



Member Development Session

Overview of Housing Allocations Policy

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Strategic position

- Statutory responsibility to deliver allocations functionality
- Current Housing Allocations Policy – Appendix A
- Prevention of homelessness
- Building sustainable communities
- Engagement with Registered Providers- Appendix B
- Liaison with Strategic planning teams



Myth Busting

- Those with the highest priority gets housed
- The Housing Register is a waiting list and you will eventually be housed
- We can enforce downsizing
- People have to make themselves homeless in order to meet the Local Connection Criteria
- Having a medical condition, automatically means medical points will be awarded
- You need social or care needs to access Supported Housing



Areas of Challenge

- Supported Housing Demand- Report at Appendix C & D
- Managing Expectations- [Appendix E](#)
- Increase of Homelessness Approaches
- Direct Offers & Adaptations
- Village lets



Proposals

- Report went to Tenants & Leaseholder Comity- Appendix F & G
- Increase Supported Housing capital threshold- [Appendix H](#)
- Introduce assisted bidding
- Introduce income thresholds- [Appendix I](#)
- Removal of inactive applicants
- Review weighting of points
- Consider reducing/ changing village local connection
- Make tenancy sustainment training mandatory & removal of time points



What next?

- Full stakeholder engagement & consultation
- Draft policy review April - May 2021
- Tenant Leaseholder Committee
- H&COSC June 2021
- Cabinet approval July 2021
- Policy implementation August – September 2021
- Introduction of Registered Provider charging October 2021



Appendix E

- Waiting List

	Dacorum	St Albans	Hatfield	Stevenage
Waiting List	7859	651	2610	1970
1 Bed	5124	209	1409	1168
2 Bed	1703	220	727	354
3 Bed	793	199	410	350
4 Bed +	239	23	64	98

Stock	Dacorum	St Albans	Hatfield	Stevenage
	10158	4898	9044	7871



Appendix H

Supported Housing Info

1906 Supported Housing Properties

691 CAT 1- Community properties

1215 CAT 2- Indoor & Outdoor Schemes

1136 Applicants over the age of 60 on the Housing Register

823 are active

675 of the 823 have stated that would like to move into SH.



Appendix I

- Income thresholds

Dacorum

£60,000- Household

Watford

£70,000- Household

Stevenage

No Maximum income

St. Albans

1 bed- £35,469- Household

2 bed- £40,351- Household

3 bed- £51,455- Household

4 bed- £61,620- Household

Welwyn & Hatfield

1 bed- £40,000- Household

1 bed (Couple) - £45,000- Household

2 bed- £55,000- Household

3 bed- £73,000- Household

4 bed- £105,000- Household