Band 3 need to be allocated, particularly into 2 bedroom accommodations.
Option 2	No award is made to households in this position	<p>Positives: All applicants are assessed on the basis of need on an equal level</p> <p>Applicants are not disappointed when the award is removed</p> <p>Many households choose to bid on upper floor properties</p> <p>The Council does not have sufficient houses or ground floor flats for every household who want them and this priority establishes a false expectation</p> <p>Negatives: a small number of households on the list currently may be affected by this change</p>	Most allocations are made as a result of the applicant 'bidding' on a property & some households prefer to live in flats & maisonettes without the responsibility for maintaining a garden. Additionally most new build developments contain flatted accommodation and locally we do not have the number of ground floor flats and houses required to ensure all small children in social housing do not have to live in upper floor flats and maisonettes.
Recommendation	Remove the low priority award to households containing a child aged under 5 years to reflect the current housing conditions within the Borough		

Proposal Seven: Remove Cumulative need		Matters for consideration	Conclusion
Option 1	Currently TBC will apply a higher banding award to some applicants who have more than 1 reasonable preference award within a band, for example Medium medical award and 2 bedrooms short.	<p>Positives: This allows for some applicants with multiple needs that are all at a similar level to be given recognition of the cumulative effect of these needs</p> <p>Negatives: The process is not clear or well understood by applicants as it is not applied universally to all reasonable preference categories. Some applicants will 'points chase' in order to achieve a higher banding by virtue of cumulative need</p>	This process is difficult for some applicants to understand and presents an incentive for applicants to 'points chase'
Option 2	All applications are assessed on the basis of the most urgent or pressing need	<p>Positives: Easily understood. All applicants can describe the most pressing or urgent need for their household Enables effective targeting of priority needs Removes the incentive for households to 'points chase'</p> <p>Negatives: a small number of households who have benefitted from cumulative need may lose this priority.</p>	This option is easier for applicants to understand and for staff to implement.
Recommendation	Assess all applications on the basis of their most urgent or pressing need.		

Proposal Eight: Restrict access to the list to those who have a connection to Tamworth.		Matters for consideration	Conclusion
Option 1	Allow access to the list to anyone who fulfils the eligibility and qualification criteria on an equal basis.	Positives: Equality of access and assessment to all households Ensures a sufficiently large pool of applicants for properties which may be considered less desirable or hard to let Negatives: TBC may become overwhelmed with applications as neighbouring authorities begin to restrict access to their lists The administration of a large list is burdensome and unsustainable	As the demand for social rented accommodation increases locally this option is not sustainable
Option 2	Make a local connection to Tamworth a 'qualification criteria' and exclude from the list anyone who is unable to meet the criteria	Positives: Simple to understand and administer Negatives: May result in lower demand properties sitting empty Subject to legal challenge as it may be considered to be a 'blanket exclusion'	This option is potentially liable to expensive legal challenge and may leave TBC with properties in low demand locations that it is unable to allocate.
Option 3	Allow access to the register to anyone who fulfils the eligibility and qualification criteria but apply a reduced preference to the overall priority	Positives: Restricts the option for legal challenge Ensures a sufficiently large pool of applicants for any potentially hard to let properties Negatives: Will require a thorough assessment to establish local connection.	This option allows for the list to primarily address local housing need whilst maintaining a sufficiently large pool of applicants to ensure that there are potential tenants for any hard to let homes.
Recommendation	Allow access to the register to households without a connection to the Borough but apply a reduced preference so that an applicants with a local connection but the same level of need will always be placed higher on the list than someone without a connection to the Borough		

Proposal Nine: Consider to be none qualifying households seeking independent accommodation where no other housing need exists		Matters for consideration	Conclusion
Option 1	Applicants who are adequately housed within the family home are considered to be in housing need and admitted to the register	<p>Positives: In line with the current allocations policy a low (band 3) priority award is made</p> <p>Negatives: Most of these households are seeking 1 or 2 bedroom accommodation which is the highest demand sized accommodation within the Borough</p> <p>Most will not achieve an allocation on this priority alone</p> <p>The administration of an overly large list is burdensome and unsustainable</p>	Most household who have attracted this level of priority are seeking 1 or 2 bedroom accommodation which is in the highest demand. To increase this demand further and raise unrealistic expectations of an allocation is administratively burdensome.
Option 2	Households adequately accommodated within the family home are considered to be none qualifying	<p>Positives: Simple to understand and administer</p> <p>Reduces the possibility of the parents being subject to benefit reductions as a result of having spare rooms</p> <p>Provides young and emerging households with a more realistic assessment of their options</p> <p>Negatives: Likely to be unpopular</p>	Whilst potentially unpopular this option will mitigate any potential risk to the parental home by way of unaffordable 'spare' bedrooms and ensures those seeking to leave the parental home have a realistic view of the options available to them
recommendation	Households who are adequately accommodated within the family home, and who have no other housing need, are considered to be none qualifying and declined admittance to the housing register.		

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