

Housing allocations policy consultation responses

Question responses

1. Are you a resident in Manchester or are you answering on behalf of an organisation?

	Responses	Percentage
Organisation	59	2.4%
Resident	2368	97.6%

2. About your organisation

2.1. Which organisation do you represent?

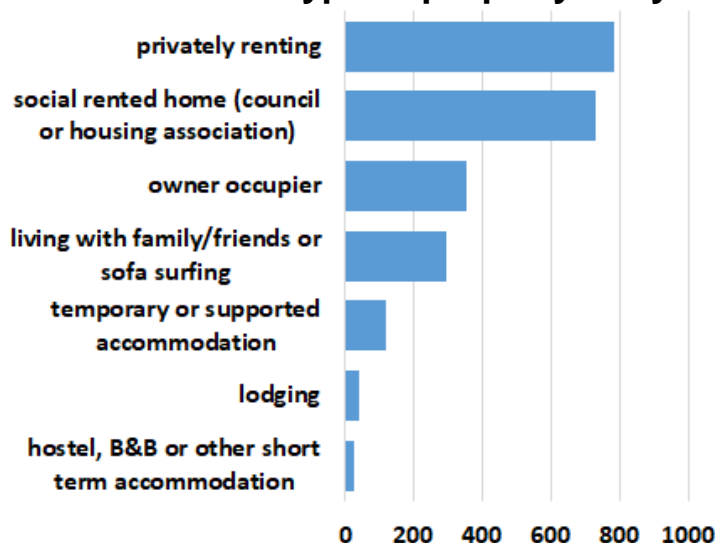
55 responses of the 59 indicating that they represent an organisation provided an organisation name and 4 were blank or test records leaving 51 responses. From the remainder there were 35 unique organisation names. These are shown in appendix 1.

2.2 What is your organisation postcode?

49 unique responses were received, 5 could not be counted (as above). The majority of organisations were located within the city of Manchester with one from Oldham and two in Stockport.

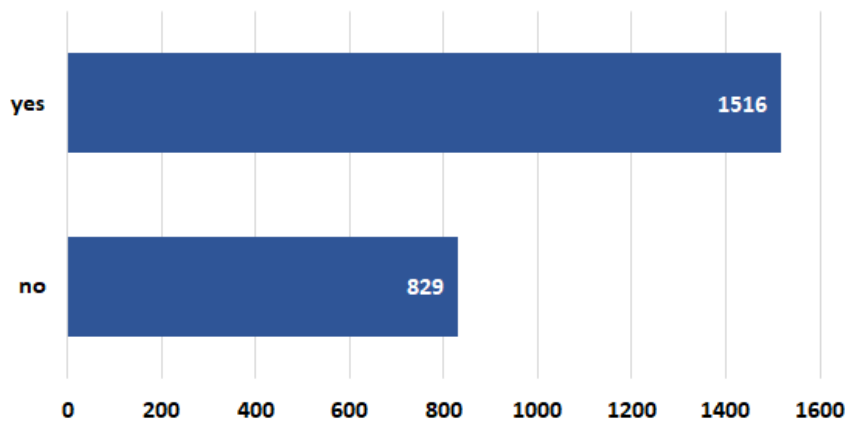
3. Residents

3.1. What type of property are you currently living in?



3.2. Are you currently registered on the Housing Register?

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3.3. What is your postcode

The chart below shows the ward of residence of the participants who provided their postcode. 50% of participants (1194) did not provide a postcode.



4. Changes to who can qualify

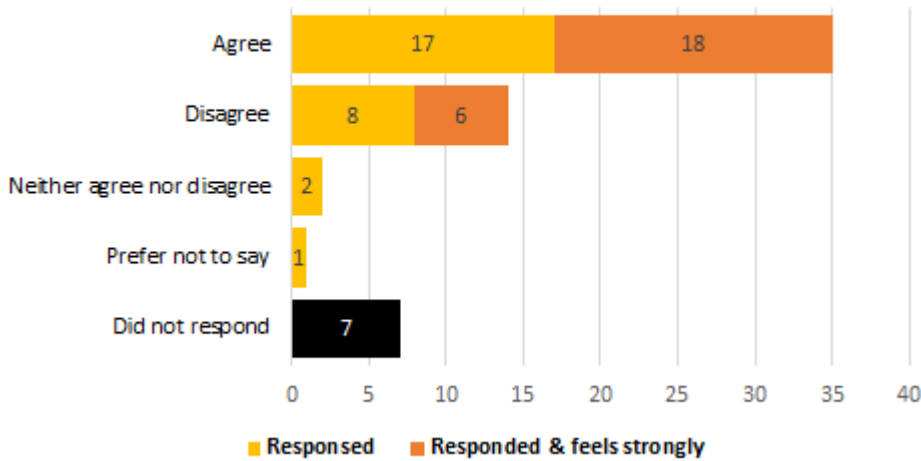
4.1. Residency

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Central government recommends that people should have lived in the area continuously for at least two years to qualify. We don't currently follow this recommendation.

