

Policy Committee Decision Report

Title of Report:	Allocations Policy Review
Date of Decision:	5th December 2024
Report To:	Housing Policy Committee
Report Of:	Ajman Ali, Executive Director, Neighbourhood Services.
Report Author:	Suzanne Allen, Head of Service, City Wide Housing

Executive Summary: This report seeks approval from the Housing Policy Committee to review the Council's Allocations Policy. The report summarises the challenges faced by the Council with how the current policy operates and highlights key areas where change should be considered to improve outcomes for some of the most vulnerable residents of Sheffield. It is recommended that Committee approve a review of the current Allocations Policy and agree the approach which should be taken.

Council Plan outcomes:

[A place where all children belong, and all young people can build a successful future](#)

[Great neighbourhoods that people are happy to call home](#)

[People live in caring, engaged communities that value diversity and support wellbeing](#)

Policy Committee remit:

This report is to be considered by the Housing Policy Committee as its remit includes functions of the Council as Local Housing Authority and agreeing policy issues are matters which are reserved to Policy Committees under section 3.3. of the Constitution

Does the report contain confidential or exempt information? [No]

Recommendations:

The Housing Policy Committee is recommended to:

1. Approve the proposal to commence a review of the Council's Allocations Policy.
2. Approve the approach to consultation as set out in Section 2.3 of this report.

Financial Implications: [Yes] [Approved by: Paul Foster]

Legal Implications: [Yes] [Approved by: Rebecca Lambert]

Equality and Engagement Implications: [Yes] [Approved by: Louise Nunn]

[Full Equalities Impact Assessment completed with EIA number: 2758]

Climate Change Implications: [Yes] [Approved by: David Wilkinson]

[Full Climate Impact Assessment completed ID number: 64]

Background Papers: None

Appendices: Appendix A - Allocations Policy Review Consultation Plan 2024

Appendix B - Full Equalities Impact Assessment EIA number 2758



Allocations Policy

Review Consultation F



EIA 2758 -

Allocations Policy revi

1.0 Background to the issue

1.1 Introduction

Social Housing (both our own and the stock of Registered Providers) helps to create successful communities on our estates, giving people neighbourhoods that are great and safe places to live, which they are happy to call home. They also provide children a good start in life by providing safe and affordable homes.

The purpose of social housing is to provide affordable, decent homes to those who need it. It supports the most vulnerable in society to gain access to a home and helps to prevent homelessness. Social housing improves people's life chances, helps them to realise their potential, and contribute to their community. It exists to help people who cannot afford to rent or buy a home on the open market.

Sheffield City Council (the Council) is required by law (section 166A, Part 6 of the Housing Act 1996) to have a written allocations scheme which explains how social housing owned by the Council and Registered Social Landlords (Housing Associations) will be allocated in Sheffield and where applicable how people can join their housing register.

The current Allocations Policy was agreed by Cabinet in March 2013 and fully implemented in April 2016. The policy has been amended on two previous occasions and is now at version 3. These amendments were to account for the introduction of the Homelessness Reduction Act 2017, and to respond to recent case law. The Allocations Policy should be reviewed annually and kept up to date reflecting any changes in the law whilst ensuring the policy continues to meet its aims and objectives, however this has not happened.

Since the implementation of the current policy, the Council (like many other local authorities), has seen the demand for social housing increase. Most noticeably through the Covid-19 pandemic and the cost-of-living crisis, and in particular from vulnerable households who are in housing need and often owed a legal duty by the Council to help them find a home. These include:

- Residents whose current home does not meet their medical or mobility need.
- Survivors of domestic abuse.
- Care leavers.
- People living in cramped and overcrowded conditions.
- Households who are homeless.

A review of the Allocations Policy will also allow the Council to fully reflect the proposed changes contained in the letter received from the Deputy Prime Minister and Secretary of State for Housing, Communities & Local Government the Rt Hon Angela Rayner MP which provides an update on the Government's plans and commitments for social and affordable housing. This includes proposals to better support veterans, domestic abuse victims and young care leavers to access social housing by bringing forward changes to social housing regulations.

