

**PEOPLE OVERVIEW & SCRUTINY SUB
COMMITTEE
SUPPLEMENTARY AGENDA**

5 March 2024

6 HOUSING ALLOCATION SCHEME (Pages 3 - 104)

New documents attached with important updates

Zena Smith
Head of Committee & Election
Services

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CABINET REPORT

10th April 2024

Subject Heading:

Housing Allocation Scheme (2024)

Cabinet Member:

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Policy context:

This is a comprehensive revision of the Council's Housing Allocation Scheme (2021) to ensure that all available Council housing is allocated consistent, fair and in compliance with all current legislation and regulatory requirements.

Financial summary:

It is anticipated that the implementation of this scheme may involve minor financial implications.

Is this a Key Decision?

Yes. It will significantly affect all wards in Havering.

When should this matter be reviewed?

One year from implementation.
People.

Reviewing OSC:

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents X

Cabinet 10th April 2024

Place - A great place to live, work and enjoy X

Resources - A well run Council that delivers for People and Place. X

SUMMARY

- 1.0 The Housing Act 1996 Part VI requires local authorities to publish an allocation scheme that sets out their policy for allocating affordable housing provided by the council or housing associations in the borough. Councils are required to give reasonable preference to certain categories of applicant and have due regard to statutory guidance and the law.
- 1.1 Demand for social housing in Havering significantly exceeds the number of properties available. In the financial year 2022-23, only one in every 5 households on the Council's Housing Register had a realistic prospect of securing social housing.
- 1.2 This scheme (see appendix 1) proposes a number of revisions to the current Scheme (dated 2021) to set out how Council housing is prioritised to ensure that it is fairly allocated to households in the greatest need.
- 1.3 It also sets out how the Council will enable access to other forms of affordable housing, such as shared ownership and intermediate rented housing. [OBJ]

RECOMMENDATIONS

- 2.0 To approve the Housing Allocation Scheme 2024 attached in Appendix 1, and delegate the implementation date to the Director Living Well in consultation with the Cabinet Member for Climate Change and Housing Demand.

REPORT DETAIL

- 2.1 Following a review of the current housing allocation scheme, approved in 2021, the proposed Scheme, attached in appendix one was subject to statutory public consultation between September and November 2023. The outcome from the public consultation is attached as appendix 2.
- 2.2 **The key changes to the Scheme are as follows:**
- 2.3 Removal of Housing Banding structure to Points Based System
- 2.4 It is proposed that the existing banding structure is replaced with a points based-system that is primarily related to housing need. This does however give additional points for time waiting on the housing register.

- The point-based system is categorised under eight headings that allow applicants to accumulate points relative to their housing needs.
- Introduction of a housing needs based points system to prioritise households on the register. This replaces the former date and band prioritisation. The full new point structure is set out in the table below.

	Points award (weighting)	Housing Register	Existing Social Housing Tenants	Accepted Homeless Households
A. LOCAL CONNECTION				
Time waiting points for each year on the Housing Register	10	✓	✓	✓
B. HOMELESSNESS				
Homeless – owed a full housing duty	75			✓
Homeless – Relief Duty	50			✓
Threatened with Homelessness - (Prevention)	25			✓
C. INSANITARY, OVERCROWDED & UNSATISFACTORY CONDITIONS				
Lacking - each bedroom	20	✓	✓	
Lacking facilities (bathroom, kitchen, or WC)	25	✓	✓	
Sharing facilities (bathroom, kitchen, or WC)	10	✓	✓	
Lacking cold or hot water supplies, power or heating	30	✓	✓	
HHSRS Cat 1 Hazard (disrepair)	40	✓	✓	
D. WELFARE / HARDSHIP				
Welfare points	30	✓	✓	
Move-on from supported housing projects	60	✓		
Move-on from care	60	✓		
Fostering & Adoption	35	✓	✓	
Hardship	20	✓	✓	
Social Tenant "Right to Move"	10	✓		
Key workers	30	✓		
E. MEDICAL				
High Medical Need to Move	75	✓	✓	
Medium Medical Need to Move	50	✓	✓	
Low Medical Need to Move	25	✓	✓	
F. MANAGEMENT TRANSFERS				
Social tenants under-occupying current home by one bedroom	45		✓	
Social tenants under-occupying their current home by two or more bedrooms	90		✓	
Decants	80		✓	
Management Transfers – Immediate threat to welfare / life	150		✓	
Management Transfers - "Best Use of Stock" / Other urgent need to move	80		✓	
G. SHELTERED HOUSING				
Eligible for Sheltered Housing only	10	✓	✓	
H. ARMED FORCES REGULATIONS 2012				
Eligible under Armed Forces Regulations 2012 *	60	✓		

2.5 A full explanation of the categories within the points scheme is provided in the allocation scheme (Appendix 1).

- 2.6 Increasing choice - the proposed allocation scheme will increase the choice that applicants have of their home by not limiting the number of bids permitted and allowing tenants to view a number of properties before making their final choice. This will reduce or eliminate the number of properties refused.
- 2.7 Additional priority will be given to current social housing tenants who want to downsize. This will free up larger properties for families in housing need on the register.
- 2.7 Administratively more efficient - the proposed scheme will be simpler for applicants and more efficient for the council. Applicants' information will only be verified when they reach a high level of priority on the housing register. Applicants will be required to confirm annually that they wish to remain on the register however they will not have to provide all the documentation required for verification at the point of application. This will save time and money for both applicants and the council.
- 2.8 The new scheme will enable households in the private rented sector to apply on the housing register and have their housing needs assessed. They are currently excluded from the register unless they are in severe housing needs or threatened with homelessness. This will support the homelessness prevention strategy and reduce demand for temporary accommodation by encouraging applicants to remain on the housing register while taking up options in the private rented sector, rather than go into temporary accommodation.
- 2.9 Housing Register Qualification Criteria
Change in residency criteria - It is proposed that the existing six-year continuous residency criteria is amended to three out of six-year criterion. This will enable the residence criteria to comply with the law without having a significant number of exemptions, make the criteria more consistent with the homelessness and social care legislation and simplify the scheme for applicants.
Income cap - no threshold, save when it is apparent applicant has sufficient income or capital to meet their own housing need – the £36,000 per annum for singles/couples and £50,000 per annum for families will be guidelines for informing decisions and will be reviewed on an annual basis.
- 2.10 Removal of Community Contribution Band - Under the current scheme this gave priority to applicants who were working or doing voluntary work regardless of their housing need. It is proposed that the community contribution band will be removed, however, existing applicants who were previously placed under the Community Contribution banding will not lose priority and instead their respective housing needs will be reflected in the new points-based system as well as retention of their effective date.
- 2.11 Parental Eviction – Sons and Daughters

These points will be awarded to the single adult children of existing Havering council tenants who are threatened with homelessness but they are able to remain in the parental home until a suitable property is available.

2.12 Integration of the Opportunities Register into the main housing register to simplify the application process for residents.

REASONS AND OPTIONS

3.0 The recommendations throughout this report have been made so that the Council’s Housing Register more accurately reflects the level of housing need in the borough, ensuring that those with the greatest need continue to be prioritised.

3.1 Table 1 shows the number of successful allocations for each band, under the current scheme, for the last four years:

Table 1

Financial Year	ER	CC1	CC2	H	RP	Total
19/20	203	171	30	48	3	455
20/21	103	242	71	130	15	561
21/22	170	144	47	126	7	494
22/23 (Apr-Aug)	50	41	17	38	5	151

Table 2

Current Scheme	1	2a	2b	2c	3	Total
22/23 (Aug-Mar)	152	99	7	13	76	347
22/23 (Total)	202	140	24	51	81	498
Total	678	697	172	355	106	2008
% of allocations	33.8	34.7	8.6	17.7	5.2	100

3.2 Reasons for the decision:

3.3 The current allocation scheme is not serving its primary purpose of supporting applicants most in need and given the prevailing housing climate, it is

incumbent upon the local authority to allocate its scarce resources in the right way and meet our legal obligations.

- 3.4** The existing scheme awards a “community contribution” priority to households who were, for example in employment; they were prioritised as band 2. Giving applicants additional priority for working does not reflect their housing need and therefore households who were in less severe housing need were prioritised over those in severe housing need. This is particularly so for overcrowded households.
- 3.5** Table 2 shows that applicants in the current Community Contribution 1 and 2 (CC1-CC2a-c) bands make up the majority of allocations, accounting for 1249 (61%) of total allocations. Applicants in employment Band 2a benefited most from the scheme accounting for 343 (17 %) of total allocations from the housing register.
- 3.6** Comparatively, applicants unable to work on medical grounds fair less well in securing social housing with only 82 (4%) of applicants successfully finding social housing. The proposed scheme will support the council’s commitment to allocate its scarce resources in the right way and meet our legal obligations.
- 3.7** The residency criteria in the current scheme is based on a continuous residency for six years. This had been challenged legally and as a result, a series of exemptions introduced to comply with the law. In total there were 10 exemptions which rendered the residency criteria impractical and incoherent.

These exemptions are:

- Members of the Armed Forces and former Service personnel, where the application is made within five years of discharge, Bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner; Serving or former members of the Regular or Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service.
- People who are under-occupying their current social housing tenancy.
- Persons who fall within the statutory ‘reasonable preference’ groups:
 - people who are homeless (within the meaning of Part 7);
 - people who are owed a duty by any local housing authority under section 190(2), 193(2) or 195(2) (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by any such authority under section 192(3);
 - people occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions; people who need to move on medical or welfare grounds (including any
 - grounds relating to a disability); and people who need to move to a particular locality in the district of the Council, where failure to meet that need would cause hardship (to themselves or to others).

- Emergency cases where homes are damaged by fire, flood or other disaster
 - Cases nominated under the Police Witness Protection Scheme or other similar schemes of which the Council has agreed to be party to.
 - Households who need to move to the borough and where failure to meet that need would cause exceptional hardship to themselves or to others. Hardship grounds include applicants with the need to move:
 - Under the Right to Move scheme where there is a genuine intention of taking up an offer of work;
 - To specialist facilities where they receive care;
 - To receive or give care/support which could otherwise result in higher care costs, or even the use of residential care for those who cannot move.
 - People who qualify for assistance through specialist external mobility schemes
 - Cases with exceptional need that are not covered under this scheme. For example, where child or public protection issues require rehousing, or for domestic abuse cases where it is not possible for the applicant to remain in their home.
 - Applicants who the Director of Housing and, at the very least, one other statutory agency (e.g. the Police, NHS), has agreed are unable to access suitable accommodation other than that given by the Council or a housing association.
 - To ensure compliance with the judgment of the Court of Appeal in R (Ward & Ors) v Hillingdon LBC; R(Gullu) v Hillingdon LBC
- 3.8** The ordering of households according to date of application does not reflect the priority of their housing need. Many households do not apply on the housing register because they are not aware of process and therefore, they are given a lower priority even though they may be living in extremely poor-quality accommodation. Waiting for housing based on the date of application does not reflect the needs for housing of individual households. The new points system is based on housing need however points are awarded based on the time that households have been waiting. These are known as “Time in Need” points.
- 3.9** The 2021 scheme introduced an Opportunities Register which recorded the housing needs and preferences for those households who would not be able to be housed through the housing register itself so they could be offered other housing choices. This has proved highly successful particularly at marketing shared ownership properties at New Green and St Georges developments. It is the intention to make the application process simpler by integrating the Opportunities Register into the main housing register.
- 3.10** The Housing Act 1996 Part VI requires significant changes to the Housing Allocation Scheme to be consulted on with stakeholders and housing applicants.

3.11 Consultation with affected parties is essential to good practice. In terms of administrative law, 'consultation' has a specific meaning and should be proportionate, fair, and inclusive.

3.12 Following the authorisation of this draft Scheme by Cabinet, a formal consultation was conducted in the autumn of 2023 it opened on the 7 September 2023 and closed on the 30 November 2023. The consultation was based on a proposed 3 out of 6 year residency criteria, implementing a points-based system, and removal of community contribution award both of which have subsequently changed. The consultation consisted of:

- The draft Scheme and public consultation questionnaire published on the Council's consultation portal;
- The questionnaire being sent to all key stakeholders, including housing associations, neighbouring boroughs and voluntary sector organisations.

3.13 Ninety-nine people responded to the Public Consultation. Their feedback is detailed in appendix 2, with recommendations for the adoption of the Housing Allocation Scheme (2024).

3.14 The key issues raised in the consultation were:

- Concerns that reducing the residency criteria to 3 out of 6 years would limit opportunities for local residents to successfully bid on social housing and encourage inward migration. However, no evidence was provided to support this, and the current restriction excludes many local people who have lived for short periods in the other neighbouring boroughs. The current scheme has a series of exemptions that apply to a significant proportion of application, thereby making it meaningless and difficult to understand. The proposal is a more transparent way to set out the residency criteria.
- Concerns were also raised about proposed removal of the community contribution banding with a majority of respondents opposed, viewing the community contribution as a positive part of the current scheme. This did not however demonstrate that there was opposition to the housing needs based assessment, which an employment criterion clearly contradicts.
- The management of the points-based system to ensure transparency and fairness. The proposed changes had a mixed reception with an equal number of respondents in favour than against. The main concern for the consultees was the protection of existing applicants' priority in the transition of the new scheme. This has been reflected in the transitional arrangements put in place for existing applicant through the transition points which will protect their current priority under the new scheme. Once implemented the proposed scheme will be reviewed to ensure that the benefits of the points scheme, in terms of transparency and meeting housing needs, have been achieved.

3.15 Implementation of the new scheme

The implementation of the new scheme requires formal notification to be sent to all the applicants currently on the housing register, the housing computer system changed to reflect the new scheme, change and transition to a points-based system and on-line application form to be amended to reflect the changes.

A project team has been established to implement these changes and it is anticipated that six months will be required from the date of decision before the new scheme “goes live”.

3.10 Other options considered:

Amending the current scheme to remove the community contribution and clarifying the residency criteria.

This is not recommended as the principle of prioritising applicants based on housing need would not have been achieved.

IMPLICATIONS AND RISKS

Financial implications and risks:

The implementation of this Scheme has minimal financial implications. However, there could be legal fees incurred in defending challenges against this Scheme. These costs would be met from Housing Revenue Account budgets.

Legal implications and risks:

- i. Consultation of Reform to Social Housing Allocations.
The Government issued a consultation in January 2024 on proposed changes to the Code of Guidance on Housing Allocations, issued under Part V1 of the Housing Act 1996.
In response to the consultation proposals legal advice was sought on the proposed changes and the implications for the Havering Housing Allocation Scheme.
 - UK connection test – where a person must demonstrate their connection to the UK before they can be allocated social housing. This can be achieved by (a) being a British citizen, Irish citizen, Commonwealth citizen with a right of abode, or EEA or Swiss citizen with equal treatment rights [footnote 2]; or (b) by being a lawful resident in the UK for 10 years (Section 5). *If this is implemented it is likely to require an amendment to the Allocation Scheme (AS) as the current or proposed Scheme do not provide for a “UK connection test”. Additionally, it is proposed that those who arrive as part of a safe and legal resettlement or relocation scheme will be exempt from the UK connection test - the Scheme would need to be amended*

accordingly. The proposed new “UK connection” test will apply to new applicants as well as those currently on the waiting lists.

- Local connection test – where a person must demonstrate a connection to a local area for at least 2 years before they can be allocated social housing. This will ensure greater consistency across the country and ensure more local people can access social housing in the area they call home, supporting people to put down roots and maintain links to family and community (Section 6). - *The Scheme complies with the minimum proposed local connection requirement. i.e. a minimum 2 years. (The new scheme proposes a 3 out of 6 year residency). However, the government proposal intends to use a broader definition for local connection than just “residence”, in order to capture employment and family associations as well. Also, it’s proposed that there might be other “statutory” exemptions to the local connection test.*
- Income test – setting thresholds for applicants and those on a waiting list to qualify for social housing. This will have no impact on existing tenants, but rather will ensure new tenancies are reserved for those who, at the point of signing for a new social home, would most struggle to afford private accommodation (Section 7).
The proposed scheme will include an income assessment for when the applicant will be able to meet their own housing needs. Applicants will also be excluded from the register when it has been determined that an applicant or partner has deliberately deprived themselves of capital to access social housing. To this effect the current income threshold is £36,000 for single people or couples without children and £50,000 is applicable.

The Government is consulting on whether the income threshold should be set and whether this should vary at a regional level. They are also looking at whether local housing authorities could continue to set their own lower thresholds based on local circumstances. This means that the current set income threshold may need to be revised. The government proposes to issue guidance on this so the scheme would need to be reviewed in light of any set guidance. It is also proposed that there would be exceptions to the income test. Therefore, is likely that our income threshold may meet the requirements of the new guidance.

- Anti-social behaviour test – people who have unspent convictions for certain criminal anti-social behaviour, as well as certain civil sanctions, will be disqualified from social housing for a defined period (Section 8). *The current provision in the proposed scheme on anti-social behaviour is unlikely to be sufficient. The Scheme would need to be revised to ensure that it complies with the new requirements. Additionally, it is likely that we would need other internal procedure*

which outline how the test would be applied as well as how any Equalities/PSED would be addressed.

- Terrorism test – it is proposed that terrorist offenders with unspent convictions will not qualify for social housing unless excluding them would increase the risk to public safety (Section 9). - *The Scheme may need to be revised to include this provision.*
 - Grounds for eviction (anti-social behaviour and terrorist offences) – implementing a ‘three strikes and you’re out’ policy for repeat offenders of anti-social behaviour and creating a new ground for eviction for terrorist offences (Section 10). *This is unlikely to have a huge bearing on the Scheme, however checks would be required to ensure that the provisions of the Scheme are in line with any internal anti-social behaviour policies created.*
 - Fraudulent declaration test - mandating a period of disqualification for those who knowingly or recklessly make false statements when applying for social housing (Section 11). *The Scheme confirms disqualification of fraudulent applicant for a period of two years.*
 - Applicants on a waiting list – applying the new eligibility and qualification tests not only to new applicants but also to those currently on a social housing waiting list (Section 12). *Applying these new tests may be administratively burdensome for Local Authorities and the response to the consultation will reflect this and the need to this to be recognised in the new burdens assessment.*
- ii. The current and proposed allocation scheme allows for minor changes to be made by the Director of Living Well, in consultation with the relevant Portfolio Holder to make minor changes to the scheme. Based on legal advice at the time, if these changes are introduced, they may be considered minor and changes introduced under this procedure.
- iii. Pursuant to Section 166A of the Housing Act 1996, every local authority must have an allocation scheme and must not allocate housing accommodation except on accordance with the allocation scheme. The allocation scheme must include the procedure for allocation of accommodation as well as the persons or description of persons by whom decisions are made.
- iv. Public Sector Equalities Duty
The proposed changes relating to residency requirements, income threshold and points system are changes that are open to the Council to make. In deciding whether to implement the proposed changes, the Council must have regard to an Equality Impact Assessment and consider the impact each of the proposed changes would have on persons with protected characteristics with a view to eliminating any potential unlawful discrimination. Where potentially negative consequences of the Scheme change have been identified, effective mitigation should be put in place to

reduce the impact. Further the scheme now including those who have a reasonable preference as being exempt from residency requirements and being able to access the scheme has been stated in the EQHIA.

The relevant legal framework for this exercise is set out in Section 149 of the Equality Act 2010 and known as the Public Sector Equality Duty (PSED).

v. Reasonable preference groups

It is a legal requirement under Section 166 A (3) of the Housing Act 1996 to ensure that 'reasonable preference' is given to persons falling within that section.

This section includes those who are homeless within the meaning of Part 7 of the Housing Act 1996, and not just those who are owed the full housing duty. Established case law supports the position that an allocation scheme should not seek to exclude groups of people within the reasonable preference categories.

The revised Scheme excepts those within reasonable preference groups from the 3 out of 6 year residency period, allowing these individuals to access the housing register. Recent case law in the Administrative Court has also confirmed that "the legislation does not prohibit a disqualification criterion that affects some persons falling within a reasonable preference category, provided that as a whole the scheme does give reasonable preference to that category of persons". As such the Scheme as proposed meets the statutory requirements around reasonable preference criteria, and the latest line of case law. It is noted that this is a fruitful area of legal challenge and so decisions in the Courts will need to be monitored to ensure that the Council's Scheme remains in line. This can be done through the periodic review of the Scheme.

vi. Consultation, legitimate expectation and due regard to existing policies.

When considering the proposed changes, the Council is required to have regard to its internal policies, including the Homelessness Strategy and Tenancy Strategy. The Council is also required to have regard to the London Housing Strategy. The legal framework for this requirement is outlined below.

Section 166 A (12) for the Housing Act 1996 provides that: -

A local housing authority in England must, in preparing or modifying their allocation scheme, have regard to—

- (a) their current homelessness strategy under section 1 of the Homelessness Act 2002,
- (b) their current tenancy strategy under section 150 of the Localism Act 2011, and

(c) in the case of an authority that is a London borough council, the London housing strategy.

Prior to making the proposed changes, the council should consult with stakeholder and those who could be affected by the proposed changes. Additionally, the Council has a statutory duty to consult with every private registered provider of social housing and registered social landlord as well as its secure tenants. The form of consultation should be inclusive and robust to ensure that the duty to consult is satisfied.

The relevant statutory framework is outlined below:

Section 166 A (13) of the Housing Act 1996.

Before adopting an allocation scheme, or making an alteration to their scheme reflecting a major change of Scheme, a local housing authority in England must—

(a) send a copy of the draft scheme, or proposed alteration, to every private registered provider of social housing and registered social landlord with which they have nomination arrangements (see section 159(4)), and
(b) afford those persons a reasonable opportunity to comment on the proposals.

(14) A local housing authority in England shall not allocate housing accommodation except in accordance with their allocation scheme.

Section 105 of the Housing Act 1985

Consultation on matters of housing management.

(1) A landlord authority shall maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management to which this section applies—

(a) to be informed of the authority's proposals in respect of the matter, and

(b) to make their views known to the authority within a specified period; and the authority shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements

In addition to the above, the Council required to consult with those who would reasonably expect to be consulted. The Council should check and ensure that all those who were consulted when the 2016 allocation scheme was implemented (or when any previous amendments to the council's allocation scheme were made) are consulted also.