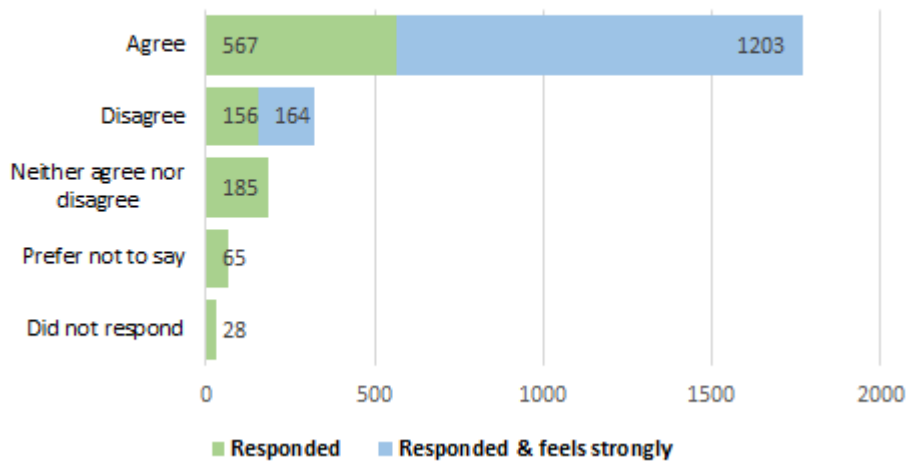
Do you agree or disagree that the Council should introduce a two year continuous residency qualification test? (subject to exceptions i.e homelessness)

Response from organisations



Overall 2368 participants responded to this question. 35 did not provide a response, of which 7 were organisations and 28 residents.

Response from residents

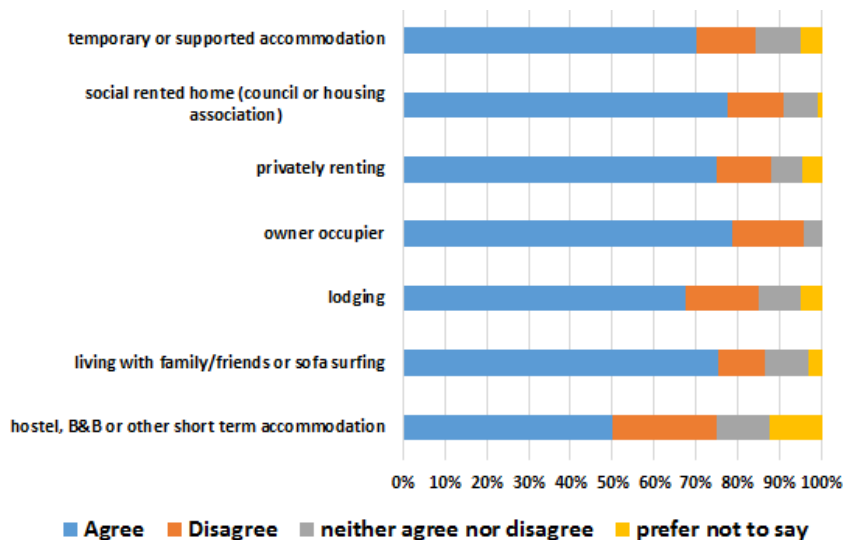


Does whether the resident is on the housing register impact on responses?

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With this, and all subsequent questions, analysis has indicated that there is no statistical significance between responses in respect to the residents status on the housing register

Does housing type impact on responses?



The chart to the left shows the percentage of respondents who selected each response respondents for each accommodation type.

The group of residents who are least likely to agree with the statement are those housed in hostels, B&B and other short term accommodation.