1.2 Policy Challenges

The Allocations Policy was last reviewed in 2019 to reflect changes required due to the implementation of the Homelessness Reduction Act 2017 and wording changes required. However, since then, the pandemic and the cost-of-living pressures have changed the landscape for social housing, and demand for homes is outstripping the supply available. The Policy is not effectively helping the Council to manage social housing allocations and is not as effective as it could be to meet housing need. In particular:

- The qualification criteria allow households outside of Sheffield, and those with significant income/assets to join the housing register.
- Although an annual review reduced the size of the register, it is now growing again.
- This means we have a large housing register of 25,800 which is growing. The annual cost to administer the register is more than £200,000.
- Over 50% of those currently on the register have not bid for over a year, with 10,000 having never bid.
- The challenge of meeting the increased number of priorities awarded, whilst at the same time the number of properties being advertised continuing to reduce.
- Some properties are allocated to people without an assessed housing need.
- The policy does not make specific provision for adapted properties.
- The policy is complex and difficult for people to understand and is not equitable for those in housing need and for those without need.

Many other local authorities have reviewed their Allocations Policies to reflect this increase in demand and Sheffield is now an outlier, with our current policy not fit for purpose in the current context.

1.3 Demand and Supply

Prior to the pandemic and subsequently the cost-of-living crisis, we were able to meet the needs of those with a priority in a reasonable timeframe. However, as the table below demonstrates, the demand for social housing has increased significantly since 2019/20 for those with a priority, whilst at the same time property availability has reduced.

	2019-20	2023-24
Number on the register	32391*	24783
Number who joined the register	7047	8059
Number of priorities awarded	2198	2481
Average waiting time for an offer in a priority band	75 days	150 days
Number of bids placed	171,672	329,858

Average number of bids per property advertised	62	139
Number of households placed in B&B, hotels, or temporary accommodation in total year	664	1,484
Number of SCC properties advertised	2893	2420
Number of tenants transferring with a priority	506	363
Number of transferring tenants without a priority	327	238

* In this year we had started a systematic review of each registration and by 2021/22 the number of registered applicants reduced to 19,000. Each year since then numbers have grown again.

This increase means it is now taking longer to rehouse households with an identified housing need. For example, but not limited to those who:

- Are awaiting hospital discharge into a home which meets their needs.
- Are living in cramped and overcrowded conditions.
- Care leavers who are ready to move on from supported accommodation into a tenancy of their own.
- Those who need to move to a home which meets their medical needs and are unable to use all the facilities in their current home.
- Those who are living in hotels or other temporary housing.

1.4 Resource Challenges

Making best use of stock

We are unable to meet the legal requirements of those in a reasonable preference category in a timely way, as not enough properties are allocated to those in the priority bands. A recent delegated Officer Decision to vary the proportion of properties advertised to Band D (general needs) from 1 in 4 to 1 in 10 will mean more properties are allocated to those with an identified housing need. However, although this decision has helped to alleviate the problem there is still a significant storage of properties available for those in priority need to be allocated housing within a reasonable period of time and therefore this remains an ongoing issue for the Council to address. At the same time, we are increasingly using our own general need stock as Temporary Accommodation reducing the number of properties advertised for permanent housing.

The Allocations Policy does not make specific provision for properties which have been adapted. This means that highly adapted properties are not prioritised for those with the most need for those adaptations.

Rent Loss

Not making the best use of adapted properties means other properties are adapted. This results in rent loss to the HRA whilst adaptations are completed so a household can move in.

We allow tenants to transfer who do not have a housing need. This increases the number of properties which become vacant and increases void rent loss to the HRA. Tenants who would like to move are able to do so through Mutual Exchange which is much more cost effective for the Council.

Void Management

The number of Council properties advertised each week continues to reduce.

The policy allows those in Bands D and E to refuse up to three properties before they are demoted or disqualified from the register. This element of the policy means we receive more refusals, leading to longer void times. It also means we are treating those with an assessed housing need differently.

Resources

The current policy is overly complicated and resource intensive. It requires significant officer intervention to achieve the right outcomes using discretion.

Due to the increasing size of the register more officer resource is being used to administer a register for those without a housing need rather than supporting those with a housing need and new tenants.

1.5 External Validation and other Local Authorities

External validation was sought from HouseMark to ensure our approach and understanding of the challenges with the current policy are accurate. The report received highlighted that:

Most councils in England operate needs-based housing registers where properties are only advertised to households that have a requirement to move.

Other Core Cities in reviewing their Allocations Policies have:

- Strengthened their qualification criteria to only allow those with a local connection to qualify (except for those cohorts exempt from local connection in the Allocations of Accommodation guidance).
- Introduced wealth and asset caps.
- Some only allow those with an assessed housing need to join their register. Those who do allow people without an assessed housing need to join do not allocate properties directly to this cohort. Any property not taken by somebody with an assessed housing need is offered to others on the housing register who placed a bid. They are ranked in date order of them joining the housing register.