Prior to presenting this Scheme, extensive consultation in accordance with the statutory requirements has been carried out and the results of this exercise are set out in Appendix 2. The Council is required to take into

consideration all of the information received from the consultation exercise when deciding whether to implement the proposed changes and in this case the result of the consultation have led to the proposed 10 year residency requirement having been kept at 6 years per the existing policy, with the relevant statutory and required exemptions to that residency requirement.

vii. Part 6 Final Offer to Part 7 homeless applicants

Where an offer of accommodation under the Council's allocation scheme is made on the basis that a refusal would end the duties under homelessness legislation, the council must comply with the requirements of section 193 of the Housing Act 1996 which outlines the format for such an offer. The process regarding making an offer of accommodation is appropriately dealt with in Part 4 of the proposed Scheme, with the appeals process also detailed at Part 5.

Human Resources implications and risks:

The recommendations made in this report do not give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

Equalities Health and Wellbeing implications and Risks

It is anticipated that the implementation of this Scheme will generate positive health and wellbeing benefits to directly affected residents. Significant decisions entailed in implementing aspects of the Scheme will be informed by the accompanying Equality and Health Impact Assessment (EqHIA - please see appendix 3) which will serve to identify opportunities to maximise health benefits and mitigate potential harms arising from the specific actions proposed.

BACKGROUND PAPERS

APPENDIX 1: Housing Allocation Scheme (2024)

APPENDIX 2: Public Consultation report – Feedback and raw data

APPENDIX 3: Equalities and Health Impact Assessment

[Consultation on reforms to social housing allocations - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

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Housing Allocation Scheme (2024)

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1. Introduction

1.1 Purpose of this scheme

This policy becomes effective on the XX of XXXXX 2024. It replaces the allocation scheme agreed in October 2021.

1.2 Aims and objectives of this scheme

The overarching aim of this scheme is to ensure the Council meets its legal requirements for the allocation of affordable housing under Part VI of the Housing Act 1996.

1.3 This includes the allocation of:

- Housing owned and managed by the Council
- Housing owned by housing associations with whom the Council has nomination agreements allowing the Council to nominate an applicant for housing using this scheme.
- Other housing options available.

1.4 The objectives of the scheme are:

- To let properties in a fair and transparent way
- To ensure appropriate levels of priority are afforded to applicants
- To ensure that the scheme is as simple to engage with for applicants
- To offer as much choice to applicants as is reasonably possible
- To provide applicants access to a range of housing options
- To provide feedback to applicants about homes let through the scheme
- To encourage and support sustainable communities and social inclusion
- To ensure applicants are treated fairly, individually and in accordance with the Council's commitment to Equality, Diversity and Inclusivity
- To make best use of affordable housing, including the use of targets and/or quotas to meet the needs of the local community.

1.5 Scope of this scheme

This policy applies to new applicants, (including homeless households), and to existing Council tenants transferring from one property to another.

The Housing Act 1996, (as amended by the Homelessness Reduction Act 2017, Homelessness Act 2002 and the Localism Act 2011), requires local authorities to make all allocations and nominations in accordance with an Allocation Policy. A summary of the Allocation Policy must be published and made available free of charge to any person who asks for a copy.

This document is available on the Council's website: www.havering.gov.uk and a summary will be available as a paper copy on request.

The Housing Act 1996 (as amended) requires local authorities to give reasonable preference in their allocations policies to people with high levels of assessed housing need. The 'reasonable preference' categories are:

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

The Council can also give additional preference to households in one of the reasonable preference groups listed above. By law the Council must give additional priority to applicants who are current or previous members of the armed forces and who are in housing need.

The Act also requires local authorities to state within the policy what its position is on offering applicants a choice of housing accommodation, or offering them the opportunity to express preference about the housing accommodation to be allocated to them.

The Scheme does not apply to the allocation of temporary accommodation or other accommodation provided as part of the council's duties to the homeless.

1.6 Timescales for this policy

This scheme will commence on xxxx. It will apply to all applicants whenever they joined the housing register.

1.7 Legal context

The scheme complies with the requirements of the Housing Act 1996 and takes into account the following Acts and codes of guidance;

- Allocation of Accommodation: Code of Guidance for Housing Authorities 2002
- Homelessness Code of Guidance for Local Authorities 2022
- Allocation of Accommodation: Choice Based Lettings Code of Guidance for Housing Authorities 2008
- Fair & Flexible: Statutory Guidance of Social Housing Allocations for Local Authorities in England 2009
- Right to Move
- Armed Forces Regulations 2012
- Homelessness Reduction Act 2017
- General Data Protection Regulations (GDPR) 2018
- Domestic Abuse Act 2022
- Care Act 2010
- Housing Act 2004
- Equality Act 2010
- Rehabilitation of Offenders Act 1976

- Housing & Regeneration Act 2008
- The Children Act 1989
- Rent (Agriculture) Act 1976 Housing Act 1985

2. The Housing Register

2.1 Background

In accordance with the Housing Act 1996 Part VI (as amended by the Homelessness Act 2002), section 166A of the Housing Act 1996 and the Localism Act 2011 all Local Authorities and/or agents administering the Local Authorities duties must provide a Housing Allocation scheme.

Demand for social housing in the area far outweighs supply and this policy details how Havering Council (“the Council”) will determine the allocation of its social housing stock and the stock of its housing association partners both where the Council holds nomination rights over the vacant unit of accommodation and where the vacancy has been made available to the Council on a voluntary basis.

This scheme has been adopted having regard to the relevant codes of guidance and supplementary guidance: (“Allocation of accommodation: guidance for local housing authorities in England” (2012); “Providing social housing for local people”.

Statutory guidance on social housing allocations for local authorities in England” (2013) and “Right to Move. Statutory guidance on social housing allocations for housing authorities in England” (2015)) and the Council’s Homelessness and Tenancy strategies.

The Choice Based Lettings (CBL) Scheme aims to provide most applicants with as much choice as possible as to where they live, by openly advertising vacancies and inviting applicants to express interest in vacancies they would like to be offered and for which they are eligible.

The purpose of this scheme is to set out how the Council assesses applicant eligibility and priority for housing and the types of property for which applicants can apply.

This scheme sets out:

- Eligibility to join;
- How to apply for housing;
- Assessment of applications;
- Who is given preference – the points scheme;
- How homes will be let.

Due to high demand for affordable housing and the comparatively limited supply, not everyone who applies on the Housing Register will be able to be housed in social housing.

The Housing Register will therefore provide access to a range of housing options within Havering and beyond. The following are the schemes that are currently

available to Housing Register applicants however these will be amended as new schemes and housing opportunities become available:

- Local authority rented housing
- Housing association rented housing
- Shared ownership and equity share housing
- Low cost private rented and market rented housing
- Housing mobility schemes
- Key worker housing
- Supported housing

2.2 Types of tenancy or tenancy changes that are not included in this scheme

The following are types of tenancy or changes to tenancy that are not an allocation under this scheme:

- Mutual Exchanges
- Assignments of tenancy
- Succession of tenancy
- An Introductory Tenancy becoming a Fixed Term Tenancy (or, in respect of Housing Association tenants, a Starter Tenancy, becoming an Assured Tenancy)
- Provision of non-secure interim accommodation in discharge of any homelessness duty
- Service Tenancies.

Further information about each of the above types of lettings is available from the Council.

2.3 Eligibility to join the Housing Register

Anyone can approach the council for advice and assistance, however there are some restrictions on who can apply to join the housing register.

Applicants who *cannot* join the Housing Register

i. **People from abroad**

A person is ineligible and may not be allocated accommodation under Part VI of the Housing Act 1996 who is either; a person subject to immigration control and is not within a class of persons set out in regulations made by the government; or is within a class of other persons from abroad set out in regulations made by the government unless they are:

- a) already a secure or introductory tenant, or
- b) an assured tenant of a private registered provider of social housing or registered social landlord.

People in the following categories are not 'qualifying persons' and are not able join the housing register.

- ii. **Unacceptable behaviour.** Generally, applicants or members of their household who have committed or been involved in unacceptable behaviour serious enough to make them unsuitable to be social housing tenants will not be accepted onto the Housing Register.

Unacceptable behaviour may include:

- failing to pay rent
- breaching a condition of the tenancy agreement
- causing a nuisance to neighbours
- being convicted of using their home for immoral or illegal purposes
- making a false statement to obtain a tenancy
- causing the condition of the property to deteriorate by a deliberate act
- being convicted of an indictable offence, in or in the vicinity of their home
- being the perpetrator of violent, coercive or controlling behaviour towards a resident of the borough.

iii. **Non-Residence:** People who are not resident in the borough on the date of application and have not lived in Havering for 3 out of the last 6 years from the date they apply for housing cannot join the housing register. Applicants must also continue to live in the borough if they wish to remain on the housing register. Exceptions may be made if they are:

- Resident in a hospital
- Resident in supported housing
- Serving a custodial sentence and were resident in Havering for three years prior to entering hospital/custody.
- Housed through an agreement with other local authorities, for example through a mobility scheme.
- Accepted homeless applicants under section 193 of the Housing Act 1996.
- An existing social tenant needs to move to take up employment or an apprenticeship in Havering.

An exception will also be made where an applicant:

- (a) is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing under Part 6 of the 1996 Act;
 - (b) has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where:
 - (i) the spouse or civil partner has served in the regular forces; and
 - (ii) their death was attributable (wholly or partly) to that service; or
 - (c) is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service.
- Or in any other exceptional circumstance.

iv. **Owners of a residential property:** People who own or jointly own or part-own a property which is reasonable for them to occupy.

v. **Out of borough social housing tenants:** People who are social housing tenants, or joint tenants, of any other local authority or housing association in the UK regardless of the type of tenure.

vi. **Households with sufficient income or capital to meet their own housing need:** Where we believe that an applicant or partner have deliberately deprived themselves of capital to qualify for housing, we will still include the capital in our assessment of housing need after taking into account the reasons why the money was spent. The financial threshold is £36,000 for single people or couples with children and £50,000 for applicants with

dependent children, but this threshold will be reviewed annually as agreed by the Director of Housing in consultation with the Lead Member for Housing.

vii. **Households placed in Havering by another local authority which has an interim or long term duty to them as a homeless applicant.**

A fresh application will be considered where the applicant:

- a) has been subject to immigration control, the applicant has been given the right to remain in the UK and has recourse to public funds, or
- b) can show he/she is habitually resident and has recourse to public funds.

Where the Council decides an applicant is ineligible by reason of their immigration status, the Council must notify the applicant of the decision and grounds for it in writing. The applicant has the right to request a review of that decision (see section 11).

2.4 Applying to join the Housing Register

Full details of how to apply for housing can be obtained from the Council's website: www.havering.gov.uk

Where two eligible applicants wish to have a shared application they will be known as joint applicants. An applicant, joint applicant or household member can only have one active application or be included in only one application to the Council, at any time. The information given on the application must be correct and the applicant will be asked to provide evidence supporting the details supplied.

The Council reserves the right to disqualify any applicant from joining the register for a period of two years and/or withdraw any offer of tenancy or recover possession of a tenancy if the applicant has knowingly given false information. All applicants will be asked to complete a declaration stating that the information provided is true.

Applicants who knowingly or recklessly give false information or withhold information relevant to their application may be guilty of an offence under section 171 of the Housing Act 1996. Under that Act, the Local Authority has the power to take action against an applicant which could result in a fine of up to £5,000.

Where an applicant has obtained a tenancy by deception, the Council will take possession action to recover the tenancy under the Housing Act 1985, Ground 5.

The Council will make any enquiries necessary, including home visits, in order to determine an applicant's eligibility to join the Housing Register and their level of priority for housing.

When completing the online declaration, applicants are authorising the Council to make such enquiries as are required to complete the assessment.

When completing the application, applicants are also authorising the Council to disclose this information to other parts of the Council and other organisations,

including, but not limited to the Police, Probation Services and Social Services, in order to verify the application and complete nomination processes.

Applicants and joint applicants will be asked to provide information about themselves, their household and their housing circumstances so that an accurate assessment of need can be made. Applicants will be required to provide evidence to support their application. Applications made without the requested evidence will not be accepted or assessed.

Where an applicant is assessed as not eligible to join the scheme, the Council will inform the applicant in writing of the reason/s and how to request a review of the decision (see section 15). The Council will also advise them of other housing options available within Havering or beyond.

2.5 Change of Circumstances

Applicants must notify the Council of any changes in their circumstances which may affect their priority or their eligibility for a particular type or size of home. Notifications of changes of circumstances must be made through the online registration system and, where that change of circumstances requires verifying by the Council, the applicant will be unable to bid until the new information is assessed and verified.

Examples could be:

- A change of address (including a move into interim accommodation following a homeless application)
- A change to household income
- Adding an additional household member
- Removing a household member.

This list is for example only and is not exhaustive.

3. Assessment of Applications

3.1 Household Make-up

An application may include anyone that may reasonably be expected to reside with the applicant as part of their household e.g. close family relative, partner etc. The desire to be part of the household is not sufficient reason for inclusion in the application.

Extended families (minors)

In cases where a child is to be included in, or added to, an application but no parental responsibility exists within the household (e.g. grandchildren, nieces, nephews), proof must be provided of legal guardianship or confirmation from Social Services that this placement is necessary and permanent.

Carers

Applicants who require a full time residential carer may include the carer on their application. Proof of the requirement should be provided by Social Services or a primary health care professional. The carer will be assessed as part of the household even if not resident (i.e. lack of bedroom priority may be due).

Fostering

Fostering is defined as fostering for a period in excess of two years (not necessarily involving the same child or children).

Families undertaking fostering may be able to include foster children as part of their application to ensure that they are eligible for the appropriate sized property. It is essential that written confirmation of the fostering arrangement be obtained from Social Services.

Children in care

- a) *Compulsory*: children are treated as though at home, subject to written confirmation from Social Services that the children are to live with the parents on a permanent basis should they be allocated a suitable property. Failing such confirmation, children will not be included on the application;
- b) *Voluntary*: children are treated as though at home.

No offer of tenancy will be made in either case without confirmation from Social Services that the children are to live on a permanent basis with their parent(s).

Adult children at university

Can be included if they previously lived in the household and their intention is to return as their main and only home on completion of their course. Confirmation will be required from the student that they intend to return on a permanent basis.

Children from previous relationships

In determining whether a child can be considered as part of the household, the following will be considered:

- Does the child have accommodation available to them which it is reasonable for them to continue to occupy?
- Does the child have a main residence?
- Who is the primary carer for the child?
- Existence of any order of the court pertaining to the child's residency.

Although the above are relevant factors they do not guarantee that a child will be accepted as part of a household.

Adding new household members

Adults will not be added to an application where this results in the need for accommodation larger than that for which the applicant's household was originally eligible, unless an over-riding need such as ill-health or disability can be shown (for example, where an applicant needs to look after an elderly parent).

The desire to be part of the household is not sufficient reason for inclusion on the application. Adults requiring an extra bedroom will only be added to an application if they have a demonstrable, permanent need to live with the applicant.

On verification of applications, all adults will need to supply details of their accommodation history for the previous 6 years.

3.2 Specific Needs

Applicants requiring a specific type of accommodation or adaptations as a result of disability/health issues will be given preference for vacancies more suited to their needs.

Together with any other relevant agencies, the Council will work with the applicant to carry out a full assessment of the household's property needs, e.g. need for wheelchair access, ramps, level access shower etc. (for further information see section 7 - "Adapted and accessible properties and the Accessible Housing Register").

However, where an applicant successfully bids on a property that does not contain the necessary adaptations, the Council, or landlord of the accommodation, may assess whether it is reasonable to carry out the adaptations and whether the adaptations can be undertaken within a reasonable time period.

The Council has an Aids & Adaptations scheme that provides adaptations to properties however there may be a wait. Applicants will not be offered a property where a vulnerable person may be placed at risk.

3.3 Divided Households

Where a household is living apart, only one application can be registered. In order to determine which property provides the basis of the housing assessment the circumstances at both addresses will be considered.

A Housing Needs assessment will be carried out on both properties as if the household were residing together. The lowest needs assessment will then be applied to the application.

3.4 Effective date of application

The effective date for new applications will be the date a completed application is received by the Council.

Applicants already registered for housing, and re-registering their interest at the point that this scheme is implemented, will retain their original application date. Existing applicants who fail to re-register their application within the time limits specified in the invitation to re-register for housing will not retain their original application date and the effective date of application will be the date that the new application is completed.

Where applications are partially completed on-line the effective date of application will be the date that the full application is fully completed.

Where an applicant is accepted as homeless and owed a full housing duty, the effective date of the application will be the date that the homeless application was made.

Where the Council asks tenants to move as part of a refurbishment or redevelopment of their property, the effective date will be the date of the original commencement of tenancy at that property.

3.5 Annual review

Applicants will be required to confirm their application on an annual basis. They will be contacted by email and/or text message on the anniversary of their application on two occasions and if they do not confirm their application and circumstances within the time specified their application will be suspended.

4. Cancelling an application

If eligible to bid, when an applicant has not expressed an interest in any available properties for one year, the Council will contact them to advise that their application will be cancelled unless they confirm that they wish to remain on the register. This will be known as a review of non-bidders. The applicant will be given 14 days to respond before the cancellation takes effect.

An application will be cancelled from the Housing Register in the following circumstances:

- At the applicant's request
- Where an applicant does not respond to an application review, within the specified time limit
- If the applicant becomes ineligible for housing (see 4 above)
- When the applicant has been housed in suitable accommodation
- Where the applicant has either withheld information or provided false information in order to obtain a tenancy
- Where the applicant has died.
- Where the applicant has moved out of borough and no longer meets residency criteria.

Any applicant whose application has been cancelled has the right to ask for a review of the decision.

Where an applicant wishes to re-join the Housing Register at a later date, the application will then be assessed as if it were a first application.

Applicants will be able to cancel their own application at any time without notice.

5. Suitable Properties

Applicants will be restricted from being allocated properties in certain circumstances.

Examples may include:

- Where a medical assessment recommends ground floor or accommodation with a lift only;
- Where a risk assessment indicates an allocation would place a vulnerable person at risk;
- Where there is an order of court such as an exclusion order preventing a person from residing in a locality.

The above list is not exhaustive. Where a restriction applies an applicant will be informed and any bids placed on unsuitable properties will not be accepted.

Bedroom Eligibility

A separate bedroom will be allocated to a household for the following:

- Single or joint applicants
- A couple
- An adult where that adult has no same sex sibling with whom they can share
- Two children of the same sex (regardless of age)
- Two children of opposite sex where both are under 10 years
- Child aged 10 years or over where the child has no same-sex sibling with whom s/he could share.

Overriding medical and welfare factors will be taken into account when determining any additional bedroom requirement. Guidance will be sought from a medical practitioner or involved professionals.

Bedroom size eligibility will also be dependent on whether the property can accommodate a household's size, for instance properties with very small bedrooms may not accommodate larger households. Any restrictions relating to the household size that an advertised property can accommodate will be clearly noted in the CBL property advert.

Due to high demand for, and a shortage of, large family accommodation within Havering, the above criteria may be relaxed and, where room sizes and configuration allow (for example where a second reception room could be utilised as an additional bedroom), vacant properties may be made available to applicants who require a larger number of bedrooms than the property provides. In such cases, applicants will be asked to confirm they are willing to move to a property smaller than their need by opting in via their application form.

If an applicant successfully bids for a property that is smaller than they need, the property will normally be offered unless one of the following applies:

- the applicant would become statutorily overcrowded in the new property
- the only reason we have accepted an applicant on the Housing Register is because their current home is too small and an applicant bids for a property that is the same size as the one they are currently living in.

Where the bedroom requirement criteria are relaxed in relation to a particular vacancy, this will be clearly noted in the CBL property advert.

The Council may also exercise discretion in order to facilitate the transfer of tenants under-occupying family accommodation for which there is a pressing need and where the tenant is willing to move to a smaller property or where a tenant is required to permanently vacate their home due to planned refurbishment or redevelopment, or where permitted by the provisions of a local lettings plan.

6. Housing for older people

The Council has two types of retirement housing:

- Sheltered Housing, for tenants who are more independent and require less home care support.

- Extra Care Sheltered Housing, for tenants who are more dependent and frail, sometimes called “very sheltered”, “extra care” or “Part Two and a half” schemes. This accommodation is for people who require intensive home care support to remain living independently in their own homes.

Sheltered Accommodation is offered to people who require a medium or low level of support due to frailty, ill-health or restricted mobility. Communal facilities include a lounge and laundry facilities, and a dedicated scheme manager provides residents with advice and support.

In order to be eligible for supported accommodation, applicants must meet all of the following criteria:

- 55 years old or over
- Single or joint applicants with no dependants
- In need of the housing support provided by the scheme

In addition, applications may be considered from owner-occupiers aged over 60 and who have been assessed as being unable to meet their housing needs from their own resources. The Council can assist these people by offering supported accommodation on the basis that the owner agrees to lease their property to the Council to be used as temporary accommodation.

In this case, applicants will be visited and assessed to ensure that they can live independently (with a care package, if required). If the applicant’s accommodation and support needs are considered too high for sheltered accommodation, the application will be referred for consideration for Extra Care housing.

Applications for *Extra Care Sheltered Housing* will be considered by the Sheltered Housing Extra Care Assessment Panel and will be administered outside of the terms of this scheme. The Panel will assess applications, taking advice from medical, health and other professionals working with the applicant to assess medical or other needs.

7. Adapted or accessible properties and the Accessible Housing Register

In order to ensure that properties which benefit from adaptations for a disabled occupant, or are suitable for applicants experiencing mobility difficulties are allocated to applicants who would most benefit from the facilities that they provide, the Council operates an Accessible Housing Register. Properties that are suitable for applicants with disabilities or mobility difficulties are clearly labelled to show this when they are advertised through a “MOB” code.

A MOB code depends on the level of adaptations carried out or accessibility of the properties. CBL adverts for these properties will include information to detail how accessible they are. For example, if the vacancy has a small number of steps, no steps, lift access or if it is accessible to an applicant who uses a wheelchair as well as details of any internal adaptations such as a wet room or widened internal doors etc.

Applicants will also be given a corresponding MOB code to enable them to identify adapted or accessible properties that will meet their needs. CBL bids placed by applicants with MOB

codes will be given priority on the bidding shortlists for properties that are advertised with a MOB code.

