

Housing Allocations Scheme 2021

Summary and purpose

We are reviewing Havering's Housing Allocations Scheme and need your help. Social housing is provided by social landlords – generally, local authorities or housing associations.

Demand for social housing in Havering significantly exceeds the number of properties available. In the financial year 2019-2020, only two in every 10 households on the housing register had a realistic prospect of securing social housing.

The Allocations Scheme sets out how the Council will prioritise access to the available housing in line with legislation and for the benefit of Havering residents. The Council Housing Demand service has recently published our new Prevention of Homelessness and Rough Sleeping Strategy 2020-2025 that makes our commitment to tackle homelessness and end rough sleeping by 2024. Havering are committed to advising and helping those who approach us in times of difficulty when they are at risk of homelessness or are already homeless.

The Housing Allocations Scheme applies to all new applicants, including homeless households, and to existing tenants transferring from one property to another. The purpose of this scheme is to clearly explain how Havering Council decides how available social housing is allocated and how we assess applications to the Housing Register.

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.

The aims of the revised Allocations Scheme 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.

This consultation seeks to determine if these are appropriate aims and if the proposed new allocation scheme meets these aims.

We value your knowledge and input, as residents, tenants, partners and staff of Havering; you know better than anyone how important it is that the Council's Housing Allocations scheme is fair and transparent.

We therefore welcome your comments and feedback. This consultation will be your opportunity to tell us your opinion on our proposed changes.

Please ensure feedback is provided by completing this consultation questionnaire before (Date?).

Why We Are Consulting?

We are consulting because seeking views on what you think of our proposed changes, or receiving information about how the proposals might affect you or someone you know, is really important in making sure that we have taken important evidence on board before making a final decision.

Consultation instructions:

*Please place an **X** beside your selected answers as appropriate.*

About you

1. What is your name?

Name	
------	--

2. What is your email address?

Email	
-------	--

3. What is your contact phone number?

Phone	
-------	--

3. Which of the following applies to you?

Council tenant	
Private renter	
Homeowner	
Private Landlord	
Letting agent	
Housing Association	
Third sector charity / voluntary organisation	
Supported accommodation provider	
Statutory organisation (i.e. NHS, NELFT)	
Other public sector	
Business	
Other (If other, please specify)	

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

☐

Question 1

Our Aim: The Council is seeking to make best use of the social housing stock.

The Council has just over 1,000 households in temporary accommodation and approximately 2,000 households waiting for a Council property. Although the demand is highest for two and three bedroom homes there is a special focus on specialist supported accommodation. We also have increasing demand for genuinely affordable homes, as the local housing allowance is currently 35% below the cost for renting a private home in Havering.

Do you agree with this aim to make best use of social housing stock?

Yes	
No	
Don't know or can't say	
Please use this space to add your comments	

Question 2

Our Aim: Provide housing that is suitable to the specific needs and requirements of households.

Has this aim been achieved through the proposed allocations scheme?

Yes	
No	
Don't know or can't say	
Please use this space to add your comments	

Question 3

Our aim: Prioritise households that have been assessed to be in most need and to those who make a positive contribution to our community.

Has this aim been achieved through the proposed allocations scheme?

Yes	
No	
Don't know or can't say	
Please use this space to add your comments	

Question 4

Our Aim: Help build sustainable communities and neighbourhoods.

Has this aim been achieved through the proposed Allocations scheme?

Yes	
No	
Don't know or can't say	
Please use this space to add your comments	

Question 5

Our Aim: Ensure social and affordable housing is allocated in a clear, fair and transparent manner.

Has this aim been achieved through the proposed allocations scheme?

Yes	
No	
Don't know or can't say	
Please use this space to add your comments	

Question 6

Is there anything else you would like to add relating to the above proposed Allocations Scheme?

Please use this space to add your comments

Consultation guidelines

We are interested to hear if you agree with the aims of the allocations scheme and the amendments we have proposed.

Please indicate why you agree or disagree. We welcome any further comments or suggestions you wish for us to consider implementing as part of this work. Thank you in advance for being part of this consultation.

Do you have any further comments or suggestions?

Please use this space to add your comments