

REVIEW OF ALLOCATIONS POLICY

1 PURPOSE OF REPORT

- 1.1 In February 2000 Members agreed a draft Allocations Policy and authorised its release for consultation with tenants, those on the Housing Register, our partner Housing Associations and a social housing welfare organisation (Shelter) operating in the District. Copies of the Draft Allocations Policy were also on deposit at the Council Offices, Civic Suite and local Libraries.
- 1.2 The general consultation period ended on 17 April 2000 but Housing Associations and Shelter were given until May to comment.
- 1.3 Members are now requested to consider the final draft which includes some suggested amendments/additions. Where suggested amendments have not been incorporated, they are shown below as tenants' responses.

2 INTRODUCTION

- 2.1 Any change of policy must first undergo a statutory consultation exercise within the terms of Sections 102-103 Housing Act 1985. This gives tenants and other commentators the opportunities to provide observations on any proposed changes.
- 2.2 The council is required to take into account any comments and observations before taking a final decision on a revision of its Allocation Policy and Points Scheme.
- 2.3 The initial draft, which was agreed in February, was the product of consultation between Members of the Tenant Involvement Steering Group (TISG), Officers and Tenants' Representatives.

3 TIMETABLE

- 3.1 The remaining stages in the timetable for implementing the new policy are set out below. These have had to be slightly adjusted to dovetail into the Committee timetable.

15 June 2000	Consideration of submissions and final decision on Allocations Policy and Points System
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27 June 2000	Ratification by Community Services Committee
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25 July 2000

Council

1 August 2000

New Policy in force

- 3.2 Summary details of the new policy can then appear in the Summer edition of 'Your Home' Tenants Newsletter. In the period after adopting the new policy it will be necessary for Housing Management staff to reassess all those on the Housing Register and Transfer List. This amounts to around 1300 cases.

4 FINANCIAL IMPLICATIONS

- 4.1 Budget provision has been made in the Housing Revenue Account for 2000/01 in order to carry out this exercise.

5 LEGAL IMPLICATIONS

- 5.1 Major policy changes of this nature need to follow a process of statutory consultation as outlined above and in accordance with Section 168 Housing Act 1996.

6 RESULTS OF CONSULTATION

- 6.1 Only two responses were received from tenants or those on the Housing Register; their comments are summarised as follows:-

Mr P - (Housing Register) - Would like to know how new scheme affects his points.

Mrs M – (Tenant) - Asks how her adult son, living at home, would fare for his own property. Cites cases where no proper match made between family size and accommodation allocated under existing regime.

- 6.2 At the time of drafting this report no responses had been received from our partner Housing Associations or from Shelter. These will be reported verbally at the meeting if a response is received.

- 6.3 In order to assess the effectiveness of the Points Scheme both for the Register and for the Transfer List it is proposed that an evaluation review be undertaken after a year of operation.

7 RECOMMENDATION

It is proposed that the Sub-Committee **RECOMMENDS**

- (1) That the Allocations Policy and Pointing Scheme as appended to this report be adopted from 1 August 2000.
- (2) That an evaluation review of the Pointing Scheme be undertaken after 12 months' operation. (HRHM)

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Background Papers:

None.

For further information please contact S J Clarkson on (01702) 546366