8. Applicant categories

Applicants will be placed in one of three categories:

8.1 Housing Applicants

These are applicants who are not in social housing (i.e. Council or Housing Association tenants) within Havering and do not qualify for inclusion in the “Homeless Applicants” category.

8.2 Transfer Applicants

These are existing tenants of social landlords (Havering Council or Housing Associations) whose tenancy home is held within Havering.

8.3 Homeless Applicants

These are applicants to whom the Council has accepted a full duty to accommodate under the terms of Part VII of the Housing Act 1996 (as amended).

9. The points scheme

The points scheme relates only to applicants for social rented housing.

Applicants are awarded points to reflect their current housing circumstances. Points are totalled to evaluate the applicants’ relative housing priority.

Not all applicants will qualify for all points categories (see table below).

Applicants' eligibility for an award of points is dependent on the applicant category they are placed in (denoted by a ✓ within the table).

The circumstances of all household members will be considered when points are awarded. Points may be varied upwards or downwards depending on changes in an applicant’s circumstances.

	Points award (weighting)	Housing Register	Existing Social Housing Tenants	Accepted Homeless Households
A. LOCAL CONNECTION				
Time waiting points for each year on the Housing Register	10	✓	✓	✓
B. HOMELESSNESS				
Homeless – owed a full housing duty	75			✓
Homeless – Relief Duty	50			✓
Threatened with Homelessness - (Prevention)	25			✓
Parental Eviction – sons and daughters	30	✓	✓	✓
C. INSANITARY, OVERCROWDED & UNSATISFACTORY CONDITIONS				
Lacking - each bedroom	20	✓	✓	
Lacking facilities (bathroom, kitchen, or WC)	25	✓	✓	
Sharing facilities (bathroom, kitchen, or WC)	10	✓	✓	
Lacking cold or hot water supplies, power or heating	30	✓	✓	
HHSRS Cat 1 Hazard (disrepair)	40	✓	✓	
D. WELFARE / HARDSHIP				
Welfare points	30	✓	✓	
Move-on from supported housing projects	60	✓		
Move-on from care	60	✓		
Fostering & Adoption	35	✓	✓	
Hardship	20	✓	✓	
Social Tenant “Right to Move”	10	✓		
Key workers	30	✓		
E. MEDICAL				
High Medical Need to Move	75	✓	✓	
Medium Medical Need to Move	50	✓	✓	
Low Medical Need to Move	25	✓	✓	
F. MANAGEMENT TRANSFERS				
Social tenants under-occupying current home by one bedroom	45		✓	
Social tenants under-occupying their current home by two or more bedrooms	90		✓	
Decants	80		✓	
Management Transfers – Immediate threat to welfare / life	150		✓	
Management Transfers - “Best Use of Stock” / Other urgent need to move	80		✓	
G. SHELTERED HOUSING				
Eligible for Sheltered Housing only	10	✓	✓	
H. ARMED FORCES REGULATIONS 2012				
Eligible under Armed Forces Regulations 2012 *	60	✓		

9.1 Local connection

In order to be eligible for assessment an applicant must currently, and normally live in the area in settled accommodation, and have done so for three out of the last six years and must remain resident within the borough during the lifetime of the application.

Settled and normal accommodation does not include, for example, Bed and Breakfast, staying temporarily with family, friends, etc.

The following applicants will qualify for these points and are not required to meet the residency criteria set out above:

- Existing social housing tenants resident in the borough.
- A person who would be a relevant person under The Allocation of Housing (Qualification Criteria for Armed Forces Regulations 2012 [SI 1869].
- A person who is fleeing domestic violence who would qualify for reasonable preference due to homelessness and cannot reside safely where they have a local connection.
- A person who is required to be rehoused in another local authority area due to arrangements with other statutory bodies for example; Witness Protection Schemes; Multi-Agency Public Protection Arrangements.
- In exceptional circumstances, where the applicant has a need for support or medical treatment which cannot be met in any other reasonable location.
- A person who is an existing social housing tenant seeking to transfer from another local authority district in England who have reasonable preference under s166(3)(e) of Housing Act 1996 because of a need to move to the local authority area to avoid hardship, and need to move because the tenant works in the district, or need to move to take up an offer of work. This is also known as 'Right to Move'.
- Non voluntary residence in another area (e.g. in prison).

9.3 Applicants will **not** be considered to meet the residence criteria if:

- They have been placed in Havering in temporary accommodation by another council or authority.
- They have been placed in residential care, foster care or supported housing by another council or statutory body or support agency.
- They are residing in a bail hostel or approved premises, unless a local connection already existed prior to their residence commencing.

9.4 Exceptional circumstances

In exceptional circumstances, where the applicant has a need for support or medical treatment which cannot be met in any other reasonable location, an application may be awarded points where the local connection is not met, or where a person has no local connection elsewhere.

9.5 Homelessness

9.5.1 Homeless – owed a full housing duty

Applicants owed a full housing duty under section 193(2) or 195(2) of the Housing Act 1996 and this duty has not been discharged by the offer of a

private sector let or a let of a suitable council or housing association property.

9.5.2 Homeless – not owed a full housing duty
Where an applicant is assessed as homeless, is eligible for assistance but is not in priority need as defined by the Housing Act 1996 Part VII (as amended by the Homelessness Act 2002) and therefore not owed a rehousing duty by the Council.

9.5.3 Threatened with Homelessness – priority need households
Households currently occupying Assured Shorthold or Tied Tenancies under a legal notice or in receipt of a court order requiring the household vacate the property, or households currently living with family or friends or residing in private sector lodgings or supported accommodation who have been served with a legal notice to quit, who are in priority need as defined by the Housing Act 1996 Part VII (as amended by the Homelessness Act 2002).

Applicants who have breached the terms of their tenancy or licence will be subject to the terms detailed in section 14 (Suspended Applications).

These points will be applied for a maximum of 2 months prior to the expiry date of the notice/possession order. Where the notice/possession order has expired more than 2 months ago and has not been enforced, the points will be reviewed and may be removed if the tenancy/accommodation continues to be available.

9.5.4 Threatened with Homelessness - non-priority need households
Households currently occupying Assured Shorthold or Tied Tenancies under legal notice or in receipt of a court order requiring the household vacate the property, or households currently living with family or friends or residing in private sector lodgings or supported accommodation who have been served with a legal notice to quit, who are not in priority need as defined by the Housing Act 1996 Part VII (as amended by the Homelessness Act 2002).

These points will be applied a maximum of 2 months prior to the expiry date of the notice/possession order. Where the notice/possession order has expired more than 2 months ago and has not been enforced, the need will be reviewed and may be removed if the tenancy/accommodation continues to be available.

9.5.5 Parental Eviction – Sons and Daughters
These points will be awarded to the single adult children of existing Havering council tenants who are threatened with homelessness but they are able to remain in the parental home until a suitable property is available. The applicant must have been living in the parental home for the previous 12 months.

9.6 Unsanitary, overcrowded or unsatisfactory conditions

9.6.1 Lacking Bedrooms

An applicant will be deemed to be lacking a bedroom if a separate bedroom is not available for each of the following:

- Single applicant
- Joint applicants who are a couple
- A couple (not the main applicants)
- An adult who has no same sex sibling with whom they can share
- Two children of the same sex (regardless of age)
- Two children of opposite sex where both are under ten years
- A child age 10 or over where the child has no same sex sibling with whom s/he can share

Medical and welfare factors will be taken into account when determining any additional bedroom requirements. Guidance will be sought from a medical practitioner or involved professionals.

Where an applicant has deliberately moved an adult family member into the home, any overcrowding attributable to the addition of this family member will be disregarded when calculating bedroom deficiency within the home unless an overriding need such as ill health or disability requiring the person to be considered as part of the household can be shown (for example, where there is a demonstrable need for on-going care or support).

9.6.2 Lacking or Sharing Facilities

Points will be awarded to applicants who have no access to, or currently share with another household a bathroom, kitchen or WC. Another household is defined as any person or persons who will not be rehoused with the applicant and his/her family.

Points will be awarded where the applicants do not have hot or cold water supplies, electricity or adequate heating (i.e. not central heating).

Points for sharing facilities will not be applied where the applicant is entitled, under the terms of their tenancy or licence, to sole use of the facilities contained within the dwelling

9.6.3 HHSRS Category 1 Hazard (Disrepair)

These points will be awarded to private sector tenants and residents of dwellings where the Council's Private Sector Housing Team has determined that the property poses a Category 1 hazard under the Housing Health and Safety Rating System (HHSRS) and the Council is satisfied that the problem cannot be resolved by the landlord within 6 months. The household is not able to resolve their own housing problem by moving to alternative private sector accommodation; and as a result continuing to occupy the accommodation will pose a considerable risk to the applicant's health.

9.7 **Welfare/Hardship**

Points for welfare will be given following consideration as to whether the circumstances of the applicant will meet the following criteria and that their current accommodation is inadequate for their needs. Welfare points will only be given where the need is not reflected in other categories of points.

Where an applicant qualifies for welfare points only one award will be made per application. Where an applicant qualifies for more than one welfare award detailed below only the highest award will be applied.

9.7.1 Welfare points

Where the applicant's current accommodation has a significant detrimental impact upon the well-being of the applicant and/or members of their household with the effect that their accommodation is considered to be unsuitable for their needs.

The award of these needs will be made having regard to information provided by one or more of the following:

- App's GP or consultant
- Social services
- Occupational Therapist
- Other specialist agency representing the applicant.

9.8 **Move on from supported housing projects**

Applicants will be awarded these points in accordance with protocols agreed between the Council and the voluntary sector body providing the accommodation. Not all applicants who occupy the recognised supported housing projects will qualify for these points.

Eligible applicants must have a vulnerability and urgent housing need that is best met by the provision of long term settled housing. All other cases will be assisted by the project and the Housing Options service to move on to private rented accommodation.

The criteria for points under this category will be:

- A care leaver is ready to move to independent settled housing and is prepared for a move to independent living
- The applicant possesses the life skills to manage a tenancy including managing a rent account
- The applicant is in need of either long term or medium term tenancy support
- That support package has been assessed and is in place
- The applicant's needs are such that accommodation in the private rented sector would, through its short term nature, have a detrimental effect on their transition to independent living.

9.9 **Move on from care**

Applicants are awarded this category in accordance with the protocols between the Council's Housing and Children's Services departments.

Applicants must be a former "Relevant Child" as defined by the Children Leaving Care Act 2002. Not all care leavers will qualify for this points award.

The criteria is as follows:

- A care leaver is ready to move to independent settled housing
- The applicant possesses the life skills to manage a tenancy including managing a rent account
- That support package has been assessed and is in place

9.10 Fostering/adoption

Where an applicant has been approved to be a foster carer or adopt, on behalf of Havering Council, and needs to move to a larger home in order to accommodate a looked after child or a child who was previously looked after by the council.

This will include special guardians, holders of a residence order and family and friends carers who are not foster carers but who have taken on the care of a child because the parents are unable to provide care and, where suitable accommodation is not provided, the child would need to be placed in the care of the council.

Confirmation of an applicant's eligibility for this award will be required from the council's social services teams

9.11 Hardship

These points will be given due to an applicant's need to move on grounds of a requirement to give or receive support or due to employment:

- The applicant needs to access social services or medical facilities and is unable to travel across the borough
- The applicant needs to take up or continue employment, education or training not available elsewhere and who does not live within reasonable commuting distance
- The applicant needs to give or receive substantial and ongoing care

These points would not normally be awarded to applicants who claim that they require ongoing support from relatives or friends unless there are severe mental health, medical or welfare issues relating to this person or a member of the household and exceptional reasons why this support cannot be made available through a reliance on private or public transport.

9.12 Social Tenant - Right to Move

This award will also be applied where a social tenant residing outside of the borough needs to move to the borough for work.

This points award will only be made to households with a housing need, as defined by the terms of this scheme.

When determining whether the award will be made, the following factors may be considered:

- the distance and/or time taken to travel between work and home;
- the availability and affordability of transport, taking into account level of earnings;
- the nature of the work and whether similar opportunities are available closer to home;
- other personal factors, such as medical conditions and child care, which would be affected if the tenant could not move;
- the length of the work contract;
- whether failure to move would result in the loss of an opportunity to improve their employment circumstances or prospects, for example, by taking up a better job, a promotion or an apprenticeship

This list is not exhaustive.

The award will only be applied if the employment is not temporary or part-time (less than 16 hours per week) in nature.

Where the hours of employment are less than full time, the level of earnings will be taken into account. The applicant's place of work must be based in the Council's area, the existence of a company office based in the Council's area will not by itself meet the criterion.

Voluntary work is also excluded.

9.13 **Medical Circumstances**

If required, a medical assessment will be undertaken by a medical practitioner in order to determine which level of priority, if any, should be given to an application. The points will only be given where the applicant's health is detrimentally affected by their current housing and whose circumstances are not otherwise recognised by the points scheme. Where more than one member of an applicant household qualifies has a medical condition, only one award of medical points will be made per application.

A medical assessment may also be carried out to determine the most appropriate form of housing for the applicant to move to, however this is separate from the assessment of their current housing needs.

Where a homeowner is in accommodation determined as unsuitable for the household due to medical circumstances but resources are available (privately or through the award of a Disabled Facilities Grant) to provide necessary adaptations, the application will not be afforded points on medical grounds.

High Medical Need to Move

Where a medical assessment has determined that an applicant or a member of the household requires an urgent move because of a life threatening or progressive illness or sudden disability and where the applicant's property is directly contributing to the deterioration of the applicant's health or they are unable to access the property.

This may include:

- Where an applicant's condition is expected to be terminal within a period of twelve months and rehousing is required to provide a basis for the suitable provision of care
- The applicant's condition is life threatening and the applicant's existing accommodation is a major contributory factor and where the property cannot be rectified within an appropriate timescale
- An applicant is unable to move adequately within or access their current accommodation and requires re-housing to more suitable housing.

This list is for illustrative purposes only and is not exhaustive.

Medium Medical Need to Move

Where an applicant's housing is unsuitable for severe medical reasons which significantly aggravate the medical condition of the applicant, or member of their household but is not life-threatening or where the applicant's current home is highly unsuitable for them, or a member of their household but is not life threatening.

Low Medical Need to Move

Where the property currently occupied by the applicant aggravates their, or a member of their household's, medical condition.

Applications may only be re-assessed for the award of points on medical grounds for the following reasons:

- Upon a change of circumstances where this would affect the type of accommodation required (such as an applicant previously awarded preference for 1 bedroom accommodation now requiring separate bedrooms; or an applicant previously awarded medical priority for a bungalow, now requiring sheltered accommodation);
- Deterioration or improvement in medical condition of applicant;
- On the death of one party who had a medical award;
- The party who had the medical award is no longer a member of the household
- A move to a different address (any medical award would be made on the applicant(s) current accommodation);
- Where additional information that was not previously available is provided.

Suitable housing on medical grounds

The Council's Medical Advisor may recommend the type size and location of accommodation that is deemed to be suitable to meet a household's long term housing needs. Where this recommendation is accepted, the applicant will be informed and any bids placed on unsuitable properties will be overlooked.

9.14 Management Transfers

These provisions will only apply to existing tenants of the council.

Where an applicant qualifies for Management Transfer points, only one award will be made per application. Where an applicant qualifies for more than one Management Transfer award detailed below only the highest award will be applied.

Tenants of social landlords where the tenancy is outside Havering will not qualify for these awards.

9.15 Under-occupying tenants

This points award will be made to tenants of council or housing association general needs (i.e. not sheltered, or retirement) housing to which the borough has nomination rights. This includes where an occupant succeeds to the tenancy of a property which is unsuitable for their needs.

Due to the shortage of family-sized accommodation within the borough, the Council has exercised its discretion to give additional preference to applicants wishing to vacate this type of property in favour of smaller accommodation. This includes

where an occupant succeeds to the tenancy of a property which is unsuitable for their needs.

The Council operates an Assisted Transfer scheme to encourage the release of high demand accommodation. Details will be available from the Council but includes:

- Practical support to enable households to move and help in identifying particular properties;
- Grants to cover the costs of moving;

9.16 Decants

This award will be made where the social landlord requires the decanting of current occupants in order to facilitate the refurbishment or redevelopment of the property/site.

9.17 Threat of Violence – Immediate Threat to Welfare/Life

These points will be awarded to tenants requiring an urgent transfer of accommodation where continued occupation of the applicants home would place the household at serious and immediate risk of harm due to one or more of the following:

- Racial violence
- Domestic violence
- Hate crime
- Sexual violence
- Other violence
- Being a witness of crime and referred under Witness Protection provisions by the Police.

Evidence to support the applicant's claim to be at risk of violence will be sought by the partners. Evidence required may include:

- Risk Assessment by MARAC (Multi Agency Risk Assessment Conference)
- Evidence from the Police
- Medical evidence of assault

9.18 Management Transfers

Where there are management problems and a move to alternative accommodation is appropriate, or where it is in the interest of the landlord to do so in order to facilitate best use of its housing stock.

Examples of where a Management Transfers award will be considered include:

- Housing Health and Safety Rating System (HHSRS) where a category 1 hazard A, B or C has been identified
- Racial harassment – not at serious and immediate risk of violence
- Where there are compelling reasons to move the tenant in the interests of making best use of the borough's social housing stock;
- Sexual harassment/victimisation – not at serious and immediate risk of violence

- Other discriminatory harassment or abuse – not at serious and immediate risk of violence
- Other violence that does not pose a serious and immediate risk
- Tenants of the Council occupying homes benefitting from major adaptations where these facilities are no longer required
- Tenants of the Council whose homes require major adaptations where the need can be better, or more economically, met in an alternative property

This list is not exhaustive and is for illustrative purposes only.

9.19 Sheltered Housing

Sheltered housing points will only be awarded to applicants who meet the age and household structure criteria for sheltered accommodation but who would not qualify for any other points award other than the “Local Connection” award or would be suspended from bidding (see Section 14) due to:

- Having been assessed as having sufficient financial resources to secure alternative accommodation (see section 2.3)

Applicants qualifying for this points award will be restricted to bidding for sheltered accommodation only.

9.20 Armed Forces Regulations 2012

These points will only be made to households with a housing need, as defined by the terms of sections B to F above and where:

- A member of the household is serving or has served in the regular or reserve forces (as defined in the Armed Forces Act 2006) and has a serious injury, illness or disability incurred through that service; or
- The household is at risk of homelessness from Ministry of Defence accommodation as a result of the death of a spouse or partner as a result of their military service will be given additional preference .

Former service personnel will qualify for this points award where the housing application is made within five years of discharge. Any lump sum payments made to the applicant on discharge will be disregarded for the purposes of assessing an applicant’s financial resources.

10. Suspension of applications

Applications will be suspended and will not be permitted to bid for vacant properties in the circumstances detailed below. Due regard will be given to the household’s circumstances when applying a suspension to an application.

10.1 Housing Related Debts/Debts to the Council

Applicants with housing related debt or debts to the Council will not be permitted to bid on advertised properties. Due regard will be given to the household’s circumstances and the criteria below when determining whether they will be permitted to bid.

Housing related debt refers to:

- Rent or mortgage arrears
- Dilapidation charges / rechargeable repairs
- Court costs
- Arrears of service charges included in rent or mortgage
- Housing Benefit debts or overpayments;
- Council Tax debts;
- Outstanding debt through Rent Deposit scheme

10.2 Debt in respect of an applicant's current accommodation

Where at the point of application, or during the lifetime of an application, an applicant or member of the applicant's household has, or incurs, housing related debts relevant to a property they are currently legally liable for or debts to the Council, the applicant will not be permitted to bid on advertised properties.

Due regard will be given to the household's circumstances when determining if these bidding restrictions should apply.

If all the housing related debts are cleared, the applicant will be able to bid on advertised properties. Evidence that the debt has been cleared will be required and it will be the applicant's responsibility to provide this evidence.

10.3 Debt in respect of an applicant's previous accommodation

Where at the point of application an applicant or member of the applicant's household has any housing related debts relevant to a property they were legally liable for in the last 3 years, the applicant will not be permitted to bid on advertised properties for a period of 6 months.

After the six month period the application can be reviewed. If all the housing related debts have been cleared, the applicant will be permitted to bid on advertised properties. Evidence that the debt has been cleared will be required and it will be the applicant's responsibility to provide this evidence.

Applicants with a debt outstanding at the end of the six months but who have maintained an agreed payment plan for 6 months may be permitted to bid on advertised properties.

Where there remains a debt outstanding they will be expected to enter into a further payment plan and adhere to it exactly. Breaches of this agreement will result in the applicant being unable to bid on advertised properties for a further period of six months from the date of the breach.

Evidence that the payment plan has been adhered to will be required and it will be the applicant's responsibility to provide this evidence. Due regard will be given to the household's circumstances when determining if these bidding restrictions should apply.

If during the life of the application it becomes apparent that the applicant has accrued a housing related debt, the application will be reassessed accordingly. If the applicant has successfully bid on a property the bid will be automatically overlooked. Due regard will be given to the household's circumstances when determining whether restrictions to bidding should apply.

Breach of Tenancy or Licence Terms

Where the applicant, a member of the applicant's household, or a visitor of the household has breached the terms/conditions of a tenancy/licence the applicant will not be permitted to bid on advertised properties.

This does not apply to breaches of tenancy in regards to housing related debt, for debt see section 14. The application will be reviewed after two years.

Where the applicant can demonstrate significant improvement in the management of their tenancy and have adhered to the terms/conditions for a period of not less than twelve months, their application will be reassessed.

Due regard will be given to the household's circumstances when applying a penalty to an application.

10.4 Unacceptable Behaviour

Where an applicant, or a member of the applicant's household, has been subject to an action by a landlord or other body due to anti-social or unacceptable behaviour.

Relevant actions can include Notices, Community Behaviour Orders (or historical Anti-Social Behaviour Orders), Community Protection Notices, Noise Abatement Notices or other order, convictions, injunctions, etc. (n.b. this list is not exhaustive). Anti-social behaviour can occur where a tenant permits or fails to control another person that displays anti-social behaviour

10.5 Perpetrators of Domestic Violence/Honour/Hate Crime

Where there is any evidence of domestic violence, honour based activity or hate related crimes, not necessarily a conviction, by the applicant, or a member of their household, or at the instruction/direction of the applicant or a member of their household, then the applicant will be not be permitted to bid for vacant properties. Supporting evidence will be sought from the Police and/or other involved agencies.

