

Appendix C: Summary of key changes in the draft allocations policy

Change Reference	Paragraph number	Description of the Change	Reason for the Change
1	1.3	Added paragraph – Private rented offer	Further clarification
2	1.16	Added a section on direct matches	Further clarification
3	3.3	Inclusion of a paragraph detailing the approach to be taken for the HRA.	To comply with the Homelessness Reduction Act 2017.
4	3.3	Added suitable offers can be a private or social tenancy. Please see section 26.	Clarification.
5	4.4	Added GDPR clause.	To be compliant with GDPR.
6	5.3	Explained how and by whom decisions on applications will be made.	Further clarification.
7	6.2	Added The applicant is ineligible due to changes contained in the Immigration and Social Security Co-ordination (EU Withdrawal) Act 2020: https://www.legislation.gov.uk/ukpga/2020/20/contents/enacted/data.htm	Need to reference the changes in legislation
8	7.1	From 16 – 18 years old.	Under 18 year olds can only be offered tenancies in exceptional circumstances.
9	7.5	Included in the first paragraph the need for applicants to have either a local connection or an exemption	Further clarification.
10	7.5	Local Connection criteria: increased from one year to three years.	To better manage the limited supply of social housing within the borough, and demand management.
11	7.5	Added “or is a social housing tenant who needs to move to Gedling Borough.”	Further clarification.

12	7.5	2d Definition of homeless applicants banding.	To comply with the Homelessness Reduction Act 2017.
13	7.5	2g Extension of the local connection criteria for Care Leavers.	To comply with the Homelessness Reduction Act.
14	7.5	2h Inclusion of people who are moving as part of the witness protection scheme.	Clarification.
15	7.5	2.i Clarification that applicants placed in any supported housing by GBC as part of the Councils' homeless duty are eligible to join the scheme.	Clarification.
16	7.5	2m Another special reason determined by a senior manager.	Gives necessary flexibility to the policy.
17	7.5	2n Added "The applicants circumstances require them to live close to a medical facility or support service which is only available in the Borough."	Further clarification
18	7.5	2o Added "Those individuals who have been awarded leave to remain."	Further clarification
19	7.5	Added "Applicants who fall in this band will remain on band 3 unless a local connection can be demonstrated."	Further clarification
20	8.2	Link provided for a definition of the Common Travel area.	Policy clarification.
21	8.6	Enhanced description of the exceptions which would enable homeowners to join the scheme.	Policy clarification.
22	8.6	The decision about whether a homeowner is able to join the scheme is at the Council's discretion.	Clarification.
23	8.7	Definition given on how applicant's finances would be assessed.	Policy Clarification.
24	8.9	Definition given on how applicants who had benefitted from Sanctuary Schemes property modifications would be assessed.	Policy Clarification.
25	9.2	Included social media to the last bullet point.	Updating.

26	9.2	Stalking, harassment and coercive behaviour.	Policy clarification
27	9.3	Policy explains that the decision will be made by a senior manager.	Policy clarification.
28	9.3	Provide guidance on spent convictions	Policy clarification.
29	10.12	Old policy advised prisoners could apply 8 weeks before their release date, proposed change is that they can only apply once they have been released.	Unfair policy as prisoners can accrue waiting time, when they would not be physically able to move.
30	10.13	Expanded to include mortgage arrears and expanded the definition to determine a timeframe for arrears which is set at 6 months. This is because using a financial value would be unfair on those applicants who do not receive any HB as for those in receipt of HB their rent could be as little as a few pounds each week, were as someone who was not claiming HBs rent would be around £80 and therefore to set a financial limit would be unfair.	Unfair to only ask for rent arrears.
31	10.15	4 new sections added to explain how the various stages of working with potentially homeless applicants will be assisted.	To comply with the Homelessness Reduction Act 2017.
32	10.17 The main Section 193(2) Homeless Duty	Added "All" to the section advising all homeless applicants will be placed on band 1 auto bid once their application has been processed and the Council accepts a duty to rehouse.	To make clear to applicants how their accepted homeless application will be prioritised.
33	10.25 The main Section 193(2) Homeless Duty	If the homeless applicant refuses this offer and they are in Band 1 or Band 2 and have a local connection as defined in List 2, section 7 they will be moved to Band 3. Applicants in Band 3 with no local connection who refuse this offer will no longer be eligible for the housing register, but would be able to reapply after 1 year.	To make clear to the applicant the repercussions of refusing their offer of accommodation and provide advice about how they can appeal against the decision.
34	14.18	193C(4) – Failure to Co-operate . Unreasonable failure to co-	Clarification about the potential for people to be