1.6 Strategy

The Allocations Policy enables the Council to deliver on its new Housing Strategy and ensure that social housing is prioritised for the most vulnerable people in housing need. Specifically by:

- Ensuring its housing stock, and the housing stock of Registered Providers, is allocated fairly and transparently.
- Prioritising resources to reduce housing disadvantage for the most vulnerable people in our city.
- Supporting households to rightsize in social housing, including freeing up larger homes for households who need these properties.
- Improving access to social housing, ending the use of Bed and Breakfasts and minimising time spent in temporary housing.
- Reletting social housing faster.

Additionally, there are several other key strategies and action plans across the Council that the Allocations Policy will either enable, or be supported by, such as:

- Housing and Neighbourhoods Race Equality Commission (REC) Action Plan.
- Asset Management Strategy.
- Tenancy Strategy.
- Housing Revenue Account Business Plan by making best use of stock.
- Homelessness and Rough Sleeping Prevention Strategy.
- Older Person's Independent Living Strategy
- Domestic Abuse Safe Accommodation Strategy.
- Sheffield Safer and Sustainable Communities Plan.
- Enables Housing to support the delivery of care duties.

2.0 Proposal

2.1 In light of the issues identified it is proposed that a comprehensive review of the Allocations Policy takes place with focus on the following areas:

- Providing clarity for applicants and staff.
- Ensure external stakeholders have clear information.
- Ensure that access to social housing is fair and transparent.
- Qualification criteria, including local connection.
- How adapted properties are advertised and allocated.
- Ensuring best use of the limited social housing stock in the city, including how to meet the housing needs of those households with a recognised housing need (many of which are owed a legal duty by the council to permanent housing).
- Ensuring letting and tenancy sustainment outcomes of the current policy are fully understood and considered.
- How to best support those with complex needs to ensure they can sustain their tenancy.

- Reflect the changes required for introductory and flexible tenancies and any further changes for more efficient advertising.
- In some areas of the Policy the Council has chosen to make commitments which go beyond our statutory duties or obligations. We now need to consider and review whether these things are still and will continue to be achievable for the Council or whether they are now placing an additional burden on the Council which it is no longer able to meet. For example, the guidance on bedroom entitlement is more generous than that contained within the Allocation of accommodation: guidance for local authorities.
- Consider the inclusion of provisions relating to succession rights included within the policy.
- Changes required to ensure the policy is legally compliant.

2.2 It is expected that a full review of the Allocations Policy will take up to 12 months to complete.

2.3 It is proposed that the project will be completed over two phases, including 2 public consultation phases:

- Phase one – Consultation is undertaken on the key areas to gather views and a draft policy written based on feedback. A draft policy is brought to Housing Policy Committee for consideration and an agreement to consult on the draft policy.
- Phase two – Second phase of consultation takes place, and the draft Policy is amended following feedback, and a final draft policy is brought to Committee for a decision.

There is no set minimum required consultation period which the Council must meet when undertaking the public and partner consultation. However, the Local Government Association's guidance on consultation suggests that it is best practice for a consultation period of between 6 – 12 weeks to be used for a consultation exercise.

When consulting with private Registered Providers of Social Housing and registered social landlords with whom the Council have a nomination agreement the Council is required to ensure that they have a reasonable opportunity to comment on the proposals presented, or draft scheme proposed. Therefore, sufficient time must be given to allow them to be able to do this when undertaking consultation with these groups.

Further to this the introduction of Introductory Tenancies and the planned use of Flexible Tenancies needs to be covered by the Allocations Policy. This is because the Allocations Policy only refers to secure tenancies.

The current Allocations Policy can be accessed at the following link.

<https://www.sheffieldpropertyshop.org.uk/content/Information/AllocationsPolicy>

3.0 How does this decision contribute to the Council Plan?

3.1 Council Plan outcome

3.1.1 The Allocations Policy is a key enabler to the Council delivering on its Housing Strategy. It will be particularly key for Priorities 2 and 3 in the Council Plan

‘Great neighbourhoods that people are happy to call home’ and ‘People live in caring, engaged communities that value diversity and support wellbeing.’