Resident or organisation

Comments made by survey participants

Resident

"...Agree with this but special dispensation should be given if an individual / family is new to the area having had to move due to domestic abuse/family circumstances"

Organisation

"Care leavers are sometimes placed out of the local authority area but have a strong connection to Manchester.. Also when someone is fleeing domestic abuse but may have lived away from Manchester but ... they have a strong connection to Manchester."

Resident

"...This discriminates against people who may have moved to the area for work, or for the support of family and friends. If a woman fleeing domestic abuse must stay in the same city/town or sleep on the streets where is the fairness in that?"

Resident

"...I think people who have lived here longer should get more priority. It causes a lot of community resentment."

Resident

"...Everyone should get the chance to live in Manchester if they wish to do so"

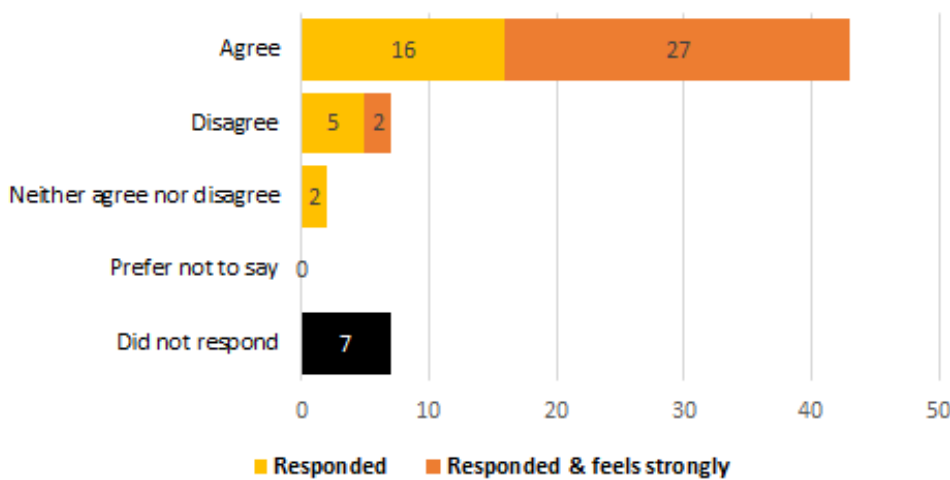
4.2. Savings

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Currently if a household has savings of £75,000 or more they qualify to be added to the housing register, but are placed in band six. We are proposing that the savings threshold is reduced to £30,000 and anyone with more does not qualify to join the housing register.

Do you agree or disagree that we should reduce the savings threshold to £30,000 and that anyone who has more than this amount should not qualify to join the housing register?

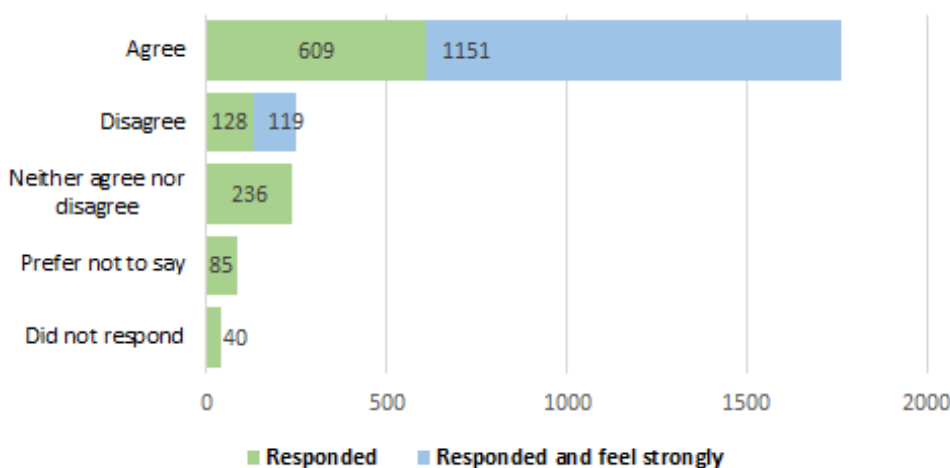
Response from organisations



Overall 2380 participants responded to this question.

47 did not provide a response.

