

Proposed Points scheme for the new Allocations Scheme

Eligibility to join the Housing Register

Applicants with a local connection to the Borough, as defined below, will be placed on the Active list and will be eligible to bid for properties.

Applicants with no local connection (aged 59 and under) as defined below will be placed on the deferred list and will not be eligible to bid.

Applicants who own a property (aged 59 and below) will be placed on the deferred list (until their property is sold).

Applicants aged 60 and over and own a property will be eligible to join the active list and will be able to bid for sheltered housing only.

Applicants aged 60 and over will be eligible for Sheltered Housing (unless there is a substantial support need required as confirmed by the Councils medical advisor)

Applicants with no identified housing need will be placed on the deferred list and will not be eligible to bid.

Local Connection award required to join the Active list

To be awarded local connection an applicant must have proof of **at least one** of the following criteria

- 10 years residency within the Borough at some point in their lifetime
- Family connection where they have been continuously resident within the Borough for the last 10 years
- 24 months of permanent continuous employment within the Borough of more than 16 hours per week
- For village properties where a specific local connection is required the criteria above will be applied – but in relation to the village only, not the whole Borough.
- Any Member of the armed forces and former service personnel, where the housing application is made within 5 years of discharge (including bereaved spouses and civil partners leaving service family accommodation following the death of their spouse or partner) (as defined by the CLG guidance 3.27)

Homelessness – can only be awarded one of the following points awards

All people who are homeless (within the meaning of part VII of the Housing 1996 Act as amended); this includes people who are intentionally homeless, and those who are not in priority need. It also includes people with no fixed abode and “sofa surfers”

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People who are owed a duty by the housing authority under homeless legislation, part VII of the Housing Act 1996 (as amended) will be awarded “homeless status” and placed in platinum band for 4 Choice Based letting cycles – if unsuccessful for any properties, or no suitable properties are available during the 4 cycles a direct offer will be made which will end the Council’s housing duty.	Will be awarded “homeless status”
Condition of private sector property property – can only be awarded one of the following points awards and applicants living in any Council or Housing Association property are excluded from these points awards	
Minor disrepair where the property would meet a category 2 hazard from D,E,F under the HSSA rating system – needs to be confirmed a local authority Environmental Health officer. Sharing kitchen and/or bathroom facilities	Low – 10 points
Major disrepair – where a property meets a category 1 hazard (at least 1 hazard) – needs to be confirmed by a local authority Environmental Health officer or Lacking kitchen/and or bathroom facilities	High – 50 points
Overcrowding - for the purpose of this policy members of the same household are considered “children” until the eldest reaches age 21 e.g. members of the family of the same gender are expected to share a bedroom until the eldest reaches age 21. Applicants cannot be awarded the child sharing points as well as lacking bed space points for the same child.	
For each lacking a bed space	15
Where eldest child is age 10+ if different gender sharing a bedroom	15
Children in Flats	
Children up to age 10 in first floor flats and above where no lift is available – points will be removed on child’s tenth birthday	10
Under Occupation in Council or Housing Association properties	
Under occupation – points are awarded for every bedroom under-occupied and the Tenant is willing to move to a smaller property. Applicants under occupying their property moving from a 3,4,5 or 6 bedroom property can move to a property with 1 more bedroom than their requirement if moving to a Council property. Please see further details in the tenants transfer scheme (will be attached to draft policy)	50

Medical Points

For people who need to move on medical grounds, including grounds relating to disability – only one award will be given from below and only awarded by the Councils medical advisor (following the completion of a Council medical form which can be obtained from the Housing Options team)

Medical points are not awarded to applicants where a move to another property will not assist the applicants medical condition i.e. Asthma or depression where an applicant is still likely to have the condition after they have moved to a new property will not receive medical points.

Extreme medical needs	100
High medical needs	50
Medium medical needs	30
Low medical needs	10

People who need to move on social or welfare grounds – only one award of the following points can be given, and will be approved by the Council Housing Panel.