This will be through:

- Ensuring that the allocation of social housing is fair and transparent whilst ensuring that social housing is allocated to those with the most need.
- Supporting the delivery of the Council’s Homelessness Prevention and Rough Sleeping Strategy.

3.2 People – Prosperity - Planet

3.2.1 Reviewing the Allocations Policy is important to implementing our Council Plan: ‘Together we get things done.’ The Allocations Policy will help to deliver the three interlocking policy drivers in the Council Plan: People, Planet and Prosperity by:

3.2.2 People

- Ensure the residents of Sheffield are listened to through consultation as part of the review process.
- Prioritise resources to reduce housing disadvantage for the most vulnerable people in our city.
- Improve access to homes throughout the city which are affordable to rent.
- Improve outcome for those with protected characteristics.
- Improving partnership working and appropriate disclosure of customer information to ensure better letting outcomes.

3.2.3 Planet

- By helping to create sustainable communities, improving tenancy sustainment, and reducing the need for unplanned moves.

3.2.4 Prosperity

- By ensuring that the most vulnerable residents of Sheffield can access social housing in the city. Having settled homes enable children to reach their full



potential and for all residents to engage with employment, education, and training.

4.0 What community or partner engagement has been undertaken and how has it informed the proposal?

4.1 There has been no recent consultation about the Allocations Policy. Any review to the Council's Allocations Policy will require full consultation with the public and partners, including Registered Providers of social housing.

4.2 Throughout this process, the Rehousing Service within the Housing and Neighbourhoods Service will engage with less-well served groups and communities to ensure their voices are heard and incorporated into the review. For example, additional engagement can take place with Youth Services, Learning Disability Specialist Accommodation Group, and via the Equalities Partnership. The extent of this engagement will be governed by existing resources and a commitment to the above noted timescales. To ensure this process is meaningful, if significant alterations to the core objectives listed at the start of this report are required based on this engagement, a revised timeframe will be brought to HPC.

5.0 What alternative options did we consider?

5.1 Alternative Option 1:

Do nothing.

The Council could choose to not review the Allocations Policy. However, not reviewing the policy would mean that the policy remains no longer fit for purpose and not legally compliant.

5.2 Alternative Option 2:

Partial review.

Only amend the Allocations Policy so that it is lawful.

Whilst this would resolve the issues of legal challenge the broader issues highlighted in this report would remain. Residents of Sheffield in a Reasonable Preference category would see the waiting time to be made an offer continue to increase, adapted properties would not be let to those with the most need for those adaptations and more households would be placed into emergency accommodation.

6.0 How has equality, diversity and inclusion been actively considered?

6.1 An equalities impact assessment has been conducted to understand the outcomes of the current Allocations Policy.

6.2 The Council has legal requirements under the Equality Act 2010, including the Public Sector Equality Duty. This requires that public authorities must, in the exercise of their functions, have due regard to the need to:

- eliminate discrimination, harassment, victimisation, and any other conduct that is connected to protected characteristics and prohibited by or under this Act.
- advance equality of opportunity between those who share a relevant protected characteristic and those who do not.
- foster good relations between those who share a relevant protected characteristic and those who do not.

6.3 In line with the Race Equality Commission (REC) Report the Council agreed to review its Allocations Policy and ensure that letting outcomes are fair. Initial findings show that the percentage of households, from a BAME background requiring priority to be rehoused through the Council is higher than the census data.

6.4 Those in a Reasonable Preference category (as defined by the Housing Act 1996) are in more need of social housing and are either homeless, or not living in suitable accommodation. This includes households who need to move as their current home is not suitable for their physical or mental health needs, households who need to move so they do not suffer significant hardship, and households who are living in overcrowded or insanitary conditions.

6.5 As part of the review Officers will consider equalities implications. Any new policy will be reviewed annually to ensure that any equalities impacts are considered.

7.0 Financial and Commercial Implications

7.1 Officer costs and any potential additional project resource can be met from existing budgets.

7.2 However, the outcomes of any revised Allocations Policy may have implications for the general fund and HRA if:

- Greater preference is given to households experiencing homelessness by reducing the cost of providing emergency hotel accommodation.
- A simplified policy would mean a simplified housing IT system, requiring less bespoke work.
- A simplified, smaller Register would reduce the cost to the Council to administer through fewer staffing resources.