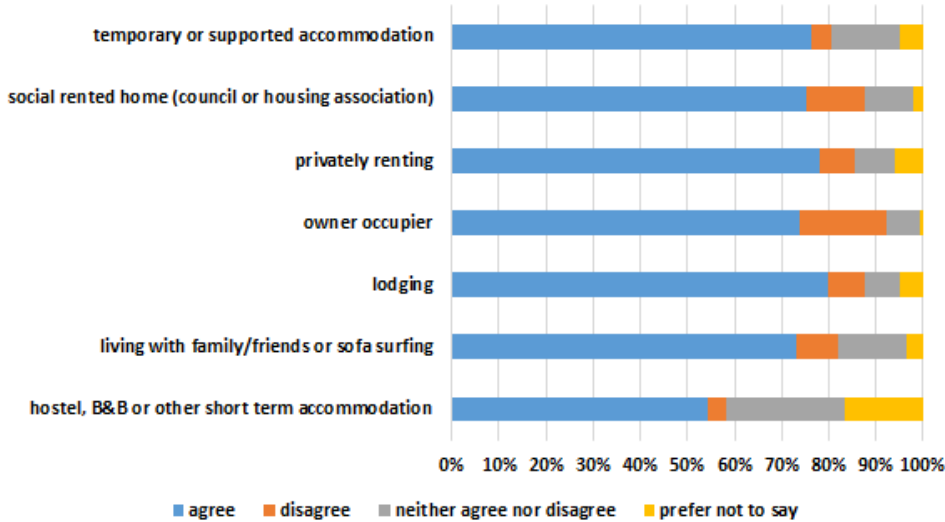
Response from residents



Of these 7 were organisations and 40 residents.

Housing allocations policy consultation responses

Does housing type impact on responses?



The chart to the left shows the percentage of respondents who selected each response for each accommodation type.

Whilst there is variation in the level of agreement there is little in the level of disagreement with the main variation between groups being seen in those not expressing an opinion.

Resident or organisation

Comment

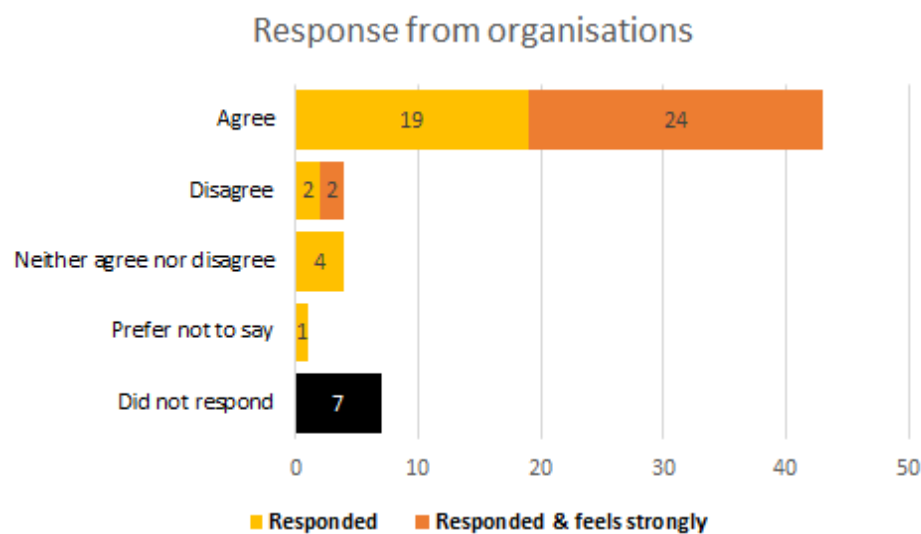
Resident	<i>"...Elderly residents who give up a large property to move into a smaller property will get penalised if they have saving over 30K"</i>
Resident	<i>"...This should be further reduced to savings less than £10,000."</i>
Organisation	<i>"...Savings should be capped at £10,000 so social housing isn't going to those who can afford to rent privately"</i>
Resident	<i>"..It's their savings and hard earned money. As long as they're paying rent nothing else matters. "</i>