Applicants will not be permitted to bid on advertised properties for an initial period of two years from the action for unacceptable behaviour. The applicant may apply to have this suspension lifted after this period, and will be required to provide evidence of improvement in the behaviour, e.g. successful maintenance of a tenancy.

Violent or aggressive behaviour towards employees of the council or its agents. Where an applicant, or a member of the applicant's household, is verbally, physically or sexually intimidating or abusive, they will not be permitted to bid on advertised properties for a period of not less than two years from the date of the most recent incident.

This suspension will be reviewed after this period when it will be assessed whether or not the offender has improved their behaviour and no longer presents a threat. In order for an applicant to be permitted to bid for properties there will have been no further incidences of abusive behaviour.

Sufficient financial resources to meet the applicant's housing need

A threshold of income and/or assets will be applied, including equity from the sale of a property or equity held within an existing property. Affordability of other housing options will be calculated on the basis of the housing needed by the household.

Where a household has sufficient assets or equity/investments to meet their housing need then they will be offered advice and assistance to meet their own housing needs in the private sector and placed on an opportunities register. Due regard will be given to household's ability to release equity.

However, where the applicant, or a member of the applicant's household, has medical and/or support needs, and does not have the financial resources to secure appropriate accommodation they will be able to apply for on the register.

Rents and house prices (open market and shared ownership) will be regularly reviewed to ensure calculations of income and asset thresholds remain reasonable.

Details of current thresholds will be detailed in Section 2.3.

The Council may re-assess these cases where the applicant can provide evidence of a significant temporary loss of income through no fault of their own. The temporary period will normally only be considered where it exceeds or is likely to exceed 6 months, e.g. loss of income due to ill health.

10.6 Homeowners

An applicant will be considered to be a homeowner where they have a legal interest in a property and/or occupation rights to it and are able to exercise those occupation rights. This includes applicants who own homes purchased under low cost home ownership schemes such as Homebuy or Shared Ownership.

Homeowners will be permitted to bid for vacant properties where the following circumstances or conditions apply **and** the homeowner, or a member of their household, does not have the financial resources to secure appropriate accommodation (equity within the current property will be taken into consideration) see section 2.3:-

- The applicant or a member of the applicant's household has medical needs, rendering their current accommodation unsuitable. Guidance will be sought from a medical practitioner.
- Where a homeowner is in accommodation determined as unsuitable for the household due to medical needs (for example, poor mobility) but resources are available (either privately or through a Disabled Facilities Grant) to provide necessary adaptations, the applicant will not qualify to bid for properties.
- In such a circumstance, it is expected and understood that any owned property is to be sold in order to release the equity within a 9 month period, or The household is facing imminent eviction (due to a Court Order for possession having been granted) as a result of mortgage arrears accrued through no fault of their own

10.7 Refusal of an offer of accommodation

Where an applicant registered in the Housing Applicant or Transfer Applicant categories refuses a suitable offer of accommodation their application will be suspended for a period of six months. The application will be reviewed upon completion of the six month suspension.

Please note that Homeless applicants towards whom the Council has accepted a duty will only be made one suitable offer. If this is refused no further offers will be made and the council will consider its duty discharged.

10.8 Applicants who have knowingly worsened their housing circumstances

Where in the last three years prior to application, or during the life of an application, an applicant has knowingly worsened their housing circumstances the application will be suspended for a period of not less than 12 months.

The application will be reviewed after twelve months to determine whether or not the applicant has secured more suitable/secure accommodation from which the application can be reassessed.

Where the Council applies one of the above bidding restrictions to an application, the applicant will be informed of the restrictions and the reasons for this decision. For details of how suspensions will be applied, see Section 10 – suspension of applications.”

11. Reviews

An applicant has the right to request a review of decisions made under part VI of the Housing Act 1996, in particular:

- Decisions about the facts of the applicants case which are likely to be, or have been taken into account in considering whether to allocate housing accommodation to the applicant;
- Ineligibility for an allocation or lack of any reasonable preference based on previous unacceptable behaviour;
- Ineligibility for an allocation due to immigration status.

Decision letters issued in respect of housing applications will advise the applicant of their right to request a review and provide appropriate guidance on how to do this.

A request for a review of a decision can be made in writing or verbally to a member of staff. The request should be made within 21 days of the notification of the decision. Reviews will be considered within 28 days of the request being received and the applicant will receive a written response outlining the result of the review.

An applicant will only be entitled to one internal review. If the applicant disagrees with the decision made then the applicant may appeal to the Local Government Ombudsman or seek to challenge the decision via a judicial review. Initial reviews will be carried out by an officer who was not involved in the original decision, and who is senior to the original decision making officer.

12. The Letting process

12.1 Local lettings policies and allocation quotas

The Council will operate local lettings policies in order to achieve a clearly defined objective in relation to accommodation of a specific type and/or in a specific geographic location. Local lettings policies may be used to meet the following objectives:

- To create mixed, balanced and settled communities;
- To encourage the development of sustainable tenancies and communities within particular developments or geographic areas;
- To make the best use of accommodation benefitting from attributes that make it particularly appropriate for applicants of a particular description;
- To address concentrations of deprivation or anti-social behaviour.

The above list is for illustrative purposes and is not exhaustive. In addition, the Council may, in response to prevailing local conditions, or to assist in the management of its housing stock, set quotas whereby a proportion of units of accommodation may be allocated to certain classes of applicants or Applicant Categories (see 12).

These categories may include:

Properties advertised through the CBL services where priority will be given to bids placed by either Housing Applicants, Transfer Applicants or Homeless Applicants;

- Properties where priority will be given to applicants who are currently in employment;
- Properties allocated to young people leaving care;
- Properties allocated to applicants requiring accommodation in order to facilitate an adoption or fostering arrangement;
- Properties allocated to social tenants from outside of the borough under the terms of the statutory Right to Move scheme; Properties allocated to Key Workers (see section 9.6).

The above list is for illustrative purposes and is not exhaustive. Any properties subject to a Local Lettings Plan or quota will be clearly identified when advertised through the CBL service. Any Local Lettings Policies or Quotas in place will be published in Appendix B of this scheme and will be reviewed on a regular basis.

12.2 Lettings made outside the scheme

The following allocations will be made outside of the CBL scheme:

- Direct Offer
- Extra-Care Retirement Property Lettings
- Non-successors.

12.2.1 Direct Offer

Where there are exceptional circumstances, or overriding management requirements, the Council may occasionally make an offer of accommodation outside of the CBL scheme by way of a direct offer.

Examples of which are:

- As a discharge of homelessness duty
- Where a tenant or a member of their household is in immediate, serious danger if they remain in the property
- Allocations to non-successors as detailed in 12.2.3 below
- Where an applicant requires a property with specific adaptations and such a property is available and no other applicants require the same.

The above list is not exhaustive. Where a property is allocated by direct let the property will not be openly advertised. Direct Offers will be authorised by the Assistant Director of Housing Demand or their nominated representative.

12.2.2 Extra Care/Sheltered Properties

Retirement, or “Sheltered”, housing schemes will generally be included in the CBL scheme, with the exception of vacancies in extra-care schemes designed for frail elderly people requiring significant personal care. These vacancies will be allocated according to needs assessments by the relevant care agencies, scheme managers and landlords where appropriate.

12.2.3 Non-Successors

If a tenant of the Council dies and there is another member of the household who does not have the right to succeed but who:

- Had been living with the tenant for the year before the tenant’s death (this does not include lodgers or B&B guests) or
- Had been resident and looking after the tenant for the year before the tenant’s death or
- Has lawfully accepted responsibility for the tenant’s dependants

The Council will consider offering a new tenancy where the landlord is satisfied this is a priority when viewed in the context of other demands on housing needs in the area. If a new tenancy is considered, this could be either in the same accommodation or in suitable alternative accommodation.

However, the non-successor will not be offered a tenancy at the existing property where doing so will render the property under-occupied or where a property has been adapted for the principal tenants use and such adaptations may be required for another household.

13. Bidding

Bidding refers to an applicant expressing an interest in an advertised property.

Properties will be advertised on the CBL website with a specific deadline to bid. Applicants with sufficient priority to be able to bid, or their nominated representative will be able to bid on their behalf.

Where a bid is placed by a nominated representative, family member or friend on behalf of the applicant, this will be considered as a bid made by the applicant.

13.1 Bidding Requirements

Housing Applicants and Transfer Applicants

Housing and Transfer Applicants, subject to the exceptions detailed below, can choose whether or not to bid in each advertising cycle and can use one or two of their bids.

Transfer Applicants however, awarded points under the Management Transfer categories (see section 9) with the exception of under-occupying tenants will be expected to actively bid where suitable vacancies are available. Failure to do so

may result may result in the Council placing bids on the applicant's behalf for the next suitable vacancy/vacancies.

Homeless Applicants

Homeless applicants towards whom the Council has accepted a duty will be expected to actively bid where suitable vacancies are available. Failure to do so may result may result in the council placing bids on the applicant's behalf for the next suitable vacancy/vacancies and the council discharging its duty to accommodate under Part VII Housing Act 1996 as amended.

Properties of all types and in all locations will be deemed suitable unless exceptions are agreed by the council prior to bidding commencing.

13.2 Auto-bidding

The auto-bid function places bids on any available properties that match the applicant's requirements at the beginning of each bid cycle. This is done automatically by the computer system. The requirements that the applicant is able to specify are:

- i) Type of property
- ii) The area in which the property is located
- iii) Floor level.

Auto-bidding is available to applicants who are unable to access any methods of bidding and do not have a representative who can place bids on their behalf. Auto-bidding may also be used by the Council when placing bids for applicants (see Bidding Requirements).

14. Advertising

Properties will be advertised on the CBL website with a closing date for bidding. Applicants may be invited to bid for properties for which they would like to be considered.

The adverts for properties will contain as much information as possible about the property in order for applicants to make informed bids and will contain clear details of any applicants restricted from bidding on the property. Property adverts will contain clear details of which applicants will be given preference for the property (for example applicants requiring adapted homes, homeless households, transferring tenants etc.).

Some properties will be subject to a local lettings policy (LLP). In these cases it will be clearly stated in the advert and this will include details of any restrictions on households who are eligible for the property. Where the property size indicates that restrictions must be placed on the number of persons who can be accommodated, this will be stated on the advert (for example, where a property has very small bedrooms).

There may be occasions when the council may need to withdraw an advertised property. Reasons for withdrawal may include:

- An error in the advertising details
- Extensive works are required to the property
- The existing tenant has withdrawn their notice.

This list is not exhaustive. The viewing date will also be listed and applicants will be asked to ensure that they are able to attend the viewing on the specified date if they bid.

15. Shortlisting

Applicants may only bid on vacant properties if they are eligible for the type of property advertised. Of those eligible bidders, the order of priority will be determined as follows:

Priority will be afforded first to applicants with the greatest housing need as assessed in accordance with the points scheme, (i.e. the applicant with the highest points assessment), who meet the preference criteria stated in the property advert (e.g. transfer applicants, households requiring adaptations etc.).

Where two or more applicants bid on a vacant property and have equal priority, preference will be given to the applicant who has the earliest effective date of application.

Where two or more applicants with exactly the same level of priority and effective date on the scheme bid for the same property, a senior officer of the Council will decide to whom the offer will be made based on best use of the housing stock and needs of the applicants.

Where an applicant bids successfully for more than one property, the applicant will be offered one property only, in accordance with their preference which they must decide with one working day.

Where a property has specific adaptations (e.g. wheelchair access, ramps, level access shower), priority will be given to applicants who require the adaptation in the property. Details of adaptations and criteria of applicants who will be given preference will be contained in the advert to allow applicants to make an informed decision whether the adaptation is suitable for their needs. Details of the Accessible Housing Register which details how adapted or accessible properties, and applicants who require them, are categorised are available from the Council.

Between the period of being successfully offered a tenancy up to the point of tenancy sign up, the applicant will not be permitted to bid on other advertised properties.

The Council will contact applicants who have been shortlisted for a property. It is the applicant's responsibility to ensure that the Council holds their up-to-date contact details and that they respond within 1 working day to any contact made by the Council. If an applicant does not return contact they will be overlooked for the offer.

At the point of shortlisting, an applicant's circumstances will be verified by Council officers. This is to ensure that the application has been correctly assessed and there have been no changes to the applicant's circumstances since assessment of the application that would alter the priority awarded to the application or the household's eligibility for the specific property they have bid on.

If any changes have occurred that would alter the priority awarded or eligibility, the application will not be shortlisted. The applicant will be informed of this using the most appropriate method of communication for that applicant.

Where an applicant declines a property the property will be offered to the applicant who has the next highest priority on the shortlist and who meets the eligibility and preference criteria of the property. Where a property has not been accepted due to the shortlist being exhausted, the property will be re-advertised.

Certain accommodation (e.g. sheltered accommodation) will only be let to people who meet the age criteria for the specific property or housing scheme, and/or have a disability which means they require this type of housing.

Applicants who do not meet the criteria clearly included in the property advert (e.g. age restrictions) will automatically be overlooked without contact from the Council.

Where a property has been advertised and received no eligible bids, the Council may re-advertise the property and relax the eligibility criteria.

16. Viewing a Property

Upon completion of the shortlisting process up to five applicants will be asked to attend the viewing on the specified date. They will be accompanied by a Council officer who will be able to answer any questions relating to the property or the neighbourhood.

At the end of the viewing all applicants will be asked to confirm that they want to be considered for an offer within one working day. In exceptional circumstances the applicant may be given additional time to confirm.

Where an applicant fails to attend an arranged accompanied viewing of a property, they will not be permitted to make further bids until they have contacted the Council.

17. Offers of Tenancy

A formal offer of tenancy will be made in writing to the applicant with the highest priority who have confirmed they want the property.

Applicants will be offered one of the following types of tenancy:

- Introductory
- Starter
- Fixed-Term Tenancy
- Assured
- Secure
- Assured Shorthold
- Tenancy held in trust.

17.1 Introductory Tenancies

Introductory and Starter Tenancies provide increased management and support for new tenants usually during the first twelve months of a tenancy but may be extended beyond this. This initial period also provides reduced security of tenure, though progression to a fixed term, full secure or assured tenancy is automatic at

the end of the period, provided there have been no breaches of tenancy resulting in the commencement of possession proceedings.

Introductory tenancies will not be offered to existing secure and assured tenants of any of the Council if they are accepting a transfer of tenancy to another Council property. Other housing providers in Havering have different policies regarding the types of tenancy offered to transferring tenants, applicants will need to seek advice from the Landlord of the property being offered.

17.2 Assured Tenancies

Assured tenancies are offered by social housing providers other than local authorities. Details of terms and conditions will be contained in the tenancy agreement.

17.3 Fixed Term Tenancies

Fixed term tenancies are offered by local authorities. Details of terms and conditions will be contained in the tenancy agreement.

17.4 Secure Tenancies

Secure tenancies are offered by local authorities. Details of terms and conditions will be contained in the tenancy agreement.

17.5 Assured Shorthold Tenancies

Assured shorthold tenancies are fixed term tenancies which can become a periodic tenancy and provides less security of tenure than an assured or secure tenancy.

17.6 Tenancy Held in Trust

16 & 17 year olds will be offered a tenancy held in trust and may require a suitable guarantor.

17.7 If a person is not eligible to join the housing register, then the council cannot allocate a tenancy to him or her with someone else who is entitled to join the Housing Register.

This includes:

- Persons who are ineligible under Part VI of the Housing Act 1996 and associated statutory instruments on the grounds that they are a person subject to immigration control or a person from abroad, other than a person subject to immigration control;
- Persons not habitually resident in the United Kingdom, the Channel Islands, the Isle of Man and the Republic of Ireland, except for those allowed by law;
- EU nationals exercising EU treaty rights with a limited right to reside which means they are ineligible for an allocation of accommodation.

18. Refusals of offer

If, after a property has been offered an applicant refuses the property then the circumstances of the refusal will be considered. If the Council considers that there were not reasonable grounds for refusing the property then the application will be suspended for 6 months.

If a homeless applicants, to whom the Council has accepted a duty, refuses a suitable offer then no further offers will be made and the council will consider its duty discharged.

19. Withdrawal of offer

There may be occasions when the Council or Housing Association may need to withdraw an offer of tenancy after it has been made.

Reasons for withdrawal may include:

- A change in the applicant's circumstances
- The applicant is found to be not eligible for the property
- An error in the advertising details
- Where the offer might put a vulnerable person at risk
- Extensive works are required to the property
- The applicant has attempted to obtain the property by deception.

This list is not exhaustive and withdrawal will be at the discretion of the landlord.

20. Feedback

To enable applicants to make informed bids, the Council will give regular feedback to applicants, to enable applicants to determine the likelihood of future bids being successful. The Council will provide this information on the CBL website.

Information about successful lets will include:

- Property size and area
- Band/Need and effective date of the successful bidder
- Number of bids received on each vacancy.

Applicants receive feedback about each bid they place through their personal login to the website. Information includes:

- Position of bid on the final shortlist
- If the applicant has been shortlisted for or offered a property
- If the applicant has been overlooked for a property and the reason for this.

21. Other Housing Options

The Council offers a number of schemes as part its housing options service. These may include the following:

- Low cost home ownership - shared ownership, first homes and equity share schemes
- Rent Deposit scheme to assist households in securing private rented accommodation
- Other affordable tenures such as discounted market rent
- Market rented housing
- Under occupation incentives – financial incentives or assistance in moving may be available to Council tenants who are under occupying family accommodation and wish to move to a more suitable accommodation

e.g. couple or single person household occupying a 2 or 3 bed house and wishing to move to a 1 bed property.

- Mutual Exchange - The Council will actively support applications for mutual exchanges from tenants who wish to exchange with another tenant or a tenant of another Housing Association or Local Authority.
- Tenants incentive scheme – support for council tenants to purchase properties.

Further details of the above schemes and any others operated by the Council, including eligibility criteria, can be sought directly from the Council and properties available under these schemes are advertised on the website.

22. Dissemination & review of this policy/scheme

The allocation scheme will be implemented in 2024.

The review of the scheme will be taken 12 months after implementation and the outcome of the review will be reported to the Service Director of Living Well, the Portfolio holder for Housing Demand and the Tenants Participation Board. Minor amendments to the Scheme may be made by the Service Director of Living Well, in consultation with the Portfolio holder for Housing Demand.

23. Equal opportunities statement

The Council operates in a diverse area, providing homes for a wide range of needs. Particular emphasis will be given to developing good practice to ensure that all applicants are enabled to use the scheme, and that it does not discriminate against any applicant seeking housing from the Council.

The Allocations Scheme aims to recognise and support diversity to ensure that no sections of society are excluded and that the service meets the needs of those who may require additional care and support. This policy seeks to meet the needs of all applicants regardless of race, ethnicity, faith or religious belief, gender, sexual orientation, age or disability and to comply with all relevant legislation.

Use, operation and outcomes will be monitored to ensure no sections of the community are excluded or disadvantaged.

24. Data protection statement

Applicants have the right to request such general information as will enable them to assess:

- a) How their application is likely to be treated under the Allocations Scheme, including whether they are likely to be given reasonable preference.
- b) Whether housing accommodation appropriate to their needs is likely to be made available to them.
- c) Details of any decision about the facts of their case which is likely to be, or has been, taken into account in considering whether to allocate housing accommodation to them.

When an applicant applies to the Housing Registers, the Council will seek only information that they require to assess the applicant's application and housing needs.

The data protection principles which underpin the Data Protection Act 2018, are that data must be:

- Fairly and lawfully processed
- Processed for limited purposes
- Adequate, relevant and not excessive
- Accurate
- Not kept longer than necessary
- Processed in a way which maintains the data subject's rights to privacy
- Not transferred to countries without adequate protection.

Confidential information held about applicants will not be disclosed to third parties apart from:

- Where the individual who is the subject of the confidential information has consented to the disclosure
- Where the Council is required by law to make such disclosures
- Where disclosure is made in accordance with an information sharing protocol.

The Freedom of Information Act is in two parts.

The first part, the Publication Scheme, came into force in February 2003.

The second part of the Act came into force on 1 January 2005 and from then the Council has been obliged to provide information to anyone who requests it, unless an exemption applies.

The deadline for meeting requests is 20 working days. It is free to make a request, but the Council can charge for copying and postage. The Council cannot provide information about anyone else e.g. another applicant.