8.0 Legal Implications

8.1 Part VI of the Housing Act 1996 governs the allocation of local authority housing in England. Section 166A of the Housing Act 1996 (1996 Act) requires all local housing authorities to have an allocation scheme for determining priorities and which sets out the procedure to be followed in allocating accommodation. All aspects of the allocation process must be covered by the scheme including the people by whom decisions are taken. It is the Secretary of State's view that qualification criteria should also form part of an allocation scheme. Local housing authorities must allocate in accordance with their Allocation Scheme. The Council's statutory allocation scheme is its Allocations Policy.

8.2 When exercising its functions under Part VI of the 1996 Act a local housing authority must have regard to the statutory guidance issued by the Secretary of State entitled 'Allocation of accommodation: guidance for local authorities' (the Statutory Guidance) along with any other additional statutory guidance as appropriate. It must also when framing or modifying its allocation scheme have regard to its own current Tenancy and Homelessness Strategies (in accordance with section 166A (12) of the 1996 Act).

8.3 In accordance with section 166A (2) of the 1996 Act an allocation scheme must include a statement as to the housing authority's policy on offering people a choice of accommodation or the opportunity to express preference about the accommodation to be allocated to them.

8.4 Section 166(3) 1996 Act requires that local housing authorities must consider all applications made in accordance with the procedural requirements of the authority's allocation scheme. In considering applications, authorities must ascertain in accordance with section 160ZA of 1996 Act:

- if an applicant is eligible for an allocation of accommodation, and
- if he or she qualifies for an allocation of accommodation.

8.5 In framing their allocation scheme to determine priorities, local housing authorities must ensure in accordance with section 166A (3) of the 1996 Act that 'reasonable preference' is given to the following groups of people:

- (a) People who are homeless within the meaning of Part 7 of the 1996 Act (including those who are intentionally homeless and those not in priority need).
- (b) People who are owed various other duties under the 1996 Act (s190(2), 193(2) or 195(2)).

- (c) People occupying insanitary or overcrowded housing, or otherwise living in unsatisfactory housing conditions.
- (d) People who need to move on medical or welfare grounds, including grounds relating to a disability.
- (e) People who need to move to a locality in the district of the housing authority, where failure to meet that need would cause hardship (to themselves or others).

8.6 The scheme must also be framed so as to give additional preference to a person with urgent housing needs who:

- (i) Is serving in the regular forces and is suffering from a serious injury, illness or disability which is attributable to the person's service.
- (ii) Formerly served in the regular forces.
- (iii) 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 who has served in the regular forces and whose death was attributable to that service: or
- (iv) Is serving or has served in the reserve forces and is suffering from a serious injury, illness or disability which is attributable to the person's service.

8.7 Chapter 4.5 of the Statutory Guidance states that in order to give effect to section 166A (3) of the 1996 Act in relation to reasonable preference local housing authorities should have regard to the following considerations:

- *'The scheme must be framed so as to give reasonable preference to applicants who fall within the categories set out in section 166A (3) over those who do not.'*
- *Although there is no requirement to give equal weight to each of the reasonable preference categories, authorities will need to demonstrate that, overall, reasonable preference has been given to all of them.*
- *There is no requirement for housing authorities to frame their scheme to afford greater priority to applicants who fall within more than one reasonable preference category (cumulative preference) over those who have reasonable preference on a single, non-urgent basis. Otherwise, it is for housing authorities to decide how to give effect to the provisions of section 166A (3) in their allocation scheme.'*

8.8 Section 166A (4) of the 1996 Act states that a person must not be given reasonable preference under section 166A (3) (a) or (b) if they would only qualify for reasonable preference by taking into account a 'restricted person.' A restricted person is defined under section 184(7) of the 1996 Act as a person who is subject to immigration control who is not eligible for homelessness assistance because he or she does not have leave to enter

or remain in the UK or has leave which is subject to a 'no recourse to public funds' condition.

8.9 With regards to overcrowding chapter 4.8 of the Statutory Guidance states that the Secretary of State takes the view that *'the bedroom standard is an appropriate measure of overcrowding for allocation purposes and recommends that all housing authorities should adopt this as a minimum. The bedroom standard allocates a separate bedroom to each:*

- *Married or cohabiting couple*
- *Adult aged 21 years or more*
- *Pair of adolescents aged 11- 20 years of the same sex.*
- *Pair of children aged under 10 years regardless of sex'.*

The term bedroom standard is defined under section 2 of Housing (Overcrowding) Bill.