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4.3. Homeowners

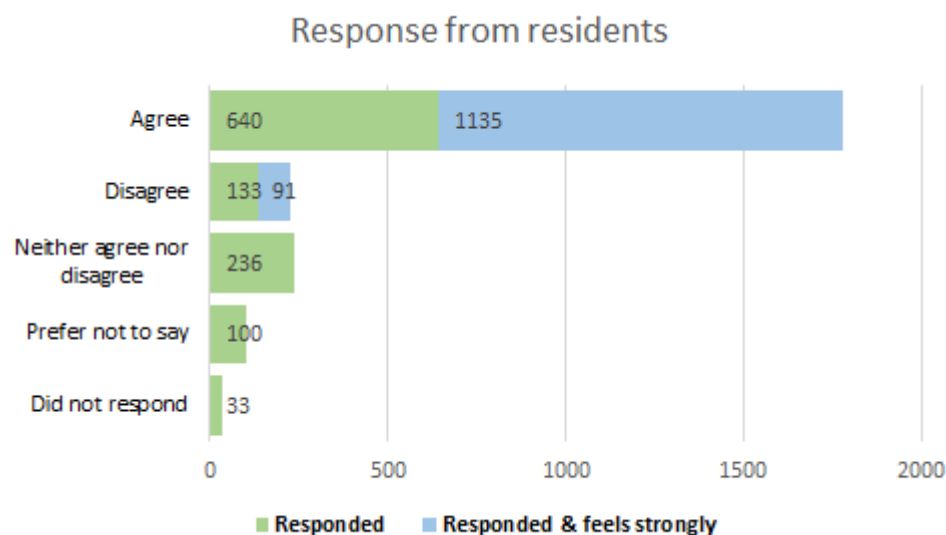
Central government recommends that allocation schemes should make home-owners a non-qualifying category subject to some exceptions for people who are not able to cope in their current home (for example due to disability). Our current scheme allows people who are homeowners to qualify to join the housing register.

Do you agree or disagree that homeowners (subject to exceptions) should not qualify to join the housing register?



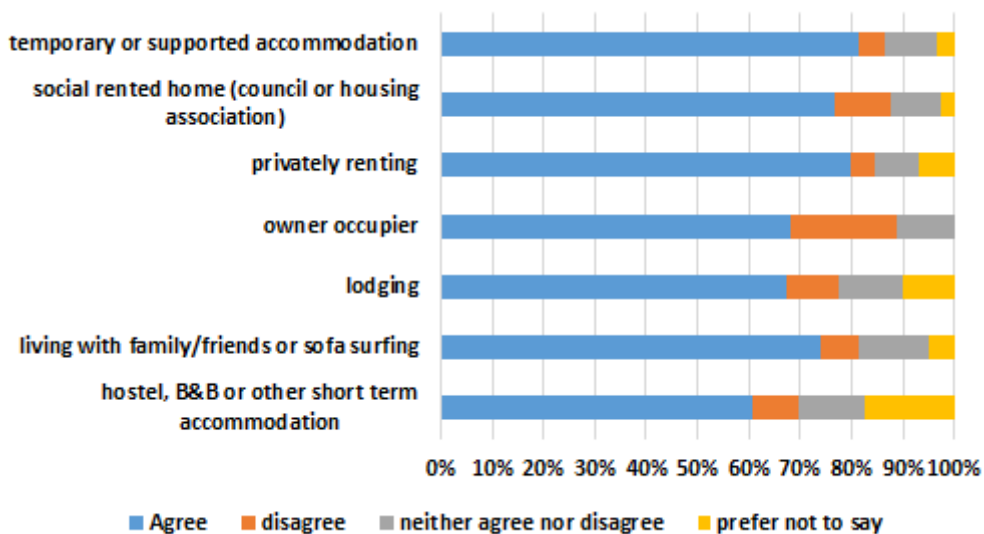
Overall 2387 participants responded to this question.

40 organisations did not provide a response



Does housing type impact on responses?

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The chart to the left shows the percentage of respondents who selected each response for each accommodation type.

Of those participants responding that they disagree with the proposal the largest proportion comes from owner occupiers.

Resident or organisation

Comment

Resident

"..This scheme should be for everyone. My house is overcrowded. I need a bigger house can't afford it "

Organisation

"...Social housing needs to be reserved for those most in need - if someone already owns a home they should not be able to join the register."

Resident

"...If there was a reason they lose their house, they should be entitled to housing if they were at risk of homelessness."