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Do you agree with this aim to make best use of social housing stock by supporting those most in need? -
Social housing should be for low income families. Removing the £50,000 a year cap wages . Your not helping the low paid .
Local residents should be first priority for social housing including long time British citizens. At the moment 46 thousand illegal immigrants arrived by dinghy boats last year and 20 odd thousand this year all put up in hotels. It was mentioned on GB news that migrants are causing the housing crisis around the UK and are given social housing ahead of those on a long waiting list for years and years and rough sleepers left to rot on the streets. Ealing council came under fire by putting British citizens and legal migrants in shipping containers while they favoured illegal immigrants for new social housing that's why housing developments are popping
- I support these changes. However, I would be interested in seeing the figures on how many people on the waiting list got given social housing in the past 5 years and how long was the average wait.
- How do these changes compare with what other greater London councils have done?
- Is the removal of the gross household income aimed at helping people to save for a house deposit while they use social housing that could have gone to people on lower incomes?
I Had Lived and worked in Havering for 58 years. I became disabled, applied for going on the housing register I was turned down. The only way I could get a property that I could afford, I need to move. Moving to Ipswich to get a Housing Associating Flat with a safety alarm.
As far as I am concerned you are not helping People of need who have lived in the borough. You are helping
Difficult question with no nuance. How do you define "most in need". I am afraid that people in authority do not understand the injustice felt by people seeing the huge increase in population with the needs for water, electricity and infrastructure generally.
Putting long term residents of Havering first.
BUT I do not agree with having lived in Havering for 3 years - this should remain at the statutory 6 years otherwise people from other boroughs will be given precedence above Havering residents.
Havering residents of 6 years or longer residency should always be given priority.
Even if they don't have disabled children, this does not give someone precedence because their children are "healthy" why are they being discriminated.
If residents have lived here 3 years only and moved here because of your new policy which will happen, this
But not at the detriment to people who have lived in this country all their life and have paid taxes
In principle I agree with the proposal but I would amend the qualifying period to be 3 consecutive years. I am concerned that an individual may drift in and out of the borough during the 6 year period which could suggest a lack of commitment to our community.
I'm a wheelchair user and this property isn't able to be further adapted to suit my needs.
Depends on who qualifies as most in need and who doesn't.
There are people that are moved from home to home for many years children uprooted numerous times changing schools that isn't seen as most in need unfortunately.
Yes, but I do have concerns that it will then be huge increase in demand for already very low stock of housing. I agree that there needs to be lots of changes though.
I think residency should stay at 6 years and at least one person in employment.
It should be for peoples needs, overcrowding needing to be nearer family.
I am disabled and in the near future may need help in getting social housin. My sister has cancer and lives with me. This could cause hardship very soon and the steps that the council is taking may provide relief in

<p>The policy of 6 years continuous residency should remain in place.</p> <p>I agree with the income threshold should be removed.</p> <p>I feel that the current banding system should remain.</p>
<p>I believe social housing should be available for those most in need, with disabled, key workers & low income families given priority. If you have £30,000 in savings, you're not poor!</p>
<p>I also believe applicants should have lived in Havering for at least 10 years.</p>
<p>As a married couple stuck in private renting it would be good if council properties lifted the income threshold as even a joint income of £50000 is not enough to privately rent and save for a home</p>
<p>I am most concerned that over the past 10-15 years it is obvious that the White working class has been virtually ignored when it comes to supplying them with social housing regardless of their needs, and this</p>
<p>The points system must recognise how many years somebody has been on the waiting list. Those evicted by private landlords, unless the fault should be with the tenant, should be a Priority. Points should be allocated every year the person has lived in Havering. People with children should get additional points for each year on the list. Havering residents should take priority over others such as illegal immigrants. Council tenants should expected to relocate to a smaller home when their need changes, with the disabled supplied with the same equipment and housed at ground level. Those earning over £40,000 pa should taken off the waiting list. The Moto should be Havering residents first. Most important the Council should compulsory purchase</p>
<p>If the Council is experiencing such a high demand for Council Housing why on earth reduce from 6years to 3years the requirement of being a Havering resident. It makes NO logical sense.</p>
<p>This is a poorly worded question. It should read: 'Do you agree that our plans will make best use of social housing stock?' The answer to that question would be 'No' - decreasing the length one has to be a resident</p>
<p>Do not agree with change: 3 out of 6 years residency:</p> <p>Havering residences and families want to stay in Havering and not be pushed out by others coming into the borough so they can get a house quicker.</p> <p>Established residences have already created a support network and contribute to the borough. new people to the area do not have support networks and depend on other paid services too much. This borough is financially poor already</p> <p>Leave it at 6 years, this is easy to achieve.</p> <p>Income threshold: Keep at gross income threshold for applicants £36,000 with a savings cap of £30,000, This allows residences to get a step on the ladder, and releasing housing stock in the future.</p> <p>By having a income threshold, housing stock will be well maintained by tenants reducing costs to council. Put in low income tenants and they will not have funds to complete minor repairs or maintain property to</p>
<p>I myself am applying for social housing, a single parent with 2 children and a sick person, but I do not meet the conditions due to the fact that I have lived here for 5 and a half years and not 6 years.</p>
<p>Why do the people who grew up in Romford who went to school in Romford who represented Romford in one way or another come second to people from other areas</p>
<p>You should put rent regulations in place and cap rents to reflect wages</p>
<p>This must be inclusive and not restricted to homeless, immigrants, non working etc. there are emergency worker lone parents struggling to pay private rent and afford childcare - these must be eligible too for council</p>

<p>There are many people Like my self already council home tenant that are in desperate need to move .</p>
<p>If I was to be allocated the property I need my council property would be available . There should be consideration for though who already a tenant needing a larger or smaller property</p>
<p>I do but you stated Cllr McGeary that children of council tenants will be given priority - well NO those children should have done as their parents should have done and worked hard to purchase their own private property. I don't agree to give priority to children of Havering - there are those on the housing list with more</p>
<p>I have been on the list I'm living I'm a mouldy Danny caravan with 3 children 1 being disabled and can't get anywhere with the council I have lived in havering for the past 15 years and can't get passed band 3</p>
<p>The council has been prioritising those coming from outside the borough with housing needs than those within the borough. I have been on the housing register since 2009 and am still in temporary accommodation. The councils priority should be those who have been in the borough longest compared to</p>
<p>But it is difficult to see how anyone with income of £50000 can be considered in need of social housing. There should be an income above which residents are forced to leave social housing even if they have been</p>
<p>Stop charging sheltered housing tenants for service charges paid for twice.and get rid of sheltered housing</p>
<p>Many people who manage their lives and family within their means will likely be disadvantaged and have to wait longer to upsize or secure their first home as people who have not managed their lives or their family</p>
<p>Yes but you need to look at all residents needs not just not most in need</p>
<p>However priority should be given to those in employment/given higher score.</p>
<p>It should stay at 6 years, unless its a marriage or relationship break up and only if the person can prove that it was necessary to move to Havering for job or relationship. What does need mean as well.</p>
<p>You haven't really made it clear in your wording its all words that mean nothing.</p>
<p>Social housing should be for those most in need as the likelihood of them being able to afford anything in the private sector is infinitesimal . Providing a stable home will help to increase life chances for families and</p>
<p>It needs to made clear who is considered to be 'most in need'.</p>
<p>I agree for social housing to help homeless people or a disabled person. I disagree with offering social housing to people who decide to have children and cannot afford it as they have no ambition to earn more. If you stop giving these people who refuse to work hard to pay for their own 3 bedroom house, you will have</p>
<p>Single people should also have a chance to get a property as private rent/purchase is not an option for most due to the costs. Some private rentals want 6 months rent in advance. Local young people deserve to live</p>
<p>I do not agree at all that qualification rules should be changed</p>
<p>I think that people whom work should have priority. Its well documented that once people who don't work and in receipt of benefits get the council flat they are less likely to ever work of course if they are unable to</p>
<p>The proposed changes are very good. I am one of the people who have consistently accused the council for lack of transparency in the bidding process. However, care needs to be taken to ensure that people who are currently on the waiting list are not disproportionately affected by the change to the banding system. I am saying this because, I have been on the housing register since 2016 and have seen two changes. Each time</p>
<p>but please make sure tenants are abiding by tenancy rules some are not</p>
<p>I was on the list for sheltered accommodation due to my age,(71),and I was not advised that I had to accept the first place that came available and if I declined that offer,I would be suspended for a year before I could apply again,this was never advised to me, and I have looked at my emails from the council and no mention of</p>
<p>Uncontrolled illegal immigration is causing the housing crisis around the UK forcing local councils to build thousands of homes destroying wildlife habitat. We will lose every bit of green belt woodland countryside farmland local parks and campsites and wildlife animals will be pushed to extinction. We haven't got the infrastructure to keep letting in thousands and thousands of migrants it is already putting a strain on the NHS and doctors surgeries plus illegal immigrants are given priority for social housing ahead of rough</p>
<p>As long as they are not in need due to choosing not to work or laziness. If your out at work trying to</p>

By changing the ruling of Area connection/contributions your allowing more and more people who don't know the area to be accepted, when your own Havering people are sleeping rough on your streets. And households already struggling with over crowding struggle to get close to a bigger property. Care about your own.
Yes absolutely the worse off and most in need should be prioritised.
Living in the borough should stay at 6 years. Income should stay at £36,000. Social housing is and should stay for people on low incomes. If properties given to higher earners they would buy that property not save to buy a private property.
I agree that those in most need should have a priority. However, Havering need to also have a scheme whereby people born in the borough, with strong family ties should also have a strong preference over those who are new to Havering. Just because people are working, they should NOT be excluded from getting a council property. They cannot
I do believe that those families in most need should be priority, but unfortunately I don't think this is happening as I know for a fact, some social housing that becomes vacant does not go through the normal
Providing the tenants look after the properties and don't let the property look like 'hovels' .
I totally agree that people under a certain wage should be housed by the council when available
Although I agree it should be those of greatest need, I think time living in the Borough should be taken into
I believe that the policy should be geared towards those that were born in the borough and have lived here,
I have been in emergency housing now for 9 years and the house I live in was only meant to be temporary it's old and is not energy efficient. I have waited so long to to have our forever home the uncertainty of being told to move out has been constant as landlord wanted house back and landlord won't replace the windows or help but increases the rent. I believe it's only fair that I should be able to finally have a secure home now
Yes
I am unable to see a valid reason to reduce the six year residency to three years together doing away with the income level except encourage people to move into Havering who may have no intention of making Havering a better place and put more
I agree that a transparent and clear points system could potentially work but I don't get why you are changing the residency to 3 years instead of 6. Its already hard enough for local residents to get a home.
Has this aim been achieved through the proposed Allocations Points Scheme? - Please use this space to add
This is a waste of time and money.
The current allocation scheme is fairer than the proposed ones especially for community contribution bands
I do not support the proposal to reduce the eligibility criteria from living in Havering for 6 years to 3 out if the last 6 years. I believe this change is to the detriment of long time Havering residents who should be given
I have no idea.
Should remain at 6 years residency
Wage limit too high. People on £50k are not 'those in most need '
Why remove 6 years?
Residents from neighbouring boroughs will learn and rent and get on list and get a council place in priority over a Havering resident that has lived here for 6 years or longer
Savings should be proven to be used for a deposit (government savings accounts)
I disagree with the need for community contribution, however the points based transparency is a good thing. I think a commitment to the community is an important aspect that helps bond a community.
There aren't enough 2 bedroom bungalows or houses adapted for wheelchair use with direct to a garden (essential for mental health as I can't drive&also we have a dog.

Not sure
I believe the points system would work a lot better for families like mine with having many medical needs, being overcrowded and struggling with our living situation. Hopefully it will work better than the bands and date allocation and not then push people further down the list when they have already been bidding for
It's hard to say.
This question makes no sense. How can it be achieved if this is only a proposal ?
Not sure
Too many people with disabilities and / or mental health issues are being left in 1st floor and higher floor flats. These people, including the elderly cannot in many cases negotiate stairs where no lifts are provided.
People can't get mortgages as they are self employed, hopefully this scheme will help.
The policy of 6 years continuous residency should remain in place. I agree with the income threshold should be removed. I feel that the current banding system should remain.
Yes it's important that it's a fair scheme and doesn't make people who are struggling but don't fully meet the criteria suffer. But rather a scheme flexible to accommodate everyone within reason.
Maybe stop selling off council properties for reduced prices it's not fair on those waiting for a home
Can't believe that it has done with regard to my previous answer.
Should a applicant or their partner to be able to physically work and are shown not to be actively trying to obtain work, points would be reduced every year that this situation exists. Those able to work and work is
The proposed Allocations Points Scheme will favour those who have little or no historical connection to
If anything, the length of time someone needs to reside in the borough should increase, not decrease.
Policy isn't clear on the rules of different genders sharing a bedroom. I.e. boy and girl over 10 years old.
Cllr McGeary has failed to listen as Cabinet Member for Housing - he gives priority to those who are disabled or those who come to this borough, as we are known as a soft touch, and gives priority to those, not the
I have been on the housing register since 2009. I have been working for 3 years. I have an autistic son receiving high DLA with housing needs. Yet despite all the points I should have none of my needs have been
3 years is more reasonable than 6. And should be according to the families needs for example send kids.
But hopefully as the last one was going to do this and it only last 2 years
Those working should be given a higher banding
Applicants income needs to be assessed for joint income. As before there should be a threshold I.e. anyone having a joint income of over £50,000 should not be eligible as they can afford to buy or rent privately. Council stock should be used only for those who don't earn much or are unable to work, have health and disability issues etc. It would be irresponsible to set no threshold for income.
No idea, unless you advise how many points for what need.
Each case needs to be looked at individually to ensure all aspects are taken into account
This claims that so few houses are available and yet you are lowering the amount of time needed to be resident in the borough, and the other changes will surely only add to the waiting list not lessen it.
50k is too high. 36k is already too high. This is why so many people apply. By using a threshold for selection purposes, you have allowed for people on a low salary to apply. They should not be able to apply at all. You can live on minimum wage, I know many people who are doing it. They just realised that having 3 kids whilst on minimum wage is not possible and aiming for a house is out of their reach. They settled for less and are happy with a low paid job as not that stressful. This is a lifestyle choice. Consider this 'lifestyle choice'. You should put this in your selection criteria....is it your 'lifestyle choice' to not show more ambition in the workplace and stay on low salary? You have opened the door to more benefits scroungers with a threshold in the first place and it will be worst with a higher threshold. There should not be a threshold at all. Are you homeless? Are you disabled? If yes, they have priority. Are you in immediate danger from an abusive partner? They come next. Anyone else can get a better job if they want a three bedroom house for themselves and their 3 children or they can get a temporary housing for a couple of years only and for the

At a time of Cost of Living Crisis, which includes even the Council's own budget, I don't want to be paying any
Once again I'm afraid points systems only encourage people to increase their points, I.e. by having more
Not sure.
Working people born in havering should always have priority
As someone that needs to adapt a home I am hoping that this won't prevent me from being eligible for a non adapted house. I would rather have a house that does not meet my needs (currently I am in temporary where I sleep on a sofa and pee in a commode in the kitchen) then no house at all. Most disabled people
NO!!! This is all smoke and mirrors aimed at trying to confuse and lead people on to think they are in with a chance when bidding, when in fact there is very little or no chance at all.
I work in Housing for a Local Authority and know for a FACT that Councils prioritise homeless families first as temporary accommodation is expensive.
As I previously stated, some social housing seems to be handpicked, but not for those in need because it doesn't go through the system to give these families a chance of the certain properties
The system must be fair and the most needy take priority.
Residency within a borough should be kept at 6 years otherwise there is a risk spaces will be taken by newcomers.
Income and saving thresholds should be kept to assure housing stock is for the people in need who truly can't rent/buy on open market.
I totally agree that if a council tenant has wages coming in that can afford private dwelling they should be given a set time to buy or rent accomodation say with in the year Council should surely be given to low
The change in residency should not be changed. People who have lived here since birth and require social housing should take precedence over people who have only been here 3 years.
Assessment should be made by the council. Self assessment open to abuse.
Removing the income threshold does not help those more in need
The Allocation Points Scheme should be transparent and different categories and points to be awarded
Points scheme could work. But its hard to say of so without seeing the points for each need.

Has this aim been achieved through the proposed Allocations scheme? - Please use this space to add any
But are you housing those most in need?
It seems anyone who has lived here for 3 years will get priority over a 6 years or longer resident!
Not at the detriment to families who have lived here and paid their taxes
We must all work together, work and community should go hand in hand.
I am aware that for some people work may be difficult but have little time for people who could work but choose to not work because they can get what they need for shelter and sustenance from the state and local
Definitely not enough wheelchair accessible & partially adapted properties within the borough at present. Not surprising as their aren't enough social housing properties either!
Rents need to be more affordable thought. Some rent costs are the same as privately renting which is
Sustainable communities are about everything linked together. Housing policy shouldn't just be about those most in need. There should be affordable options available for everyone in the community.
Those most in need are the ones who don't receive any benefits but work, those on the breadline are the
Please see previous comments.
The policy of 6 years continuous residency should remain in place.
I agree with the income threshold should be removed.
I feel that the current banding system should remain.
Please focus on building a housing complex that accommodates the elderly who are independent so that they can move to smaller accommodation and free up space for bigger families. It would have all the facilities to make their stay easy and comfortable and not feel isolated and away from any facilities and
Please refer to previous answer.

I agree with everything except the requirement to work change. The only reason for being out of work is disablement or no work needing their skills. Those working for the minimum wage should, as a rule, be
The scheme will break up historical communities and neighbourhoods by acting as a magnet to encourage
There is nothing sustainable or community building in allowing all and sundry to jump ahead of the queue faster than hard worker but low wage lifelong
reducing 6 years to 3 will not sustainable communities and neighbourhoods as new people from other locations will move in. Existing residences will not know their neighbours or have time to establish support
We need to bring back the community hub and enable affordable housing for local residents who care about the area and some of whom are children of people who have lived here for many years. We need to build the community spirit even with residents from other areas - ownership and inclusion in a community
You are still not prioritising those on the housing list already - instead if a non having family arrive with a
Those prioritised through housing are those out of the borough who are deemed to have housing needs. But the priority should be people like us who have been in the borough 15 plus years who have been on the
Sustainable neighbourhoods are those with little movement of residents. If you keep putting people with short term urgent needs into a neighbourhood it will never become desirable.
Families cannot afford 2000 pounds rent when they only receive 1350. More affordable homes are due
It's a welcome change to the original harsh approach
Hopefully it will and we will not charge in 2 years time
Must be careful not to ghettoise areas
I am not sure what this means exactly. What is a sustainable community, how do you create that. Needs to
The 3 years should be for veterans, disabled people and homeless people. 6 years for anyone else. But they
Why have you knocked down the estate off London Road behind the rising sun p.h. that was the very type of community your talking off. It's over a year now and it is still empty and you spent a lot of money refurbishing some of the blocks quite recently, it doesn't make sense you never made full use of that housing
That's ok, support those in need but with less economic and financial burden!
Stop building over open spaces and country side it's having a negative impact on wildlife animals
I don't understand what sustainable means to the council. Not selling off housing stock would make housing sustainable. Raising the LHA would make housing sustainable. Legislation against section 21 evictions and regulating private rent increases would make housing sustainable. New build estates are too expensive for those of us waiting to be housed, constantly building 1 and 2 bed flats is not sustainability. We need large
Building far too many 1 and 2 bedroom properties and nowhere near enough 3/4 bed homes that are really needed to get tenants off the the list to upsize.
This will NEVER be achieved as our adult children are FORCED to move out of the borough.
The Council DO NOT BUILD and don't want to build any properties because they do not want to maintain them. They sell off land cheap and let Housing Associations build as there's no maintenance costs and the
how will you build sustainable communities if those who have always lived in the borough, with family, extended family and friends living in the borough, not qualify if they don't have as many or more points than
No, I don't think it's been fair or transparent
It's hard to keep up when you change it all the time it should be based on the longest waiting time and in which situation like people in emergency housing still after 9 years when was meant to be 2
Same as previous answer
Aims 8 and 9 contradict each other. By removing the community contribution element, this actively
I don't see how this helps build sustainable communities if it is less likely that having residents are housed

Has this aim been achieved through the proposed Allocations scheme? - Please use this space to add any
Preference should be given to UK residents living in tbe borough.
Not refugees
As long as housing is only given to local people not those arriving by dinghy boats
Some detailed stats on this would be useful

Community contribution is a great idea and should remain a high band
The points scheme is fair and transparent to everyone.
Salary band should stay.
6 years should stay
If that were true, how, other than daily publishing names, which is against GDPR = how can you be transparent about where you are on list and how many points you have.
Have you asked all those on the housing allocations list to sign a GDPR and that these are kept in a safe place?
Transparency is very important. To be fair on both sides of the coin is also important so I would expect the council to ensure the system is operated correctly and not let individual's abuse a transparent and fair system.
Possibly but it will have to take into account people who aren't able to understand complex structures & systems put into place by the council. (I've previously worked in a Disability Resource Centre in the past in another borough.) Many people lose independence of choice by the fact that they aren't able to understand the ideas themselves either through disabilities or fear of asking & then they have carers or authorities explaining their
Perhaps. I don't think anything is ever fair and transparent
It will never be fair when there have been residents on the waiting list for a long time and someone else
I welcome the new scheme. As a 67 year old living in a 1st floor flat, the stairs are starting to trouble my knees, so its nice to know I may have the chance to transfer to a ground floor property should the need arise.
The policy of 6 years continuous residency should remain in place. I agree with the income threshold should be removed. I feel that the current banding system should remain.
Please see previous answer.
The same page keeps appearing I have commented twice already
How is it fair that a new family that has only recently arrived in Havering can take priority over a family that has been on the Council waiting list for years just because they have a few extra points.
Knowing one's position in waiting list is a good thing.
The points matrix isn't clear. It doesnt tell you how many points you need to go up the housing priority list.
Transparency is the key and no anomalies relating to housing allocation. So much hearsay as to some getting
Those already on the housing list are pushed further and further to the back as non havering residents are
Costs continue to increase yearly when services not provided
Only a schedule of the number of points that will be allocated for each specific need characteristic would do
Working households should still have a priority or extra points added even people who work are in over
But what is affordable rent we need to explain this
You keep asking the same question
This is not a yes/no answer until it is proven when in practice
i think we need examples of how this would work. it must be so dispiriting to see your chance for a particular property going further down a list with no explanation.
You should though charge your current tenants more money for their rent. Except disabled, veterans and homeless, if they can even get access to social housing with the way the system is at the moment. The discount should be no more than 10% of current market rates. That should encourage the scroungers to
This is key and strongly encouraged!. If this has been the case, my family and I would have moved to a new home but still remain in temporary accommodation after 8 years.
One thing the council has never been is clear and transparent. I don't believe this move increases that

It is a discriminatory policy to exclude people born in Havering. Forcing them to buy a property, or privately rent so the council don't help to keep families and communities together.
 This is all a con.
 People moving into the borough should live here for 10 YEARS before being eligible to apply. Our adult
 You do not give any details of how the point system will work and therefore I can not express any views
 As we previously mentioned, stating explicitly how many points will be awarded to different categories
 Possibly but as I said it is hard to know whether I agree without seeing how the points are allocated.

Do you think the council should be developing low cost home ownership options, such as shared ownership, as well as rent homes? Are there other housing options we need to consider? - Please use this space to add

Absolutely not .
 More effort should be put in to help the low paid .
 To rent affordable homes .
 Let the government sort out house buying schemes & building societies.
 Yes don't give social housing to those who have been evicted from somewhere else for causing anti social behaviour. I had problems with a neighbour 8 years ago he made my life a misery every time someone
 Rent homes, not shared ownership
 A waste of time, People need proper low cost housing for low income and Disability.
 Please do so as I'm a high end earner but have no savings to buy my own house. This initiative will help people like me to start saving during this tough times and avoid paying high rents and commissions which
 Yes, if social housing is to be a springboard as set out in the policy, there should be routes out such as shared
 The Council should build an area just for council tenants - people who have been paying Havering rent money and not in the PLS but council tenants.

