

APPENDIX C – Comparison between current and proposed policies

Home-Options Allocations Policy (Proposed)		Choice Based Lettings and Allocations Policy (Current)
Applicants are prioritised in each band according to the date they became registered in it, irrespective of their priority reason unless household size preference or local lettings criteria apply.		Applicants are prioritised in each band by awarding points to reflect housing need. Applicants with the same points are prioritised by their application registration date.
Home-Options Allocations Policy Band A		Equivalent Banding
1	Urgent medical priority	Critical or crisis medical needs/alternative to adaptation – priority band with 200 points
2	Major property factors (Decant, Enforcement of the Housing Act 2004 likely to lead to homelessness or Statutory overcrowding)	Statutory unfit/lacking amenities – priority band with 100 points Statutory overcrowded – priority band with 100 points per bedroom lacking
3	Social housing tenants who are under-occupying	Similar to our Tenant Incentive Scheme
4	Urgent social priority	Welfare/hardship – priority band with 100-200 points Welfare/hardship – transfer band with 25-100 points
5	Temporary accommodation move	Priority band with 25 points
Home-Options Policy Band B+		
1	Applicants to whom a main duty is owed under the Housing Act 1996, who would be considered to be in priority need and not intentionally homeless	Statutory homeless - priority band with 200 points
2	Applicants to whom a relief duty is owed under the Housing Act 1996, who would be considered to be in priority need and not intentionally homeless	General band 1 with 70 points (time restricted points for 3 months)
Home-Options Policy Band B		
1	Move-on from specialist and supported accommodation	Move on protocol – General band 1 with 100 points Move on – required to have connection to borough 6 months prior to move into supported or make homelessness claim
2	removed and replaced with band b+	

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3	Prevention of homelessness	Threatened with homelessness (in priority need and unintentionally homeless) - priority band with 100 points general band 1 with 70 points if threatened but have accommodation of more than 28 days (time restricted points for 3 months) general band 1 with 100 points if pending a decision and have a priority need and local connection (time restricted points for 2 months)
4	Overcrowding – requiring two or more bedrooms to solve overcrowding	Overcrowded by 2 or more bedrooms – general band 1 with 160 points
5	Higher medical needs – see table	Medical – general band 1 with 50-100 points
6	Social housing tenants under-occupying – freeing one bedroom	Under occupation by 1 bedroom – general band 1 with 80 points Under occupation by 1 bedroom – transfer band with 80 points
7	Overcrowded social housing tenants – freeing two bedroom houses	Overcrowded by 2 or more bedrooms – general band 1 with 160 points Overcrowded by 2 or more bedrooms – transfer band with 160 points
Home-Options Policy Band C		
1	Applicants who lack or share basic facilities	Welfare/hardship – general band 1 with 25-100 points
2	Overcrowding – lacking one bedroom	Overcrowded by 1 bedroom – general band 1 with 80 points
3	Living with family, friends or ex-partner	Welfare/hardship – general band 1 with 25-100 points
4	Medium medical needs – see table	Medical – general band 1 with 50-100 points
5	Medium social needs	Welfare/hardship – general band 1 with 25/50/75/100/200 points
6	Homelessness prevention and relief	General band 1 with 70 points (time restricted points for 3 months)
7	Intentional homeless	Intentionally homeless in priority need – priority band with 25 points

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8	Social housing tenants under-occupying – freeing one bedroom	Under occupation by 1 bedroom – general band 1 with 80 points Under occupation by 1 bedroom – transfer band with 80 points
Home-Options Policy Band D		
1	Private tenants with a desire to live in social housing	general band 2, date order. Only properties in good supply advertised.
2	Social housing tenants with a desire to move	general band 2, date order. Only properties in good supply advertised.
3	Owner occupiers with a desire to live in social housing	general band 2, date order. Only properties in good supply advertised.
4	All other applicants	general band 2, date order. Only properties in good supply advertised.

	Home-Options	CBC	
Homelessness	Accept for all partners	Only CBC acceptances	
Armed forces	A-1 Urgent medical priority A-2 Major property factors A-4a Urgent social priority – personal protection/harassment	general band 1 100 points	
CBC children in flats		transfer band with 25 points	Add a local letting policy to award priority?
Pregnancy	Proof of birth required to activate eligibility	Proof of birth required to activate eligibility	At discretion of TL activate at 6 months?
Medical professional support	Home Options contact the applicant's doctor directly	Independent medical assessor (Dr Parkin) consider applicant's self-assessment including any supporting information provided by applicant	Doctor charge for information? Independent/objective advice? Likely to be pressured by applicant to support their case
Equity	Assessment made of whether applicant has enough equity to	Equity not taken into account	

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	secure housing – see flowchart		
Owner occupiers	Only accept if have a housing need – see flowchart	owner occupation not taken into account	
Re-registration after rehousing	Not able to apply for 2 years unless significant change in circumstances	Able to apply immediately	
Local residency	In area (no time specified), lived in area for 3/5 years, employed 6 months, give /receive support from someone who has been resident for continuous 5 years, family connection, learning difficulties – access services or volunteer In line with Housing Act 1996, S199	In CBC area 12 months or in employment in CBC for 12 months	
Low demand properties	Sheltered Available now properties	1 or 2 bed flats only	
Exclusion for unacceptable behaviour	Exclude 12 months then review and may extend if behaviour not changed	Exclude 2 years	
Exclusion for rent arrears	Over £1000	Over £1500	
Deferred for rent arrears	Less than £1000 – need to agree payment plan and make regular payments for a minimum of 16 weeks	Less than £1500 – need to reduce by 50% over 6 months	
16/17 year olds	Determine if they are capable of managing a tenancy.	Not accept under 18 unless children's act referral or homeless	
Change in priority	Application date amended to date priority changed	Keep original application date	

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Priority	Date within priority band irrespective of priority reason	Points then date within priority band	
Not bidding	Priority reviewed and may be downgraded	Only cancel app if not renewed annually	
Overcrowding – child/children share with a parent	Priority Band B4 if require 2 or more bedrooms	Transfer /General 1 80 per bedroom lacking	
Overcrowding – cohabiting couple who share a bedsit	Priority Band B4 if require 2 or more bedrooms	Transfer /General 1 80 per bedroom lacking	
Overcrowding – adults over the age of 18 that are not a couple and not siblings sharing a bedroom	Priority Band B4 if require 2 or more bedrooms	Transfer /General 1 80 per bedroom lacking	
Overcrowding – children of the opposite sex sharing a bedroom	Additional bedroom need when oldest child is 10 and there is a gap of 5 years or more	80 per bedroom lacking Additional bedroom need when oldest child is 4	
Overcrowding – children of the same sex sharing a bedroom	Band B4	80 per bedroom lacking Additional bedroom need when oldest child is 4	
Overcrowding	Suspend for a period of time	Points not awarded if applicant moves from accommodation of a suitable size to smaller than required	
Refusing reasonable offers	Review and may reduce priority or priority date, may remove from list for 12 months	Limit number of offers refused within timescale	
Decision and reviews	Review panel made up of partners	Team Leader then Assistant Manager. Also make Cllr and MP enquiries	
Hospital discharge protocol	Band A1 urgent medical priority	Health and welfare points	

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