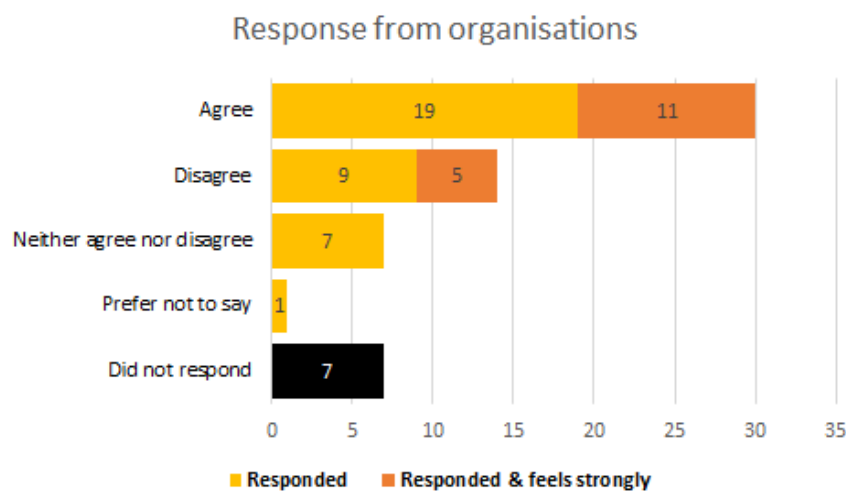
5. Changes to the priority level awarded

5.1. Overcrowding

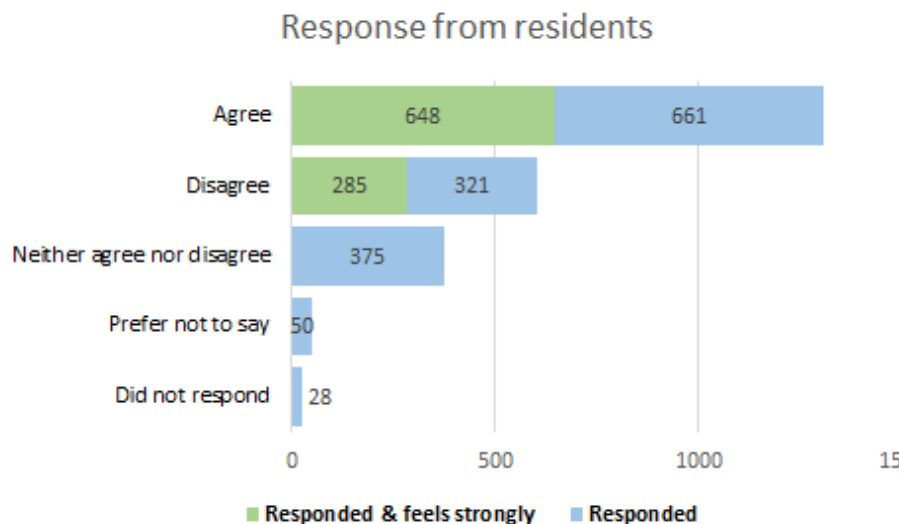
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Currently if you are overcrowded and need three or more extra bedrooms you are placed in band one, if you need an extra one or two bedrooms you are placed in band three. To make sure that people with the greatest need are able to access a suitable home we are suggesting we award the level of priority based on the number of bedrooms needed.

Do you agree or disagree that people who are overcrowded, needing two or more extra bedrooms, should get a higher priority than those who need one extra bedroom?



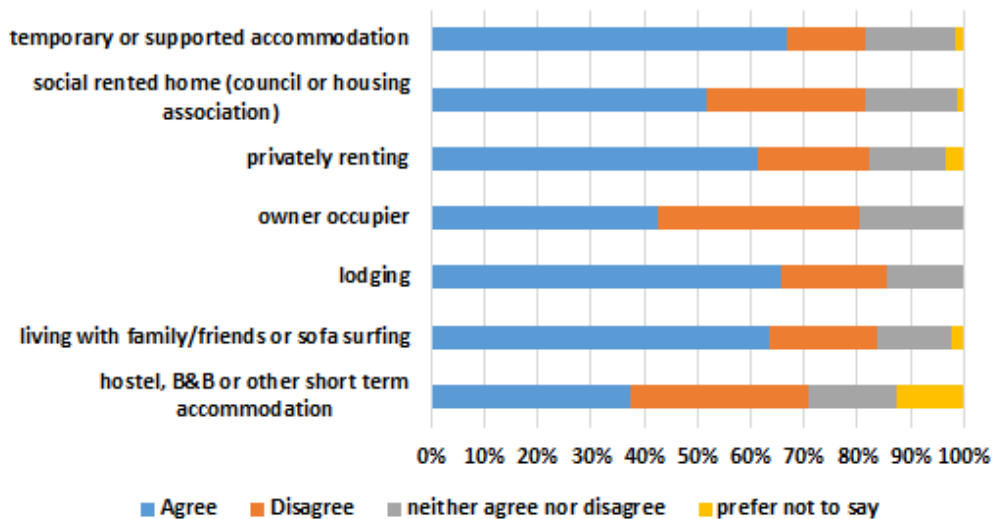
Overall 2392 participants responded to this question.