 They should be given priority AND having resided in Havering for more than 6 years!! I even think it should be ten years and that would stop residents from other boroughs moving in to the EASY HAVERING. Havering is getting like the Government a NANNY STATE - holding peoples hands instead of making people realise how lucky they are to obtain a council property.
 Allow people who are working to rent a property from the council for a set number of years so they can save for their own property which could include shared ownership
 When this has happened in other areas & the very people who need housing the most miss out because there's such limited housing stock available to allocate.Councils use the schemes to generate income & they
 Shared ownership outside a proper legal framework can be difficult and the principle open to misuse. It can work for some people though.
 Would the council consider increasing housing stock by building and renting more properties to people who
 Building council homes should be the priority. so those properties can go back to the community.
 Co-housing - apartments with shared facilities and resources, more sustainable and cuts costs. With adequate storage too
 Do it yourself shared ownership - work with developers for people to train in the various trades involved in
 I think people that are in social housing are there because they cannot afford private rents or to buy, at least while property prices and private rentals remain so high.
 Low cost housing for disabled people to buy may also be a very welcomed incentive. If already offered I am sorry but is very difficult to find any information about it
 Owning a house now is more difficult than anytime before with all the mortgage prices etc. people with low income can't afford that at all especially those who can't work. Why not make a scheme where people with low income can pay directly to the council as a lease or rent that ends with owning the house after several years without the need for the bank or for high interest. If the person passes away their partner or children
 A mixture of housing is needed. Council homes should be given to the most vulnerable who can't afford high private rent/qualify for a mortgage.
 Social housing should be rent only.

This question has not been thought out as you can answer it both ways. It should be two distinct questions. It is impossible to take one answer when your answer can only allow a test or a no when we need to answer
The current system of homes for rent is sufficient for the council. There are plenty of private sector schemes covering those that require ownership, (shared or not shared) of their property
As long as it's done properly and doesn't replace Right to Buy, but is instead an additional option.
create a small estate with mixed units. 4 bed, 3 bed, 2 bed houses, 2 and 1 bed flats, senior ground floor units, with green space. Resident can only have 5 year tenancy and must move out of unit - ideally into another unit on same estate. Keeping community and people support together . Families with children learn
the council does not help vulnerable people.
Share ownership is still very expensive. Something like rent to buy is more realistic
My 26 year old daughter (not the paramedic daughter with children) and her partner recently gave up their awful Council one room bedsit and with family help now reside in New Green on shared ownership. They would not have managed this without an inheritance in the family. This is not right and though they are happy now, there should have been more social housing available to them particularly as they both work
Yes but the council don't have money due to legal requirements on adult and social care! If we did not take on this responsibility but instead Government took this on, then Havering would have the money to carry
More landlords that rent according to LHR council rates. The discrepancy is too big.
Shared ownership needs more realistic rent and service charge costs to be affordable
Make housing developers ACCOUNTABLE for greed and in building QUALITY not profit for shareholders and dividends creating huge further wealth divides
Yes low rents and service charges for sheltered housing tenants.
We need to do this urgently and must be low cost housing
We need to be encouraging young people to make their homes here to develop communities. The rents in the private sector is stopping people getting their own homes.
there is a definite need to look at options. Shared ownership could be an answer but still seems to be out of most people's pockets. Alternatives such as tiny homes should be considered, more building projects to
Is at no here as this idea of low cost and share ownership is only good for disabled, veterans and homeless
Shared ownership is a worse option than leasehold and that is bad enough.
Build one and two bedroom properties. If people want larger properties take responsibility for yourself and your family. I am an owner occupier and not all of my children had their own room. People have to realise there is not a bottomless pit of money to pay for everything, it comes from the tax people pay from working.
Council has bigger issues to get on with
Shared ownership has not lived up to expectations from what I've heard its a rip off!
Yes, excellent idea.
by using prefabricated homes which could be built faster
The local councils should not build anymore housing. The shortages are caused by illegal immigrants entering the UK. They shouldn't be given anything they are not fleeing from a war torn country these migrants have been coming from France. A safe country and should be sent back there the UK has already lost 2 million
No because you already lack homes, if you sell them off there won't be anymore.
Yes I could afford to part buy if I was given the option. I also looked at adapted and supported living but none of these options allowed for the main applicant to be disabled and to have children (5). I also think it should be my choice to live in or bid on a smaller house than the council deem acceptable. I am waiting for a 4 bed and that's after they have a flat to my eldest child to bring down my need. I was so happy in a 3bed with my 6 children, now 5 children waiting for a unicorn. I would be allowed to buy a 2 or 3 bed property but not
Shared Ownership is another con that's forced on our adult children who just want their own home and to raise a family.
The residents need to be able to rent.
The Affordable rent is definitely NOT AFFORDABLE at 80% of market value.
build more houses

I do believe that people need to have the advantage of being able to buy a property
Definitely, owners/part owners tend to look after their properties over renters.
Push the government for rent control
Have you thought of caravans or mobile homes as an option for short term living accommodation. I find our caravan parks have a great sense of community help with each other.
Shared ownership would be a good option.
Although I don't agree with shared ownership per say, I feel the council could help younger people by maybe having flats that they can rent but part of the rent is held as a kind of deposit for them to purchase a private home later, because at the moment young people can't afford to private rent and save for a deposit.
Yes, shared ownership is a good idea for those that would like to own there home one day but are unable to
Not everyone is able to do the low cost like single parents even when working full time it's near impossible
Give all people securing a council home the option to buy the property from day 1 by offering tenants an option to pay towards a mortgage rather than rent. This way the council could charge a little more for the
Shared ownership
Properties where the rent might be slightly higher compare to the social housing , but percentage of the rent money go towards deposit with the view to buy.
I don't know. Good that you are considering options.

Do you have any further comments or suggestions? - Please use this space to add any comments:
Help the low income families get a place to rent .
Not sell off council stock at a discount
Don't keep asking the same question
I think by reading my responses you realise I don't agree with the Allocations Scheme.
The Council is being "too soft".
We need someone like Margaret Thatcher who will stand and be counted and not hide behind a curtain and being soft.
Why, who said / proposed to reduce to 3 years?
What does it take for a single parent with 2 small children to get a council property with 2 bedrooms, that can't even get on the list and lives in the worst house with the worst landlord, things need to change
I would like to see prospective candidates for council homes in our borough to add points to their score by engaging in community actions such a helping improve council housing stock or clearing community areas like parks. This could be done for free or if they have no employment at minimal wage. They more they do the more points they accrue.
Please bear in mind the few severely disabled people&their families many of whom aren't able to earn much due to caring for the person with a disability.They don't have the luxury of time or energy to keep chasing&keep checking out new systems put in place by the housing teams&therefore they don't even realise that changes have been implemented &they miss out on information this way.

<p>I'm not sure I know enough about housing to comment other than to say it seems a good idea but will need evaluation over time.</p> <p>Does it work?</p> <p>Does the system need improvement once ip and running?</p> <p>Is the principle/system adaptable and flexible to people's needs?</p> <p>Are people being housed well?</p> <p>What's the cost?</p> <p>Does it save money?</p>
<p>Buying council properties should not be allowed until more council properties are built.</p> <p>Derelict properties within the Borough should be restored to ease the council list.</p> <p>When the council rents from private landlords there should be a minimum fixed term for tenants.</p>
<p>I think assessments need to be done face to face with applicants, seeing is believing I feel. Instead of people fitting a box and getting a certain amount of points for different needs doing house visits would be better.</p> <p>Any schemes should always take into account long term Havering residents first.</p>
<p>Havering council used my property for 15 years I am a private landlord and they handed back the property in an absolutely disgraceful state, the property was not maintained and therefore could not be used by the council to house anyone, at a cost of £5,000 in repairs I have transformed it and it is now leased through an intermediary of Havering Council to help with social housing. I want compensation for the works I have had</p>
<p>Properties should be inspected yearly to ensure the tenant is taking care of it (including gardens). It is a privilege to have a council property and not a God given right. Tenants that are struggling to care for their</p>
<p>Not really. Just need help in future and hope this system will only improve</p>
<p>The policy of 6 years continuous residency should remain in place.</p> <p>I agree with the income threshold should be removed.</p> <p>I feel that the current banding system should remain.</p> <p>The format of this consultation is not fit for purpose resulting in me having to copy & paste the same</p>
<p>I believe it is wrong to house girls under 21 just because they are pregnant. They are immature & need guidance & support, not be given a free flat & benefits, only to be left to their own devices.</p>
<p>Stop selling off all your council stock for cheap</p>
<p>Why alter a system that is working.</p> <p>Havering is in a dire financial state trying to balance it's book.</p> <p>Stop wasting money</p>
<p>I disagree with most of the amendments, as noted, and think they will add further strain to the system with</p>
<p>Existing council tenants who are eligible for another bedroom. What's the process on applying to transfer to another Havering council property? Surely tenants don't have to reapply to join the housing register for this?</p>
<p>It's such a long process and the council is always delayed in replying. Can the process for existing council</p>
<p>It seems all it fixes is getting onto register more easily, but it doesn't solve your housing problem</p>
<p>Please see previous comments. Thank you</p>
<p>Yes I would like confirmation that those on the housing list are given priority.</p>
<p>Just that there are people out there that really need it but some workers don't even listen to you just say no</p>
<p>Except in the case of disabled people who will clearly never be in a position to earn enough to support themselves with housing, council tenants should be made aware that social housing is not for life but to help them over a bad patch. They should be encouraged to work and save so as to be able move out of social housing at the earliest opportunity. I have heard people in social housing boasting about their foreign holidays and new cars and laughing at people who deny themselves such things in order to support</p>
<p>Make sure that there is still a incentive for working households on low incomes</p>
<p>I agree</p> <p>They seem more realistic to peoples current needs</p>
<p>Medical needs have been abysmally ignored through NOW Medical Advisors who have their own agenda and therefore deliberately ignore a sociological perspective or social model, instead using a narrow medical</p>

Havering council is going broke why what have you done with our money.?
To make the down size more easy and bit more locative deals and better understanding of residents needs
Priority banding to those in employment and living in the Borough long term or from Brith
I feel that a single adult with a 1 child over 4 years old should be eligible for a 2 bedroom property.
Estate officials will be essential to monitor the scheme and how it is being used or misused
Yes, social housing bring anti social behaviour. I am not talking about strong anti social behaviour but the kind where people who get a house for very little simply have no manner with their neighbours. Loud music for example or parties. There should be a easier manner to report them and get the matter sorted. Housing association and Council don't help much and the process is too long. It should be as straight forward as reporting it and get the tenant checked immediately. Then on the second strike, they are out. You will get
Dread to think how much collective time has been spent on this, at a very difficult time for Residents AND Council, which to a great extent will benefit people who havee only just arrived in the Borough
Oh yes I do, I think you should withdraw from the sharing of council allocations with all the other boroughs it was designed to funnel people from the inner boroughs to the outer boroughs and was wholly discriminatory against the people of havering I mean isn't that why we have one of the fastest growing child populations
stop mixing generations in housing
Yes to transparency. Yes to prioritising those with the most need.
No to getting rid of financial limits (why on earth would anyone earning more than 50k need a council house for anything more than profit and greed)
No to getting rid of the 6year borough requirement. Why should anyone outside of this borough be given any of the limited housing stock?
Regulate landlords. Ban section 21's.
The Council should prioritise the residents that have lived here for over 10 years. There are homeless people here that have been placed by other boroughs and then become Havering's problem after 5 years. This needs to stop to allow ALL OUR ADULT CHILDREN the choice to stay here or buy a property elsewhere.
Just that in this period where everyone is struggling we should be made to realise we only use council properties for a short time only to help ourselves and then get out for the next family to help them.
The aims seem good, although you haven't specified exactly how the points system will work. Presumably, x points for each child, x points for time on the waiting list, x points for a health need etc.
I also think that some consideration should be given to people who are trying to help themselves, ie by working. I also think that everybody should be able to apply.
Additional housing should not be developed without the infrastructure to support the additional people. There is already enough pressure on local services, particularly the NHS. If this cannot be done then these
Do not sell off any council housing stock at discounted price. To ensure housing for the future and to ensure council tax payers do not help fund others allowing them to benefit from a cheap buying price and then to
The proposed changes need to be clear and easily understandable by Havering residents. The application process should be straight forward and help made available throughout the application process. We see many clients that struggle with the system and this means a lot of time people in need give up due to complexity of the application system.

Is there anything else you would like to add relating to the proposed Allocations scheme? - Please use this

Stop selling off council houses below cost
Stop selling off council houses full stop
Only allocate housing to those who haven't been evicted from another place
Can these housing proposals be discussed with students in local schools?
This would help them better understand how the housing conditions are in their local area.
Cater for residents that are British not from overseas who have paid nothing in to the UK system.
Maybe the high street banks should be encouraged to offer 100% mortgages which will help and motivate people to buy their own houses which will ultimately reduce the pressure on the council itself.
Do not remove the community contribution band and do not allow people who have not lived in Havering for only 3 years to join the list. This will make the list ridiculously busy and the demands for housing will be too high. Look after the long term residents of Havering, look after the residents who work in Havering I.
Why are the hundreds of flats so awful. I guess they will be ghettos within 10 years.
Existing long term residents of Havering should be given priority over applicants from inner London
Yes will the results of this survey be published.
No names as no GDPR has been requested nor signed.
It would be good to get the opinion of REAL Havering Residents and not those who are moving into the borough as an easy route to get a cheap Council property.
I totally disagree that you should be resident for 3 out of 6 years . It should be 6 out of 6 minimum.
To check on your new tenants, to make sure they are not causing anti social behaviour
I wish you luck.
I sincerely hope that the most vulnerable are protected by safety nets because otherwise people who are
My fear is that many families will be moved further down the list after many years of bidding.
I think it's better than the previous one
This seems to me to be a return to to the old way of property allocation and is far better than the current
Yes, families of children with special needs should be assessed and placed in accommodation that suits their needs. Not like me where my autistic ADHD child is stuck in a first floor maisonette with no access to a garden for outlet and thus they are jumping and banging on the poor old lady downstairs all day everyday!! I fell down the stairs twice and got seriously injured as a result of turning to take her bike downstairs for her
There should be no more Right to Buy. Council homes should be kept for those in need & not sold at discount to residents. It is unfair to those on the waiting list & unfair to those who aren't vulnerable but
This year I viewed a property. Because I declined as too expensive for me. I'm an OAP but my pensions exclude me from benefits. I was told because I had refused I cannot bid for a year. I feel this is discrimination
Fairness should be the object of this consultation. If residents and applicants can see fairness at the heart of the changes, these changes will be accepted by those on the waiting list and other residents of Havering
Yes, Leave it as it is
To be more flexible
I have given comments above. I know Havering are fighting a losing battle due to their finances and the huge demand for council accommodation- I do feel this new strategy may help residents but I am concerned how
You mentioned making it easier for the children of social tenants to get social housing. Why? People should be incentivised to stand on their own two feet and not expect ratepayers to subsidise them in perpetuity.
I have been in emergency housing for nearly 10 years and now I have disabilities I need adaption which can not been done and yet I'm still waiting on a council property which is not far this house could go to a family for an emergency plus the house is not energy efficient and landlord refusing to fix things and council can not
Points should be allocated to working households still, it keeps people in work and is a good incentive

<p>Families in low income should be a priority.</p> <p>Send families should be a priority and any medical issue.</p> <p>People want a house that they dont need to keep being threatned to leave.</p> <p>Rents need to match local housing rates or how can families even eat.</p> <p>3 years is better than 6 years. Where would a family relocate after 3 years.</p> <p>More lanlords that rent according to lhr .</p> <p>People need realistic options so they can have the bare minumum conditions of living in a decent way.</p>
<p>Do the right thing and start being accountable to your tenants.explain the corrupt behaviour that has been</p>
<p>To make officers very experience in all aspects of housing and new build and to the right back ground checks</p>
<p>Really think that the criteria for social housing needs to be tightened and not open to abuse as sure that many people currently living in social housing could well afford to move into their own property allowing those who need the social housing an opportunity to rent a property.</p>
<p>As with all things reviewing the system is essential. Also ensuring that properties are used by the tenants they are allocated to. Good standards of repairs offered in a timely manner</p>
<p>I have my own home but I feel for the younger generation many of whom have little chance of being able to afford even semi decent accommodation even if they are employed and working hard to provide for a family. The situation now seems impossible and only a massive increase in affordable social housing and a rethink of what accommodation should consist of can solve this. Also clarity of who can apply for social</p>
<p>The only way to offer the help that some people need is by being bold and stop being scared by a family that apply for housing using their children as a weapon. They can sort themselves out, be bold or they will never learn and you are not sending others like them the right message. Homeless, disabled and veterans cannot help themselves and they are unfortunately quiet. Be bold for them. Be proud to become a council that help</p>
<p>Domestic abuse victims, children leaving care system, armed forces veterans, people with disabilities should be prioritised as they are the most vulnerable in our society.</p>
<p>To make changes like your proposing you should wait until the next elections and put them in a manifesto rather than inviting people to comment. if you get feedback from 1% of the havering electorate I'd be</p>
<ol style="list-style-type: none"> 1) Create two registers (temporary accommodation register and permanent accommodation register). 2) Working families with evidence of 3 years in the borough and also with at least 3 years working should be allowed to join the permanent register. 3) Non- working household should allowed to join the temporary register 4) People who are in serious need (due to domestic abuse, house disrepair etc.) should be be moved to temporary accommodation and if they are working, should be allowed to join the permanent register and if they are not working, should enrol in temp. register. 5) People should be able to move from temp. to permanent if situation if they meet the criteria in future. 6) In both registers, there should be high level of openness and transparency
<p>I don't agree with it. Deport illegal immigrants and housing should be available to British citizens and British Born or the whole of the UK will turn into a third world concrete jungle. Inner London areas and barking and</p>
<p>Prioritise people born and raised here</p>
<p>The property next to where I am staying was rented by a family a few weeks ago (through the council) who have the sole purpose/idea of buying the house and selling it for a profit. They are clearly not in need. I don't understand why the housing market is in crisis/collapse and so many of us are homeless and yet the council are still giving a 3 bed house to a working couple who are gutting it ready for sale as soon as they can - I'm homeless and can't even bid on a 3 bed house. The council tenants who moved out of that property were</p>
<p>More help should be given to those trying to downsize other than using bidding site. Rules are too rigid and</p>
<p>The Council should prioritise the residents that have lived here for over 10 years.</p> <p>There are homeless people here that have been placed by other boroughs and then become Havering's problem after 5 years.</p> <p>This needs to stop to allow ALL OUR ADULT CHILDREN the choice to stay here or buy a property elsewhere.</p>

I feel that the allocation scheme should be looked into as there are certain properties that are not included in the stock for allocation before you start to make a new allocation scheme
Established penalties need to be set, so those that don't respect and keep rented property in good order are fined and evicted, ensuring the undeserving are penalised.
Many people do get annoyed when we hear of people that have been in a council accommodation for so long but could have either bought the property or gone into private dwelling. I would love to be in Council place with no worries about repairs or updating rooms. But like a responsible person I've saved and got a
Some properties could be made available by evicting problem tenants more quickly. It was a clause in my original tenancy agreement that I could be evicted if I was convicted of a criminal offence, but I have never
I feel that when it is advertised as for local people that, local should mean local.
No
Hurry up and build new homes for the long waiting residents in emergency housing which is no fault of their own mine was due to domestic violence and even though I'm still having threats from my ex they want me to go through that hell again and go into another emergency housing and then my landlord wanted his property
<p>1. Residency criteria</p> <p>Majority of the CAH members who responded to the proposal agree with the residency changes, as often 6 continuous years is onerous for our clients.</p> <p>Some concerns were raised for people who are re-housed in a temporary accommodation by the council in a different Local Authority - it needs to be made clearer how these residents will be able to access the Housing register as they will not be living in Havering at the point of application. YMCA residents for example.</p> <p>Other members of staff expressed concerns that if the criteria is reduced, residents cannot just move to the area and expect to be given social housing accommodation. The main concern here is that LA won't be able to manage applicant's expectations as so many people will go on the register but in reality, there is not much LA can offer.</p>
<p>2. Income threshold</p> <p>Divided opinion here, however, the majority of our staff disagree with complete removal of income threshold. Residents on a high income potentially have more housing options available to them - rental or right to buy.</p> <p>Removing the income criteria would enable people who are not as in need financially to be eligible for social housing, removing the whole purpose of social housing itself. We do not have enough social housing stock already and this could make it much more difficult for those on the lowest incomes to be placed in appropriate properties.</p>
Instead you could consider increasing the cap on income's to reflect the increase in price for private rented
I don't know how you can possibly house all of the people that need housing. So my fear is that with a points based system based on need so many points or needs are required to be housed hardly anyone with normal

Housing Allocations Scheme 2023

<https://consultation.havering.gov.uk/housing/copy-of-housing-allocations-scheme-2023>

This report was created on Wednesday 06 December 2023 at 11:32

The activity ran from 07/09/2023 to 30/11/2023

Responses to this survey: **99**

1: What is your name?

Name:

There were 95 responses to this part of the question.

2: What is your email address?

Email:

There were 93 responses to this part of the question.

3: What is your contact phone number?

Telephone:

There were 87 responses to this part of the question.

4: Which of the following applies to you?

Responder type

There were 99 responses to this part of the question.

Option	Total	Percent
Council tenant	25	25.25%
Private renter	15	15.15%
Homeowner / leaseholder	44	44.44%
Private landlord	2	2.02%
Letting agent	0	0.00%
Housing Association	7	7.07%
Third sector charity / voluntary organisation	2	2.02%
Statutory organisation (e.g. NHS, NELFT)	0	0.00%
Other public sector	0	0.00%
Business	0	0.00%

Other (If other, please specify)	4	4.04%
Not Answered	0	0.00%

If 'Other', please specify:

There were 6 responses to this part of the question.

5: Please indicate here if you do NOT wish us to retain your contact details for further consultation and feedback purposes.

Contact consent

There were 98 responses to this part of the question.

Option	Total	Percent
Yes, I agree you can contact me	63	63.64%
No, I don't agree you can contact me	35	35.35%
Not Answered	1	1.01%

6: Do you agree with this aim to make best use of social housing stock by supporting those most in need?