		<p>operate is defined within the Homelessness Reduction Act 2017, as when an applicant refuses to cooperate when s/he does not take a step (or steps) in her/his Personalised Housing Plan (PHP) This might be a step which:</p> <ul style="list-style-type: none"> • the applicant agreed to • the authority identified as a step which the applicant was required to take <p>in such cases, the concern will be raised with the applicant, and may result in their application being closed. NB ALSO ADDED AT 14.18</p>	removed from the housing register of they fail to co-operate.
35	11.7	Advising that DBS checks may be undertaken	Clarification.
36	11.8	Reference to the check list	Clarification.
37	14.0	Introduction of auto bidding for all applicants. Bar those who are downsizing.	To ensure that people are more quickly rehoused and do not wait for specific property types. i.e. bungalows as opposed to ground floor flats, of flats as opposed to houses.
38	14.4	Added "In the near future."	Clarification.
39	14.5	Added "An Environmental Health referral could be made for a home visit / inspection."	Clarification
40	14.7	Added clarity on who makes the decision.	Clarity on decision making.
41	14.10	New category proposed in response to the provisional actions of the corporate responsibility to care leavers. Which is to include a defined approach within the allocations policy	In response to the Councils' Corporate Parenting Responsibilities.
42	14.11	New section defining how homeless applicants will be assisted.	To comply with the Homelessness Reduction Act 2017.
43	14.14	Added a one year exclusion if people refuse their offer.	Clarity.
44	14.16	New section defining how homeless applications will be assisted and explaining the role of a local connection.	To comply with the Homelessness Reduction Act.

45	14.18	<p>193C(4) – Failure to Co-operate . Unreasonable failure to co-operate is defined within the Homelessness Reduction Act 2017, as when an applicant refuses to cooperate when s/he does not take a step (or steps) in her/his Personalised Housing Plan (PHP) This might be a step which:</p> <ul style="list-style-type: none"> • the applicant agreed to • the authority identified as a step which the applicant was required to take <p>in such cases, the concern will be raised with the applicant, and may result in their application being closed. NB ALSO ADDED AT 10.26</p>	Clarification about the potential for people to be removed from the housing register of they fail to co-operate.
46	14.19	Added a definition of at least 5 miles away.	Clarity.
47	14.19	Added “If you are a current tenant of a registered housing provider we will require supporting evidence from your landlord, such as confirmation that they would consider you for a management move.”	Clarity.
48	14.20	Added: “If you are fleeing to the borough from another area, we will assess your situation by taking a homeless application.”	Clarity.
49	14.23	Added: “For those applicants who have been placed in supported housing by the Council as part of the Council’s prevention role they will be placed in band 3.”	Clarity.
50	14.29	Added: “The needs of transgender household members will be included. Evidence will be required of support/ counselling.”	Equality.
51	14.29	New category proposed in response to the Council’s Corporate parenting responsibility to care leavers.	To assist Care Leavers and in response to the Councils’ Corporate Parenting Responsibility.
52	14.30	Definition included.	To define how those affected will be assessed.
53	14.32	Section added Human Trafficking and Modern Slavery	To define how those affected will be assessed.

54	14.33	Section added Seeking Asylum	To define how those affected will be assessed.
55	14.33	Definition included.	To define how those affected will be assessed.
56	14.36	New section defining how homeless applications will be assisted. Included the awarding of an additional 6 months waiting time	To comply with the Homelessness Reduction Act 2017.
57	14.37	New section defining how homeless applications will be assisted. Band 3 homeless also placed on auto bid.	To comply with the Homelessness Reduction Act 2017.
58	14.41	Eligibility criteria expanded to include Personal Independence Payment.	Policy updated to include additional benefits.
59	15.1	Now just referred to as reviews and timeframe changed to 6 – 12 months	Clarification.
60	16.5	Added: "Whilst the appeal is being considered, your application will be suspended pending the outcome of the appeal.	Clarification.
61	16.1	Defined that it would be a manager who would review the application.	Clarification of roles and responsibilities. Links back to point 5.3.
62	18.1	Added - No pets normally allowed unless at discretion of the Housing Association.	Clarification.
63	18.3	Section added explaining how residents carers will be included in the occupancy standard calculation.	Clarification of policy.
64	22	Added the new complaints policy.	Need to include the updated policy.
65	Appendix A	Clarification provided on the use of the private sector to accommodate homeless applicants.	Clarification of the policy.
66	Appendix B	Added details about the assessment process for out of area placements.	Compliance with the Code of Guidance.

Additional amendment

67	8.8	Removal of section 8.8	See below
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The Allocation Policy initial consultation in Spring identified the need to reconsider an aspect of the policy which enables applicants aged over 55 without children or a local connection to be considered only for sheltered housing. There are very few people in this category and in reality very few properties become available and this raises false expectation for those people and also impacts on the capacity of housing needs staff to support other customers. Therefore, the Council is proposing to remove this aspect of the policy