35 did not provide a response
Of these 7 were organisations and 28 residents.

Housing allocations policy consultation responses

Does housing type impact on responses?



The chart to the left shows the percentage of respondents who selected each response respondents for each accommodation type.

Overall there is a lower rate of agreement to the proposal, in particular those resident in hostels / B&B / short term accommodation where just under 40% agreed with the remainder disagreeing or not expressing an opinion.

Resident or organisation

Comment

Resident

".. Why should someone with a bigger family get priority? Some people don't have a bigger family as they know it's not sensible/financially possible. To me this rule doesn't encourage the right mentality."

Resident

"...It will depend on the personal circumstances of each household. Ie somebody becoming ill or disabled so needing own room. Age of those sharing bedrooms. May need on site carers during the night. Can not apply a blanket policy as it has to be looked at relevant to each household."

Organisation

"..This needs to be on a needs basis and decision makers need to look at the reasons why and the presenting needs of the applicants as part of this action - you can not simply make this decision linked to numbers of bedrooms and assume that if someone needs more rooms then there need is naturally more urgent."

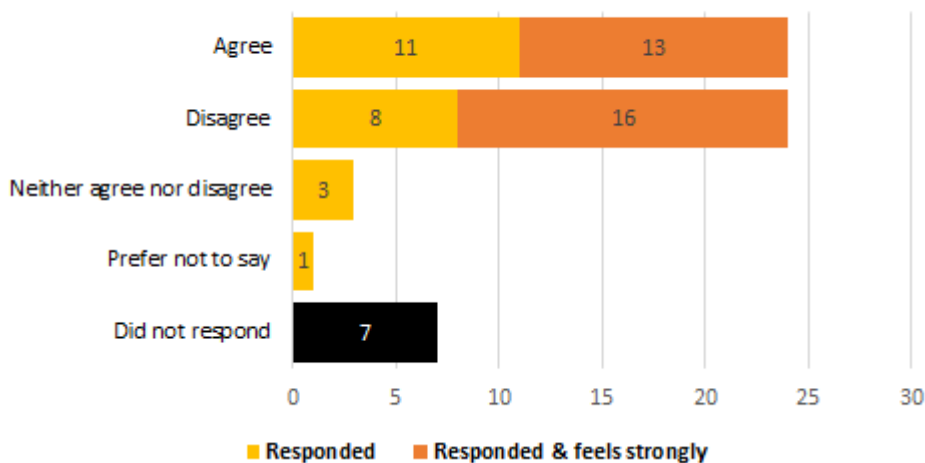
5.2. Working Households and Community Contribution

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Currently, all applicants in housing need are placed in band three. If you work or make a contribution to the community (e.g. through doing voluntary work) then you are awarded additional priority and moved into band two. This policy has worked well over the years. However, people who are in housing crisis are often unable to work and obtain this additional priority. As fewer homes are becoming available it means that some applicants who are in housing need now have little chance of being rehoused because they cannot get into band two. We propose to remove this additional priority award (band two) for people who are working or contributing to the community. This will help us allocate homes to those who need them the most.

Do you agree that we should remove this additional priority and allocate all homes purely on housing need?

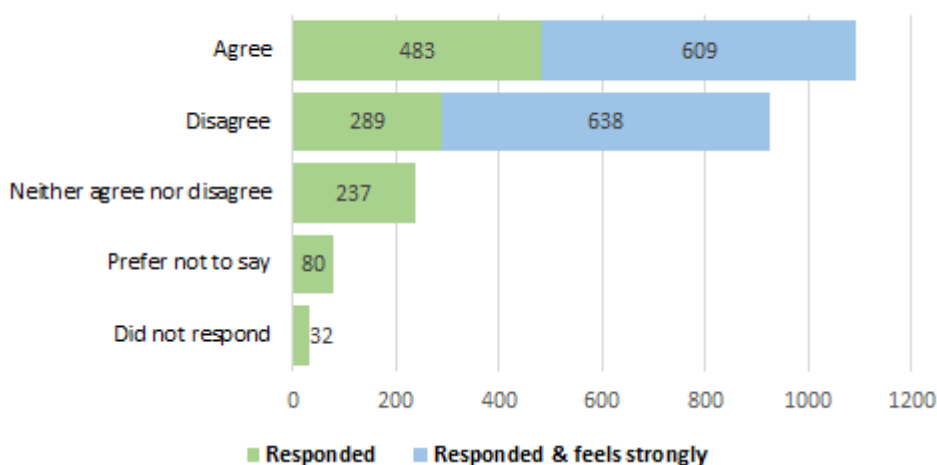
Response from organisations



Overall 2388 participants responded to this question.