Aim 1 - right aim?

There were 98 responses to this part of the question.

Option	Total	Percent
Yes	75	75.76%
No	23	23.23%
Not Answered	1	1.01%

Please use this space to add any comments:

There were 61 responses to this part of the question.

7: Has this aim been achieved through the proposed Allocations Points Scheme?

Aim 2 - aim met?

There were 92 responses to this part of the question.

Option	Total	Percent
Yes	46	46.46%
No	46	46.46%
Not Answered	7	7.07%

Please use this space to add any comments:

There were 50 responses to this part of the question.

8: Has this aim been achieved through the proposed Allocations Scheme?

Aim 3 - aim met?

There were 93 responses to this part of the question.

Option	Total	Percent
Yes	44	44.44%
No	49	49.49%
Not Answered	6	6.06%

Please use this space to add your comments:

There were 49 responses to this part of the question.

9: Has this aim been achieved through the proposed Allocations scheme?

Aim 4 - aim met?

There were 90 responses to this part of the question.

Option	Total	Percent
Yes	40	40.40%
No	50	50.51%
Not Answered	9	9.09%

Please use this space to add any comments:

There were 40 responses to this part of the question.

10: Has this aim been achieved through the proposed Allocations scheme?

Aim 4 - aim met?

There were 90 responses to this part of the question.

Option	Total	Percent
Yes	47	47.47%
No	43	43.43%
Not Answered	9	9.09%

Please use this space to add any comments:

There were 38 responses to this part of the question.

11: Do you think the council should be developing low cost home ownership options, such as shared ownership, as well as rent homes? Are there other housing options we need to consider?

Building low cost homes

There were 96 responses to this part of the question.

Option	Total	Percent
Yes	72	72.73%
No	24	24.24%
Not Answered	3	3.03%

Please use this space to add any comments:

There were 55 responses to this part of the question.

12: Is there anything else you would like to add relating to the proposed Allocations scheme?

Please use this space to add any comments:

There were 54 responses to this part of the question.

13: Do you have any further comments or suggestions?

Please use this space to add any comments:

There were 53 responses to this part of the question.

14: Gender

Gender

There were 96 responses to this part of the question.

Option	Total	Percent
Man	25	25.25%
Woman	64	64.65%
Gender Neutral / Agender	0	0.00%
Trans Woman	0	0.00%
Trans Man	0	0.00%
Non-Binary	1	1.01%
Other	6	6.06%
Not Answered	3	3.03%

15: Relationship Status

Relationship Status

There were 96 responses to this part of the question.

Option	Total	Percent
Single	27	27.27%
Married	38	38.38%
Civil Partnership	0	0.00%
Co-habiting	6	6.06%
Widowed	9	9.09%
Prefer not to say	12	12.12%
Other	4	4.04%
Not Answered	3	3.03%

Relationship other

There were 2 responses to this part of the question.

16: Age

Age

There were 96 responses to this part of the question.

Option	Total	Percent
Under 18	0	0.00%
18-24	0	0.00%
25-34	8	8.08%
35-44	22	22.22%
45-54	12	12.12%
55-64	19	19.19%
65-74	20	20.20%
75-84	4	4.04%
85+	1	1.01%
Prefer not to say	10	10.10%
Not Answered	3	3.03%

17: Sexual Orientation

Sexual Orientation

There were 94 responses to this part of the question.

Option	Total	Percent
Bisexual	2	2.02%
Gay	1	1.01%
Hetrosexual (straight)	70	70.71%
Lesbian / Gay Woman	2	2.02%
Prefer not to say	18	18.18%
Other	1	1.01%
Not Answered	5	5.05%

Other Sexual Orientation

There were 4 responses to this part of the question.

18: Faith, Religion or Belief

Religion

There were 95 responses to this part of the question.

Option	Total	Percent
Christian	47	47.47%
Muslim	0	0.00%
Jewish	0	0.00%
Hindu	1	1.01%
Buddhist	1	1.01%
Sikh	0	0.00%
No Religion	21	21.21%
Prefer not to say	22	22.22%
Other	3	3.03%
Not Answered	4	4.04%

Other Religion

There were 3 responses to this part of the question.

19: Are you pregnant or have you given birth in the last 26 weeks?

Pregnant

There were 94 responses to this part of the question.

Option	Total	Percent
Yes	3	3.03%
No	81	81.82%
Prefer not to say	10	10.10%
Not Answered	5	5.05%

20: Do you have unpaid responsibility for a child as a parent / guardian etc.?

Childcare responsibilities

There were 96 responses to this part of the question.

Option	Total	Percent
Yes	25	25.25%
No	59	59.60%
Prefer not to say	12	12.12%
Not Answered	3	3.03%

Full or Part time childcare

There were 24 responses to this part of the question.

Option	Total	Percent
Full-time	17	17.17%
Part-time	7	7.07%
Not Answered	75	75.76%

Age of child/children

There were 28 responses to this part of the question.

Option	Total	Percent
Aged 0 to 4 (preschool)	7	7.07%
Aged 5 to 10 (primary)	17	17.17%
Aged 11 to 18 (secondary)	15	15.15%
Not Answered	71	71.72%

21: Are you a British / United Kingdom citizen or national?

British Citizen

There were 97 responses to this part of the question.

Option	Total	Percent
Yes	86	86.87%
No	4	4.04%
Prefer not to say	7	7.07%
Not Answered	2	2.02%

Citizenship and Nationality

There were 6 responses to this part of the question.

Option	Total	Percent
EU National	3	3.03%
EEA National	0	0.00%
Indefinite Leave to remain/enter	2	2.02%
Refugee	0	0.00%
Asylum Seeker	0	0.00%
Other	1	1.01%
Not Answered	93	93.94%

Other Nationality

There were 2 responses to this part of the question.

22: Ethnic origin is not about nationality, place of birth or citizenship. It is about the group to which you perceive you belong.

White

There were 68 responses to this part of the question.

Option	Total	Percent
White - British	59	59.60%
White - Irish	0	0.00%
White - Gypsy or Irish Traveller	0	0.00%
White - European	6	6.06%
Other - White background	3	3.03%
Not Answered	31	31.31%

Mixed/multiple groups

There were 6 responses to this part of the question.

Option	Total	Percent
Mixed/multiple groups - White and Black Caribbean	2	2.02%
Mixed/multiple groups - White and Black African	1	1.01%
Mixed/multiple groups - White and Asian	0	0.00%
Mixed/multiple groups - Other mixed background	3	3.03%
Not Answered	93	93.94%

Asian/Asian British

There were 2 responses to this part of the question.

Option	Total	Percent
Asian/Asian British - Indian	1	1.01%
Asian/Asian British - Pakistani	1	1.01%
Asian/Asian British - Bangladeshi	0	0.00%
Asian/Asian British - Chinese	0	0.00%
Asian/Asian British - Other Asian background	0	0.00%
Not Answered	97	97.98%

Black/Black British

There were 3 responses to this part of the question.

Option	Total	Percent
Black/Black British - African	3	3.03%
Black/Black British - Caribbean	0	0.00%
Black/Black British - Any other Black/African/Caribbean background	0	0.00%
Not Answered	96	96.97%

Other ethnic group

There was 1 response to this part of the question.

Option	Total	Percent
Other ethnic group - Arab	0	0.00%
Other ethnic group - Prefer not to say	0	0.00%
Other ethnic group - Other ethnic group	1	1.01%
Not Answered	98	98.99%

Prefer not to say ethnicity

There were 14 responses to this part of the question.

Option	Total	Percent
Yes	14	14.14%
No	85	85.86%

Other Ethnicity

There were 3 responses to this part of the question.

23: Do you consider yourself to have a disability, impairment or health condition?

Disability

There were 96 responses to this part of the question.

Option	Total	Percent
Yes	35	35.35%
No	51	51.52%
Prefer not to say	10	10.10%
Not Answered	3	3.03%

Impairment

There were 33 responses to this part of the question.

Option	Total	Percent
Sensory - e.g. mild deafness; partially sighted; blindness	7	7.07%
Physical - e.g. wheelchair user	7	7.07%
Mental Illness - e.g. bi-polar disorder; schizophrenia; depression	14	14.14%
Development or Educational - e.g. autistic spectrum disorders (ASD); dyslexia and dyspraxia	7	7.07%
Learning Disability / Condition - e.g. Down's syndrome; Cerebral palsy	1	1.01%
Long-term Illness / Health Condition - e.g. cancer, HIV, diabetes, chronic heart disease, stroke	15	15.15%
Other	4	4.04%
Not Answered	66	66.67%

Other Impairment

There were 6 responses to this part of the question.

Housing Allocation Scheme

Equality and Health Impact Assessment (EqHIA)

Document control

Title of activity:	Housing Allocation Scheme
Lead officer:	Darren Alexander, Assistant Director, Housing Demand
Approved by:	Patrick Odling-Smee, Director, Living Well
Authors:	Kwabena Obiri, Housing Choice & Applications Manager
Date completed:	15/01/24
Scheduled date for review:	January 2025

Did you seek advice from the Corporate Policy & Diversity team?	
Did you seek advice from the Public Health team?	
Does the EqHIA contain any confidential or exempt information that would prevent you publishing it on the Council's website?	No

1. Equality & Health Impact Assessment checklist

About your activity

1	Title of activity	Housing Allocation Scheme		
2	Type of activity	Policy Housing lettings		
3	Scope of activity	<p>This policy applies to new applicants, (including homeless households), and to existing tenants transferring from one property to another.</p> <p>The Housing Act 1996, (as amended by the Homelessness Act 2002, the Localism Act 2011 and the Homelessness Reduction Act 2017), requires local authorities to make all housing allocations and nominations in accordance with a Housing Allocation policy.</p> <p>A summary of this Housing Allocation policy must be published and made available free of charge to any person who asks for a copy.</p>		
4a	Are you changing, introducing a new, or removing a service, policy, strategy or function?	Yes	If the answer to <u>any</u> of these questions is 'YES', please continue to question 5 .	If the answer to <u>all</u> of the questions (4a, 4b & 4c) is 'NO', please go to question 6 .
4b	Does this activity have the potential to impact (either positively or negatively) upon people (9 protected characteristics)?	Yes		
4c	Does the activity have the potential to impact (either positively or negatively) upon any factors which determine people's health and wellbeing?	Yes		

Completed by:	Kwabena Obiri, Choice and Applications Manager
Date:	15/01/24

How this policy will impact on people?

Background

Social housing is provided by social landlords – generally, local authorities or housing associations. However, it has been clear for some time that housing supply is not keeping up with

demand. Affordable housing however is broader and includes all housing that has received a public subsidy or grant in its development.

Demand for social housing in Havering significantly exceeds the number of properties available. In the financial year 2022-23, only one in every 5 households on the housing register had a realistic prospect of getting social housing. This policy sets out how the Council will prioritise access to the available housing.

Purpose of this policy

The Housing Act 1996 Part VI requires local authorities to give reasonable preference in the way they allocate their available social housing.

The purpose of this policy is to clearly explain how Havering Council, (“the Council”), decides how available social housing is allocated. It sets out the Council’s eligibility, qualifying and housing need criteria to ensure priority is fairly assigned and allocated to households in the greatest need. It also sets out how the Council will enable access to other forms of affordable housing such as shared ownership and intermediate rented housing.

Aims of this policy

The aims of this policy are to:

- ensure that we make the best possible use of the social housing stock;
- provide housing that is suitable to the specific needs and requirements of households;
- prioritise households that have been assessed to be in most need and to those who make a positive contribution to our community;
- help build sustainable communities and neighbourhoods, and
- ensure social and affordable housing is allocated in a clear, fair and transparent manner.

Scope of this policy

This policy applies to new applicants, (including homeless households), and to existing tenants transferring from one property to another.

The Housing Act 1996, (as amended by the Homelessness Act 2002, the Localism Act 2011 and the Homelessness Reduction Act 2017), requires local authorities to make all allocations and nominations in accordance with an Allocation Scheme. A summary of the Allocations Scheme must be published and made available free of charge to any person who asks for a copy.

This document is available on the Council’s website: www.havering.gov.uk and paper copies will be provided on request.

The Housing Act 1996 (as amended) requires local authorities to give reasonable preference in their allocations policies to people with high levels of assessed housing need. The main groups are:

- People who are homeless as defined by the Housing Act 1996, Part 7;
- People who are owed a duty by any local housing authority under section 190(2), 193(2) or 195(2) (or under section 65(2) or 68(2) of the Housing Act 1985), or who are occupying accommodation secured by any such authority under section 192(3);
- People occupying insanitary or overcrowded housing, or who are otherwise living in unsatisfactory conditions;
- People who need to move on medical or welfare grounds (including any grounds relevant to a disability); and

- People who will suffer hardship to themselves or to others if they are unable to move to a particular locality or district.

In addition to the above, the Council also exercises its statutory discretion to grant additional preference and/or to determine priority between applicants with reasonable preference. Applicants in reasonable preference categories makeup around 82% of the Council’s housing register – comparatively reasonable preference made up around 62% of all Council allocations in 22/23, contributing to 310 of 502 lets. Whilst there is slightly larger demand for accommodation than supply for applicants of reasonable preference, the figures show that they are overall treated fairly, contributing to just under two-thirds of all Council lets.

The Act also requires local authorities to state within the policy what its position is on offering applicants a choice of housing accommodation, or offering them the opportunity to express preference about the housing accommodation to be allocated to them.

The current policy was agreed by the Cabinet in 2021 and since then there have been a change in administration - the review has been conducted to ensure that the policy meets with current legislation and guidance.

In summary – the proposed key changes

The new, Housing Allocation Policy will introduce the following key changes:

1. Qualification Criteria

- **3 out of 6 years continuous residency:**

In order fulfil the Council’s qualification criteria to join the Housing Register, an applicant will be required to demonstrate a continuous residency three out of six years in the borough of Havering.

2. Points Based Award Scheme

Change from the banding system under the current policy to a points based award system which reflect their current housing circumstances. Points are totalled to evaluate the applicant’s’ relative housing priority.

Who will be affected by the activity?	
Applicants to the Havering Council Housing Register to seek housing.	
Protected Characteristic - Age	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: Neutral</p> <p>This policy states an Age qualification for applicants to be placed on the Council’s Housing Register. This is:</p> <p><u>Age - Applicants must be 18 years of age or over</u></p> <p>The Council will not normally grant a tenancy to anyone under the age of 18 years unless another adult is prepared to act as their guarantor and agrees to cover the rent or any arrears.</p> <p>Exception: The age qualification criterion will not apply where a young person, aged under 18 years, is owed a duty under current legislation, but is unable to access suitable</p>	

	<p>accommodation other than by being given an offer of council or housing association accommodation. In exceptional circumstances, the Council can grant permission to occupy a property to an applicant under 18 years by means of an Equitable Agreement.</p> <p>The policy therefore is inclusive of all eligible persons and does not discriminate on the basis of age, except in the case where persons are under 18 years old and in which case exemption is made according to the duty owed to some young people under legislation as stated above.</p> <p>Applicants to sheltered housing will not be affected by the residency criteria. There is also an exemption for those households that need to give or receive care.</p>
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Evidence:

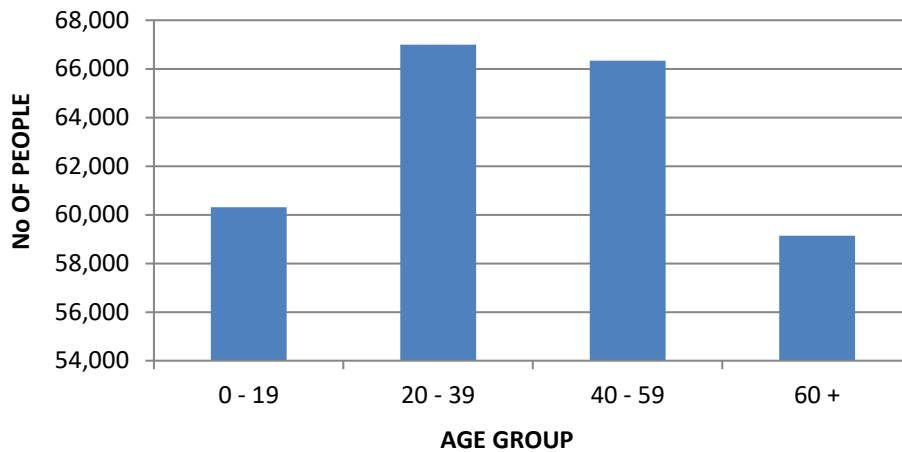
Declining mortality rates mean higher life expectancies.

A newborn male baby in the UK today can expect to live for 79.2 years and a girl to 82.9 years, with 22.6% of newborn boys and 28.3% of newborn girls projected to live to 100 years old¹.

- Havering has the oldest population in London with a median age of 40 years, as recorded in the 2011 census.
- The life expectancy at age 65 years in Havering is 19 years for males and 21.7 years for females. The life expectancy at birth for people living in Havering is 80.2 years for males and 83.9 years for females.
- From 2011 to 2016, Havering experienced the largest net inflow of children across all London boroughs. 4,580 children settled in the borough from another part of the United Kingdom during that five-year period.
- It is projected that the largest increases in population up to 2033 will occur in the following age brackets; children (0-17 years), and older people age groups (65 years and above).

¹ Article: 'Living longer; how our population is changing and why it matters' (Office for National Statistics, August 2018)

HAVERING - BY AGE GROUP



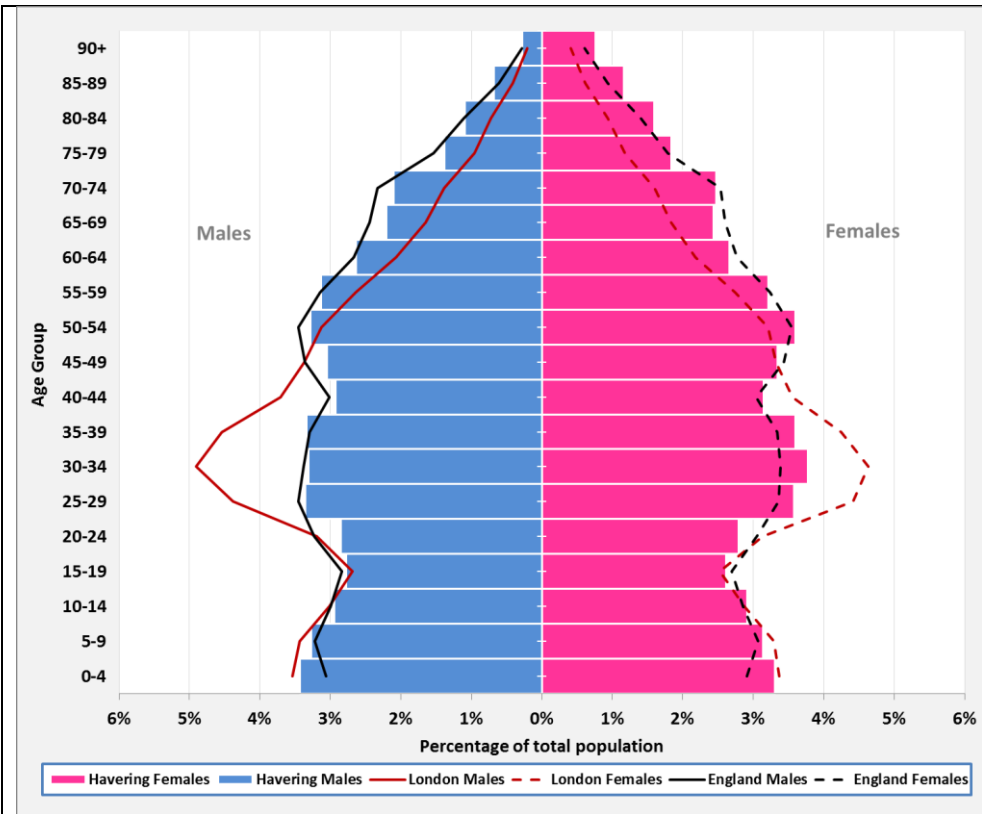
The Havering population is estimated to be 257,810 (ONS, 2018). The table below gives a breakdown by five year age bands and gender.

Age Band (Years)	Male	Female	Persons
00-04	8,850	8,520	17,370
05-09	8,429	8,081	16,510
10-14	7,595	7,503	15,098
15-19	7,166	6,743	13,909
20-24	7,351	7,198	14,549
25-29	8,642	9,220	17,862
30-34	8,526	9,742	18,268
35-39	8,614	9,268	17,882
40-44	7,542	8,125	15,667
45-49	7,868	8,624	16,492
50-54	8,460	9,279	17,739
55-59	8,072	8,290	16,362
60-64	6,806	6,860	13,666
65-69	5,696	6,272	11,968
70-74	5,417	6,379	11,796
75-79	3,561	4,741	8,302
80-84	2,817	4,121	6,938
85-89	1,747	3,000	4,747
90+	719	1,966	2,685
All Ages	123,878	133,932	257,810

Havering has the oldest population in London with a median age of 39 years. There are approximately 60,102 persons aged 65 and over in Havering. This is more than a fifth of the whole population (23.3%).

Figure 1 below shows a much older age structure for the population of Havering compared to London but similar to England.

Figure 1 : Havering, England and London Mid-2018 Population Pyramid



Data source: ONS 2018 Mid-year population estimates.

The increased age of residents within Havering could see mean that there is an increased pressure for smaller or sheltered type properties.

Sources used:

- This is Havering 2019/20 version 4.4, Public Health Intelligence
- ONS 2018 Mid-year Population Estimates

Protected Characteristic - Disability

Please tick (✓) the relevant box:

Positive

Neutral

Negative

Overall impact: Positive

This policy decides on applicants cases based on a number of criteria, including an applicant’s health and consequent housing need priority. The policy states:

MEDICAL

The medical element of the assessment is based on whether the applicant’s health, or a member of their household’s health, would improve by moving to alternative accommodation. Consequently, medical priority is awarded according to the extent to which the health or welfare of one or more members of the applicant’s household, is affected by their current housing conditions and the expected benefits of providing suitable alternative housing.