Extreme social or welfare needs	100
High social or welfare needs	50
Medium social or welfare needs	30
Low social or welfare needs	10

Additional factors

<p>Exceptional Management grounds (approved by the Councils Housing Panel) This award is for Council or Housing Association tenants who will need to provide evidence for the Housing Panel to consider.g.where an immediate move is agreed following detailed risk assessment into incidents of serious domestic violence, hate crime or decant to another Council property (Applicants for the management points award will only be given for 6 months and the Council reserves the right to directly offer a property in certain circumstances with approval by the Housing Panel)</p>	<p>Awarded extreme social/welfare points</p>
<p>Move on from supported housing – (awarded for 3 months long, then a direct offer)including care leavers</p>	<p>Awarded high social/welfare points</p>
<p>Members of the armed forces who have a an urgent housing need (or within a reasonable preference category as defined by the Housing Act 1996 as amended)</p>	<p>10 points</p>
<p>Cases discussed at MARAC (Multi agency risk assessment consultation) will be referred to the Councils Housing panel for discussion and possible award</p>	<p>Awarded high/social and welfare points</p>

<p>of additional points to enable choice of housing; unless advised by the Police or the Councils ASB team when a direct offer of housing may be approved by the Housing panel.</p> <p>LRMP (local risk management panel) - all cases will be discussed at the Councils Housing Panel and if accepted for assistance will receive a direct offer of housing in consultation with the Police and/or the Councils ASB team (cases without a local connection to the Borough will be excluded from joining the Housing Register and an offer of accommodation)</p> <p>MAPPA (Multi agency public protection Association) – all cases will be discussed at the Councils Housing Panel and if accepted will receive a direct offer of housing in consultation with the Police and/or the Councils ASB team (cases without a local connection to the Borough will be excluded from joining the Housing Register and an offer of accommodation)</p> <p>Witness Protections cases – these are a rare occurrence; however following discussion with the Police a direct offer of accommodation may be agreed.</p> <p>Sheltered Properties – for existing tenants of sheltered accommodation who wish to move from a Category 1 to Category 2 based on a change of housing need will be awarded additional points to enable a transfer.</p> <p>If applicants on the Active register complete a pre-tenancy training course they will be eligible for additional points on completion of the course (5 points per household)</p> <p>Strategic Tenancy Review – points will be awarded to applicants who need to move to a different property as part of the 5 year tenancy review for a period of 6 months; A direct offer will be made after 6 months.</p> <p>Length of time on the Housing register</p> <p>Applicants who need to move to a particular locality within the Borough, where failure to meet that need would cause hardship. (These points will be awarded by the Councils Housing panel)</p> <p>For applicants who are prospective adoptive parents or foster parents and where families who need to move to enable a successful placement, applications will be discussed at the Councils Housing panel on a case by case basis and may be awarded High Level social and welfare points</p>	<p>Direct offer</p> <p>Direct offer</p> <p>Direct offer</p> <p>25 points</p> <p>5 points</p> <p>50 points for 6 months then a direct offer</p> <p>1 point per year for max 5 years</p> <p>10 points</p> <p>Case by case basis – high level social and welfare points</p>
<p>An applicant where one of the following relates to their application will be placed on the deferred list and reviewed on an annual basis (unless otherwise stated)</p>	
<p>Unacceptable behaviour (other than rent arrears) including tenancy breaches (as defined by Tenants and Leasehold team)</p>	

Deliberately worsened circumstances including applicants who have been found to be intentionally homeless, or in cases of confirmed Anti-social behaviour.	
Rent arrears including current and former tenancy arrears(reviewed every 6 months to confirm if regular payments have been made to attempt to reduce the arrears – if regular payments have not been received the application will remain on the deferred list for a further 6 months) This will then be subject to review every six months until regular payment is received or the arrears have been cleared when the application will be moved to the active register	
<p>Applicants/Households Financial Means –</p> <p>Applicants aged 59 and below own a property will be placed on the deferred list until the property is sold. Applicants and/or their household who have savings over £16,000 and/or an income of £60,000 per year will also be placed on the deferred list</p> <p>Applicants aged 60 and over who own a property, £16,000 savings and and/or an income over £60,000 will be placed on the Active list</p>	
All applicants who have received three reasonable offers, including sheltered housing will be placed on the deferred list (will be reviewed every 6 months)	

Points are based on accumulation in order to determine housing need.

Band	Points
Platinum	90 and above
Gold +	70 – 89
Gold	51 - 69
Silver	25 – 50
Bronze	0 – 24