39 did not provide a response

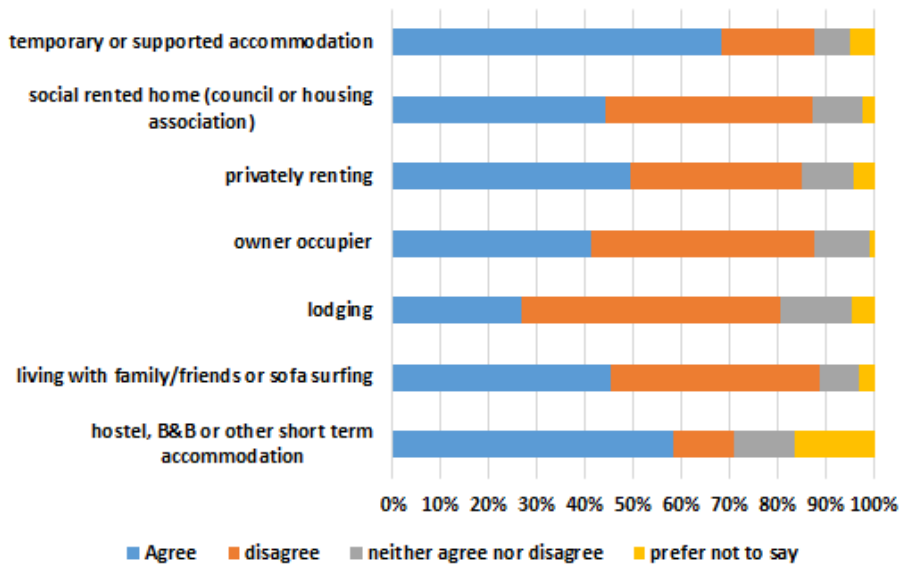
Response from residents



Of these 7 were organisations and 32 residents.

Housing allocations policy consultation responses

Does housing type impact on responses?



The chart to the left shows the percentage of respondents who selected each response respondents for each accommodation type.

As with the previous question, there is a lower rate of agreement to the proposal, in particular those categorised as lodging where just under 30% agreed with the remainder disagreeing or not expressing an opinion.

Resident or organisation

Comment

Resident

"..people who contribute via either volunteering or working should be rewarded. There should be other ways introduced for people who cannot work to get into band two say for medical reasons."

Resident

"...I'm a working lone parent and I've never been placed in band 2 or 3 but band 4. The private rental sector is charging extortionate monthly rental charges. A three bed house in openshaw stands at £700 PM. This isn't affordable and there is a risk of homelessness if you're unable to maintain payments of these rent charges. You have a duty to prevent homelessness and surely longer term that makes sense?! ."

Resident

"..It is very important to keep this as it is to prevent people from moving out of the area and contributing to the area either by working there or voluntary. There are a huge number of organisations and Charities who rely on people who work or volunteer in the city who can only afford council housing. Why further punish people who are contributing - many of these people assist the over stretched charity organisations for example and this would be detrimental to the city. This change in particular is VERY ILL JUDGED."

Appendix 1

List of participating organisations.

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Arawak Walton Housing Association
Be Well
Brentwood Lettings Ltd
Centrepoint
Manchester City Council
Cornerstone Day Centre
Equity Housing
Great places housing group
Housing solutions service
Humankind
The Unite Convenor at Hendham Vale covering the Northwards Contract
Longsight health visitors
LTE Group
Manchester Mind MVAP
Manchester move
Manchester Settlement
Mosscafe St Vincent's Housing Group
Northwards
One Manchester
Police
PRS Landlord
Rethink Mental illness
Sanctuary Support Living
Sheffield
Southway
The Boaz Trust
The Guinness Partnership
The Men's Room
The Works
Victoria house sit up
Wythenshawe community Housing Group
Yos