Applicants are asked to complete a Medical Assessment Form. A Housing Assessment Officer will consider the information supplied by

	<p>the applicant, along with any further and necessary information supplied by other parties such as health professionals and housing officers.</p> <p>Applicants claiming to have a severe and enduring mental illness will need to demonstrate that they currently have, or have recently had, access to Havering Mental Health Services.</p> <p>Depending on the circumstances, medical priority points can be awarded on a scale of 25-75. The following table is used as a guide to how medical priority is determined:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><i>Medical Condition Classification</i></th> <th style="text-align: center;"><i>Points</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><i>High</i></td> <td style="text-align: center;"><i>75</i></td> </tr> <tr> <td style="text-align: center;"><i>Moderate</i></td> <td style="text-align: center;"><i>50</i></td> </tr> <tr> <td style="text-align: center;"><i>Low</i></td> <td style="text-align: center;"><i>25</i></td> </tr> </tbody> </table> <p>Applicants who clearly have an urgent need to move because they have a critical medical condition, or very serious disability, will be awarded 75 points. These points will be awarded in consideration of any other housing need points the applicant may be eligible for.</p> <p>Therefore, the policy makes due consideration of the disability and/or severe health issues of an applicant and provides a bespoke service to consider an individual's health circumstances in deciding their Housing Register application. This should improve the outcomes for disabled applicants.</p>	<i>Medical Condition Classification</i>	<i>Points</i>	<i>High</i>	<i>75</i>	<i>Moderate</i>	<i>50</i>	<i>Low</i>	<i>25</i>
<i>Medical Condition Classification</i>	<i>Points</i>								
<i>High</i>	<i>75</i>								
<i>Moderate</i>	<i>50</i>								
<i>Low</i>	<i>25</i>								

Evidence:

- In 2017, 3,506 adults (aged 18-64 years) were estimated to be living with serious physical disabilities in Havering.
- The estimated rate of serious physical disabilities in Havering (2,323 per 100,000 population aged 18-64 years) is similar to England but significantly higher than London average. It is one of the highest rates within London local authorities (see Figure 22). One of the key reasons for this is likely to be due to the relatively older population in Havering compared to other London boroughs.

Please note: Rate per 100,000 calculation uses mid 2016 population.

The following shows the prevalence of various disabilities in Havering:

Table 1: Number of people aged 18-64 with disabilities in Havering by age band, 2020

Age band	Number with learning disability	Number with Impaired mobility	Number with serious visual impairment	Number with moderate or severe, or profound hearing impairment
18-24	519	192	12	347
25-34	911	366	24	791
35-44	882	1,790	23	1,652
45-54	792	1,685	22	4,271
55-64	721	4,438	21	8,143
18-64	3,824	8,471	102	15,204

Table 2: Number of people aged 18-64 with mental health problems in Havering, 2020

Mental health problem	Number
Common mental disorder	29,906
Borderline personality disorder	3,796
Antisocial personality disorder	5,184
Psychotic disorder	1,100
Two or more psychiatric disorders	11,327

Table 3: Number of people aged 65 & over unable to manage at least one mobility activity on their own in Havering, 2020

Age band	Number
65-69	1,023
70-74	1,642
75-79	1,506
80-84	1,740
85 and over	3,410
65 and over	9,321

Table 4: Disabled population with medical needs

Band	Medical Type	Total	% of Register
1	<i>Special Needs</i>	12	0
	<i>Severe Medical</i>	11	0
2a	<i>Disability</i>	136	5
3	<i>Moderate Medical</i>	44	2

Sources used:

This is Havering (2018)

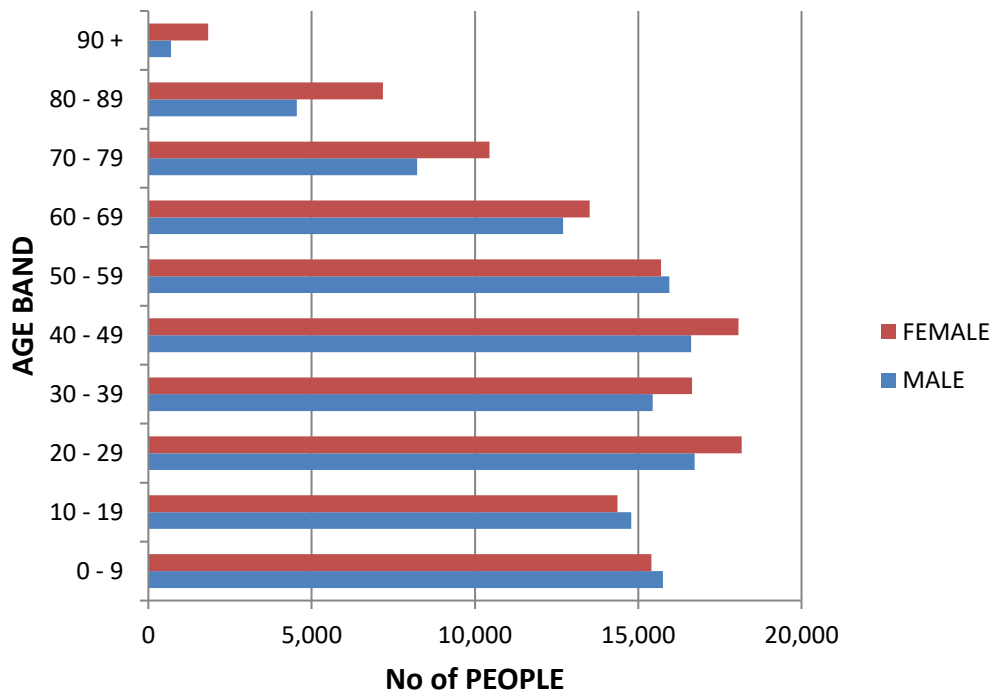
Projecting Older People Population Information: <https://www.poppi.org.uk/index.php>

Projecting Adults Needs and Services Information: <https://www.pansi.org.uk/>

Protected Characteristic - Sex/gender	
Please tick (✓) the relevant box:	
Positive	<input checked="" type="checkbox"/>
Neutral	<input type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: Positive</p> <p>This policy changes will be positive for households.</p> <p>The majority of applicants on the housing register are from women headed households, mainly due to the higher levels of poverty in such households. The split in the income thresholds between families and single people will mean that lower paid single women and single parents will not be discriminated against.</p> <p>The increase in priority for households suffering domestic abuse will also have a positive impact on women, who are more likely than men to be the victims of abuse.</p> <p>There is a negative impact of the residency criteria policy that will affect women only headed households who cannot undertake community contributions due to childcare responsibilities.</p>	

Evidence:

HAVERING POPULATION
- BY GENDER AND AGE BAND



Gender	Total	% of Register
Male	589	22
Female	1990	78
Total	2579	100

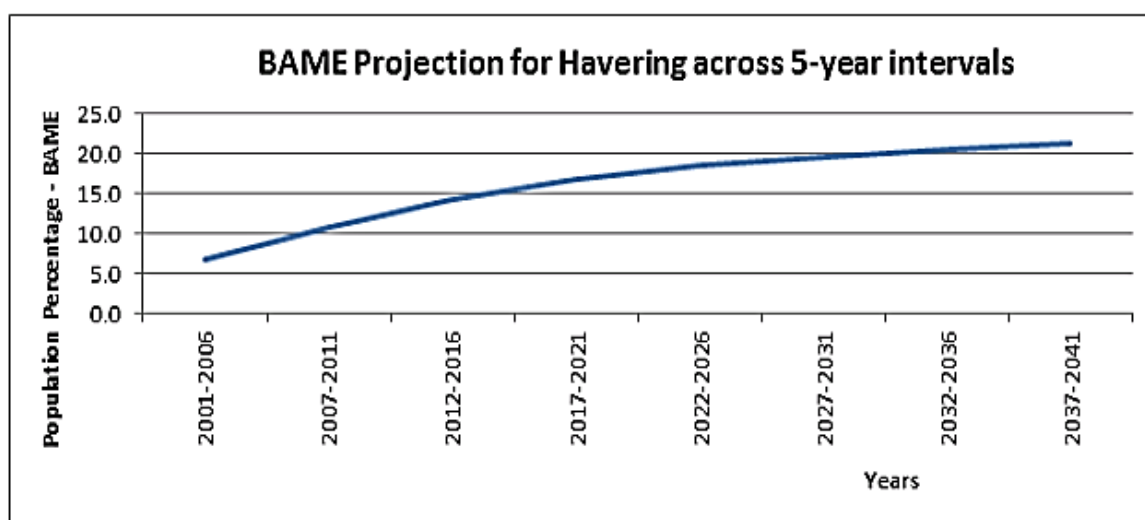
Sources used:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates>

Protected Characteristic - Ethnicity/race	
<i>Please tick (✓) the relevant box:</i>	
Positive	<p>Overall impact: Negative</p> <p>This policy offers an ethnicity neutral approach to making decision on the allocation of housing.</p>
Neutral	✓
Negative	<p>There are no proposed changes to the residency criteria which may impact in terms of this protected characteristic.</p> <ul style="list-style-type: none"> • Exception (Travelers & Refugees) - Overall impact would be neutral/positive for applicants of traveller background or refugee status with no sizable advantage gained from the reduction of residency for applicants requiring family accommodation as there would still be extended waiting periods in their elevated banding. Single or Coupled applicants of refugee or traveller backgrounds stand to benefit from a reduction in residency with greater opportunities of success for 1 bed permanent accommodation. • Persons who fall within the statutory 'reasonable preference' groups: <ul style="list-style-type: none"> - people who are homeless (within the meaning of Part 7); - people who are owed a duty by any local housing authority under section 190(2), 193(2) or 195(2) (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by any such authority under section 192(3); - people occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions; - people who need to move on medical or welfare grounds (including any grounds relating to a disability); and - people who need to move to a particular locality in the district of the Council, where failure to meet that need would cause hardship (to themselves or to others).

Evidence:

- Havering is one of the most ethnically homogenous boroughs in London, with 83% of its residents recorded as 'White British' in the 2011 census; higher than both London and England.
- However, the ethnically homogenous characteristic of Havering is gradually changing due to its growing cultural diversity.
- The Borough's white population is projected to decrease from the current 84% to 78% in 2032.
- The BAME population, notably those from Black African heritage (though many of whom are likely to be British born) is projected to increase from 4.1% in 2017 to 5.3% of the Havering population in 2032



According to the GLA ethnic projections (2020) There are approximately 40,500 (18%) people from BAME groups living in Havering, the majority being black Africans (11,700, 4.5%).

Table 1: The GLA ethnic population projections 2020

Ethnic Group	Male	Female	Persons
White British	94,850	101,950	196,810
White Irish	1,320	1,620	2,940
Other White	7,280	7,330	14,610
White & Black Caribbean	1,900	1,840	3,740
White & Black African	710	780	1,490
White & Asian	890	860	1,750
Other Mixed	900	920	1,820
Indian	4,050	4,530	8,590
Pakistani	1,290	1,510	2,810
Bangladeshi	1,190	1,140	2,340
Chinese	610	1,010	1,620
Other Asian	1,980	2,120	4,110
Black African	5,270	6,430	11,700
Black Caribbean	2,090	1,940	4,030
Other Black	790	970	1,760
Arab	290	220	510

Other Ethnic Group	660	570	1,220
Total	126,070	135,740	261,850

Table 2: Housing Register by Ethnicity

Racial Classification		Housing Register	
Race	Ethnicity	Total	% of register
White	British	1493	58
	Irish	17	1
	Other	117	5
BAME	Chinese	3	0
	Asian Bengali	34	1
	Asian Indian	20	1
	Asian Other	40	2
	Asian Pakistani	28	1
	Black African	268	10
	Black Caribbean	63	2
	Black Other	34	1
	Gypsy/Irish Traveler	2	0
	White & Asian	8	0
	White & Black African	30	1
	White & Black Caribbean	50	2
	Other Arab	12	0
	Other Mixed	25	1
	Other	11	0
No response	Blank/Refused	324	12
		2579	

2.3.2 (j) Exception (Travelers/Refugees) - a reduction in residency criteria appears to have no significant advantage to applicants of traveler background. From data sourced from P1E records, shows the number of accepted homeless cases under Part 7 between 2016-18 for travelers were as follows:

Table 3: Accepted homeless cases for applicants of traveler/gypsy background 2016-18

Year	Total
2016	0
2017	0
2018	0

For the year 19/20 data sourced from HCLIC showed there were five known traveler cases investigated under part 7 with one case accepted under s.193 main duty. Accepted applications to the housing register did not fare better for applications from travelers with one application made in 2019 and zero acceptances to the register between 2016 and year-end 2020. This appears to suggest there is very little in the way of housing demand from the travelling community.

Table 4: Accepted applicants from traveler/Gypsy community to the housing register

Year	Status	Homeless	Banding	Bed Need	Rehoused
2022	Traveler	Yes	2c	3	No
2022	Traveler	Yes	2a	2	No

Opportunities for non-UK residents/asylum seekers appear to be relatively neutral to positive dependent on bedroom size required. Data obtained shows that between 2016-20 eight households were granted homeless decisions under s.193 of HA96. Of these eight households five went on to apply and become accepted on the housing register.

Figures published by the MHCLG show:

- in London, Black Caribbean households were over-represented in new social housing lettings (accounting for 11.2% of new lettings, compared with 4.3% of the population), as were Black African households (15.2% of lettings, compared with 6.6% of the population)
- in London, White British households were under-represented in new social housing lettings (accounting for 37.0% of new lettings, compared with 45.4% of the population), as were Other White households (7.5% of lettings, compared with 13.2% of the population) and Asian Indian households (2.0% of lettings, compared with 6.9% of the population). This reflects the higher levels of poverty and housing needs amongst BAME populations.

The table below shows the lettings to BAME and non-BAME communities in Havering in 2016 compared to the national average (England). This is the latest year that figures are available.

Table 5. Social Housing Letting 2016/17

	White			Other than White		
	%	Social housing lettings	Population estimate (2016)	%	Social housing lettings	Population estimate (2016) %
Havering	83.7	518	88.3	16.3	101	11.7
Average England	87.4	783	89.8	12.6	152	10.2
Average London	49.1	424	62.1	50.9	492	37.9

<https://www.ethnicity-facts-figures.service.gov.uk/housing/social-housing/new-social-housing-lettings/latest>

This shows that under the current policy non-white households accounted for 16.3% of the social housing lettings in Havering (compared to 50% in London and 12.6% nationally). Non-white households however made up 11.7% of the Havering population (compared to 37.9% in London and 10.2% nationally). In Havering 21% of applicants on the housing register are from non-white ethnicity (see Table 2) however they only received 16.3% of lettings.

Protected Characteristic - Religion/faith		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Neutral
Positive	<input type="checkbox"/>	This policy offers a religion/faith neutral approach to making decision on the allocation of housing. The Policy will be carried out with an emphasis on equality of treatment.
Neutral	<input checked="" type="checkbox"/>	
Negative	<input type="checkbox"/>	
Evidence:		
Most recent available data (Census 2011) shows the majority of Havering residents are Christians.		
Table 7: Religion and Belief 2011 Census, Havering		
Faith	Number	%
Christian	155,597	65.6%
Buddhist	760	0.3%
Hindu	2,963	1.2%
Jewish	1,159	0.5%
Muslim	4,829	2.0%
Sikh	1,928	0.8%
Other Religion	648	0.3%
No Religion	53,549	22.6%
No Response	15,799	6.7%
Totals	237,232	100%
Sources used:		
Census 2011		

Protected Characteristic - Sexual orientation		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Neutral
Positive	<input type="checkbox"/>	This policy offers a sexual orientation neutral approach to making decision on the allocation of housing. The Policy will be carried out with an emphasis on equality of treatment.
Neutral	<input checked="" type="checkbox"/>	
Negative	<input type="checkbox"/>	It is not necessary for residents to disclose their sexual orientation therefore a neutral impact is expected.
Sources used:		
There is insufficient evidential information at this time as to whether the impact on this protected characteristic will be positive or negative. It is currently envisaged that there will be neutral impact at the least.		

Protected Characteristic - Gender reassignment	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: Neutral</p> <p>This policy offers a gender reassignment neutral approach to making decision on the allocation of housing. The Policy will be carried out with an emphasis on equality of treatment.</p>	
<p>Evidence:</p> <p>The Equality Act 2010 says employees must not be discriminated against in employment for being married or in a civil partnership.</p> <p>In the Equality Act marriage and civil partnership means someone who is legally married or in a civil partnership. Marriage can either be between a man and a woman, or between partners of the same sex. Civil partnership is between partners of the same sex.</p> <p>Marriages and registration of civil partnerships in the UK are currently suspended due to the COVID-19 pandemic.</p>	
<p>Sources used:</p> <p>https://www.equalityhumanrights.com/en/advice-and-guidance/marriage-and-civil-partnership-discrimination</p>	
Protected Characteristic - Marriage/civil partnership	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: Neutral</p> <p>This policy offers a marriage/civil partnership neutral approach to making decision on the allocation of housing. The Policy will be carried out with an emphasis on equality of treatment. The policy will support households regardless of their marital status</p>	
<p>Evidence: There is insufficient evidential information at this time as to whether the impact on this protected characteristic will be positive or negative. It is currently envisaged that there will be neutral impact at the least.</p>	

Protected Characteristic - Pregnancy, maternity and paternity	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: Neutral</p> <p>This policy offers a pregnancy, maternity and paternity neutral approach to making decision on the allocation of housing. The Policy will be carried out with an emphasis on equality of treatment.</p>	

Evidence: There is insufficient evidential information at this time as to whether the impact on this protected characteristic will be positive or negative. It is currently envisaged that there will be neutral impact at the least. The changes proposed in the new policy will not impact this group.

Health & Wellbeing

Please tick (✓) all the relevant boxes that apply:

Overall impact: Neutral

Positive

Do you consider that a more in-depth HIA is required as a result of this brief assessment? No ✓

Neutral

✓

The process of reviewing this policy will assist the Council in ensuring that accommodation occupied by the tenants meets their housing needs. Housing plays a key role in the health and well-being of residents. Overcrowding of accommodation can lead to health issues and family disputes. Evidence detailed below demonstrates that this is a real problem in Havering. The review process will identify and enable the Council to allocate social housing to those in the greatest need.

Negative

Where resources permit, and eligibility for social housing remains, the Council will look to housing tenants in accommodation that meets the tenants needs, either in council stock or through the use of reciprocal and nomination agreements with registered providers with whom the Council works in partnership.

Similarly, reviews of this policy will also indicate in terms of disability where the tenant's current home is no longer suitable – either where the tenant or a member of their household no longer has a need for a specifically adapted property or where the review identifies that the tenant has a need for an adaptation to their home.

Again, where resources permit, the Council will seek to allocate more suitable accommodation for the tenant or will assist the tenant to obtain a disabled facilities grant to adapt the home.

Evidence:

The table below shows the identified size mix for affordable housing in Havering using both the 2014 and 2015 round GLA long-term trend migration figures for comparison purposes. (*Affordable housing is considered to be housing of any tenure which is judged to be affordable to a particular group or household by analysis of housing costs, income levels and other factors*).

This takes account of both overcrowded households who require a move to a larger dwelling and also under-occupying households who require downsizing.

Fully objectively assessed housing need for Havering for affordable homes 2011 -2033

For both the 2014 and 2015 round data, the evidence points to a high need for three bedroom properties in the affordable housing sector.

	<p>The main driver of this need in the affordable sector is the need to address overcrowded households in Havering who require larger affordable housing.</p> <p style="text-align: center;">Affordable Housing in Havering</p> <p>The review of this policy will assist the Council in identifying where downsizing may be appropriate to certain households and these properties can be placed back in to the churn of much needed council stock.</p> <table border="1" data-bbox="592 495 1166 869"> <thead> <tr> <th></th> <th>GLA 2014</th> <th>GLA 2015</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>900</td> <td>640</td> </tr> <tr> <td>2 bedrooms</td> <td>2,400</td> <td>2,850</td> </tr> <tr> <td>3 bedrooms</td> <td>4,100</td> <td>5,400</td> </tr> <tr> <td>4 bedrooms</td> <td>700</td> <td>1,610</td> </tr> <tr> <td>5 bedrooms</td> <td>100</td> <td>20</td> </tr> <tr> <td>Total affordable housing</td> <td>8,200</td> <td>10,520</td> </tr> <tr> <td>TOTAL</td> <td>25,200</td> <td>30,050</td> </tr> </tbody> </table>		GLA 2014	GLA 2015	1 bedroom	900	640	2 bedrooms	2,400	2,850	3 bedrooms	4,100	5,400	4 bedrooms	700	1,610	5 bedrooms	100	20	Total affordable housing	8,200	10,520	TOTAL	25,200	30,050
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	<p>Sources used:</p> <p>Outer North East London Strategic Housing Market Assessment for Havering – November 2016, by Opinion Research Services</p>																								

Review

This EqHIA will be reviewed annually, or as and when new legislation or relevant influential data that may impact on the EqHIA arrives.

Scheduled date of review: January 2025

Lead Officer conducting the review: Darren Alexander, Assistant Director Housing Demand.

1. Action Plan

The real value of completing an EqHIA comes from the identifying the actions that can be taken to eliminate/minimise negative impacts and enhance/optimize positive impacts. In this section you should list the specific actions that set out how you will address any negative equality and health & wellbeing impacts you have identified in this assessment. Please ensure that your action plan is: more than just a list of proposals and good intentions; sets ambitious yet achievable outcomes and timescales; and is clear about resource implications.

Protected characteristic / health & wellbeing impact	Identified Negative or Positive impact	Recommended actions to mitigate Negative impact* or further promote Positive impact	Outcomes and monitoring**	Timescale	Lead officer
Race/ethnicity	Residency criteria will impact predominantly BAME communities.	Mitigations have been added to the policy for refugees, traveler communities and homeless households.	The impact of the policy on these groups will be monitored.	Annually	Kwabena Obiri

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Add further rows as necessary

* You should include details of any future consultations and any actions to be undertaken to mitigate negative impacts

** Monitoring: You should state how the impact (positive or negative) will be monitored; what outcome measures will be used; the known (or likely) data source for outcome measurements; how regularly it will be monitored; and who will be monitoring it (if this is different from the lead officer).

Review

<p>Scheduled date of review: January 2025</p> <p>Lead Officer conducting the review: Kwabena Obiri</p>
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Please submit the completed form via e-mail to EqHIA@haverling.gov.uk thank you.