

Appendix 3

HOUSING ALLOCATION POLICY RECOMMENDATION IMPACT AND RECOMMENDATION SUMMARY

Policy Amendment		Current Policy	Policy Change	Potential Impact	Online Survey (2427 Responses)	Policy Position
Category	Subject	Summary	Summary		Wider Public (Principle changes surveyed)	
Qualification	2 Year Residency	Currently only need a Manchester Address to apply to be on the rehousing register	Introduce a 2 year residency rule,	High Impact, approx. 1,300 applications may not have qualified due to not having a 2 year residency. Therefore making a change of this nature, if applied to the whole register, appears to have potential to reduce the competition for priority applicants.	75% Agree 14% Disagree	Fully Recommended
	Savings and Capital	Current Capital limit 75K	Reduce savings limit from £75K to £30K	Limited impact, small numbers on the register with savings over 30k , brings in line with other LA policy	76% Agree 11% Disagree	Fully Recommended
	Owner Occupation	Home Owners are eligible to join the register	Homeowners will no longer be able to join the register –	Will have a limited impact, small numbers on the register re homeowners, but will focus housing options advice. Brings in line with other LA policy	76% Agree 10% Disagree	Fully Recommended
	Exceptions & exemptions	Applicants who will be allowed on the list regardless of qualification criteria i.e Part VII applicants, armed forces, DV&A, med etc..	No Change , Same exceptions will apply as current policy	N/A	Statutory consultation.	N/A
Banding	Removal of Working Household / Community Contribution awards	Currently people who work or contribute to the community are awarded additional priority (band 2)	Revise banding so that additional priority is not awarded for working household and community contribution (band 2). People in reasonable preference will be placed in band dependant on need. (this will mean some households who hold additional preference will still retain band 2)	High impact for those household in crisis, homeless, and in unsecure temporary accommodation. Barrier to attain band 2 removed as these applicants will be categorised as band 2.	47% Agree 37% Disagree	Fully Recommended

Need Groups	Overcrowding	Applicants who are overcrowded are split into 2 bands. Those that are 3 beds short are in band 1 and those that are 1 or 2 bedrooms short are in band 2 or 3.	This proposed change differentiates between different degrees of overcrowding: <ul style="list-style-type: none"> Overcrowded by 3 or more bedrooms remain in band 1 Overcrowded by 2 bedrooms in band 2 Overcrowded by 1 bedroom placed in new band 3 Households with children overcrowded by 1 bedroom and living in 1 bedroom accommodation awarded band 2 	One of the most significant ways of helping those in greatest need. By lowering the priority of applicants overcrowded by only 1 bedroom it will create many more opportunities to rehouse other applicants who we could perceive are in greater need. Overcrowding is the biggest single reason for being in bands 1-3.	56% Agree 26% Disagree	Fully Recommended
	Lodgers	Lodgers not explicitly categorised in current policy.	Lodgers who are applying to join the register as a separate household will be categorised as: <ul style="list-style-type: none"> If lodging in another family's household and overcrowded by 1 bedroom band 2 will be awarded. 	Will reduce the numbers that present as homeless although this is difficult to gauge at this stage. More people likely to remain as lodgers than present as homeless.	Statutory consultation	Fully Recommended
	Under occupation	band 1 if releasing a family home and moving to a non-family home	Move ALL under occupiers into band 1 (rejected) Current policy - Tenants under-occupying a family home of 3 or more bedrooms and are seeking to move to non-family type accommodation with fewer bedrooms and who will not be under occupying by more than one bedroom.	Could potentially have unintended consequences- if policy extended to 2 beds. potential to create some 2 beds lower in demand in some areas i.e. 2 beds in towers/flats	Statutory consultation	Retain current policy.
	Domestic Violence & Abuse	DV&A cases currently in band 1-2-3	DV&A cases will now be band 1-2 only not band 1-2-3 due to banding structure changes and the removal of WH/CC.	Some cases who were in band 3 previously will now be positioned in band 2	Statutory consultation	Fully Recommended
	Homelessness	All cases are currently in band 3 unless working or contributing to the community then band 2	Relief duty (189B) (TA) Homelessness duty (193) applicants will now be in band 2. Due to banding structure changes and the removal of WH/CC.	Potentially the biggest impact, more homeless and households in TA will be given band 2 so through put in TA should be greater.	Statutory consultation	Fully Recommended

	Child at Height	The current scheme was amended to give flexibility to RPs to decide if a low-rise home is suitable for children 10 or over, while recognising that such families would still have priority until the scheme review formally converted the current flexibility into scheme policy.	The proposal is simply formalise and make that anticipated change	Offer additional flexibility and access to more housing for people with children	Statutory consultation	Fully Recommended
Additional Policy Changes	Moving Group	Currently there are no rules around who can be on a household's application to move, this means we currently have applications that require large accommodation that simply put does not exist or is in short supply.	Introduce new rules around moving group categories	Reduces expectation and the number of households on the register who require accommodation that the social sector does not have an abundance or turnover of.	Policy born out of the statutory consultation - RP's fully agreed to new rules.	Fully Recommended