8.10 Chapter 4.9 of the Statutory Guidance confirms that the medical and welfare reasonable preference category includes people who need to move because of their disability or access needs, and this includes people with a learning disability as well as those with a physical disability. It explains at chapter 4.10 that 'Welfare grounds' encompasses a wide range of needs, including but not limited to:

- Providing a secure base from which a care leaver, or a person who is moving from a drug or alcohol recovery programme, can build a stable life.
- Providing accommodation, with appropriate care and support, for those who could not be expected to find their own accommodation, such as young adults with learning disabilities who wish to live independently in the community.
- Providing or receive care or support. This would include foster carers, those approved to adopt, or those being assessed for approval to foster or adopt, who need to move to a larger home in order to accommodate a looked after child who was previously looked after by a local authority. It would also include special guardians, holders of a residence order or family and friends' carers who are not foster carers but who have taken on care of a child because the parents are unable to provide care.

8.11 Examples of circumstances covered by the hardship reasonable preference category are set out in chapter 4.11 of the Statutory Guidance and include a person who needs to move to a different locality in order to give or receive care, to access specialised medical treatment, or to take up a particular employment, education or training opportunity.

8.12 Section 166A (5) 1996 Act states that local housing authorities may frame their allocation scheme to take into account factors in determining relative priorities between applicants in the reasonable (or additional) preference categories. Factors which may be considered include:

- The financial resources available to a person to meet their housing costs.
- Any behaviour of a person (or a member of their household) which affects their suitability as a tenant.
- Any local connection (within the meaning of section 199 of the 1996 Act) which exists between a person and the authority's district.

The Statutory Guidance does however make clear that these examples are not exclusive and that a Council may consider other factors as well or instead of these.

8.13 Chapter 4.19 of the Statutory Guidance provides guidance on including local priorities alongside the statutory reasonable preference categories. This section refers to the House of Lords Judgment in the case of R (on application of Ahmad) v Newham London Borough Council which makes clear that s166A (3) of the 1996 Act only requires that the people encompassed within that section should be given 'reasonable preference'. It does not require that they should be given absolute priority over everyone else. The Statutory guidance goes on to explain that this means that an allocation scheme may provide for other factors than those set out in section 166A (3) to be taken into account in determining which applications are to be given preference under an allocation scheme providing that:

- They do not dominate the scheme, and
- Overall, the scheme operates to give reasonable preference to those in the statutory reasonable preference categories over those who do not.

8.14 Chapter 5 of the Statutory Guidance, provides guidance on the Council's duties in relation to allocation scheme management and the conduct of a review. The relevant legislation in respect of information about allocation schemes is contained within section 168 of the 1996 Act (and section 106 of the Housing Act 1985). Local housing authorities must publish a summary of their allocation scheme and if requested, provide a free copy of it. They must also make a full copy of the scheme available for inspection upon request.

8.15 In accordance with section 168(3) of the 1996 Act when an alteration is made to a scheme which reflects a major change in policy, a local



housing authority must within a reasonable timeframe take such steps as they consider reasonable to ensure that those likely to be affected by the change have the effect brought to their attention. Chapter 5.2 of the Statutory Guidance states that an example of a major policy change would include 'for example, any amendment affecting the relative priority of a large number of applicants or a significant alteration to procedures.'

8.16 Section 166A (13) of the Housing Act 1996 requires that all housing authorities before adopting an allocation scheme or making an alteration to their scheme reflecting a major change in policy must:

- 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, and
- Ensure they have a reasonable opportunity to comment on the proposals.

9.0 Climate and Environmental Implications

9.1 Any change to the Allocations Policy is not expected to have any significant impact on the climate or environment. This is because any new policy may change how properties are allocated, but will not impact on the structure of homes, or increase the number being allocated.

10.0 Other implications

10.1 It is unlikely that the review of the Allocations Policy will have other direct implications for the Council. However, any additional direct implications which do arise will be fully considered by the Council under the cover of future reports to the Housing Policy Committee as required.

11.0 Reasons for decision

11.1 The Allocations Policy has not been fully reviewed since it was agreed in 2013. Reviewing the Allocations Policy will ensure the Council is making best use of its, and Registered Providers social housing stock and reflect the current demand for social housing. It will ensure that rehousing outcomes are improved for those with a recognised housing need and owed legal duties by the Council.

11.2 The Allocations Policy does not reflect the implementation of Introductory Tenancies, or the likely introduction of Flexible Tenancies, it also requires review to ensure it is legally compliant.

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