SUBJECT: UPDATE ON ALLOCATIONS POLICY 2021

DIRECTORATE: HOUSING AND INVESTMENT

REPORT AUTHOR: YVONNE FOX, ASSISTANT DIRECTOR

1. Purpose of Report

1.1 To update the Housing Scrutiny Sub Committee on the introduction of the Councils amended Allocations Policy in January 2021.

2 Background

- 2.1 Following the review of the Council's Allocations Policy, an amended Policy was agreed by members in March 2020.
- Initially the target date for implementation was June 2020 but due to the outbreak of 2.2 Covid 19, our IT suppliers were unable to complete the IT amendments and testing as anticipated. This resulted in slippage in the implementation of the new Policy until January 2021.

3. Summary of Current Position

3.1 One of the main changes was the introduction of a 24 month residency qualification. This was on included on advice from our MHCLG Homelessness Advisors and in line with the provisions of the Localism Act 2011

Letters were sent to 239 households who we considered would no longer be eligible to be included on the waiting list because they had not lived in Lincoln for 24 months. All households affected have been given the opportunity to appeal the decision or provide proof of their residency. Those that have not provided further proofs or awarded discretion due to their individual circumstances, have been removed from the waiting list.

3.2 As of the 23.02.2021, the table below shows numbers of applicants on the Waiting List of active applicants who are allowed to bid.

	Ground Floor Need				Non-Ground Floor Need				Total In Each Band
	1 BG	2 BG	3 BG	4 BG +	1 Bed	2 Bed	3 Bed	4 Bed +	
Band One	50	26	5	0	20	8	25	22	156
Band Two	67	19	3	2	37	50	97	7	282
Band Three	97	9	2	0	306	185	53	6	658
									1096

- 1096 Active applications allowed to bid Lincoln
- (303 Transfer Applications and 793 Housing Register Applications)
- 3.3 All properties let since the introduction of the new policy have been let to households who have a local connection with Lincoln
 - 40 Properties have been allocated since 26.01.2021 (and signed up) a summary of these allocations are below

	Independent living 1 Bed Ground floor flat	Independent living 2 Bed Bungalow	1 bed flat (1st floor and above)	1 bed ground floor flats / bungalows	2 bed flat/ house/ maisonette	2 bed ground floor flat	2 bed m/s flat	
band one - homeless	1	0	8	7	5	0	0	21
band one - medical	1	0	1	0	0	0	0	2
band one - additional needs	0	1	1	2	1	0	0	5
band two - homeless	0	0	2	2	2	0	0	6
band two - medical	1	0	0	0	1	1	0	3
band two - additional needs	0	0	0	0	1	0	0	1
band two - housing conditions	0	0	0	0	1	0	0	1
Band three	0	0	0	0	0	0	1	1
	3	1	12	11	11	1	1	40

In total, we housed 28 households from band one, 11 from band two and 1 from band 3.

- 3.4 The majority of properties becoming available to let are 1 bed units as a result of the ongoing pandemic encouraging people to stay at home and only move in exceptional circumstances. Customer enquiries continue to be high particularly from family households who would like to move but we continue to have reduced turnover of stock particularly for 3 and 4 bed houses and it is difficult to predict when the supply of family accommodation will change.
- 3.5 We also continue to experience low demand for independent living properties. This is in part due to the reluctance of older people to move during the pandemic

4. Recommendation

List of Background Papers:

4.1 That members note the implementation of the new Allocations Policy and information regarding the waiting list since the change in policy.

Is this a key decision?

Do the exempt information categories apply?

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

How many appendices does the report contain?

Lead Officer: Yvonne Fox Assistant Director, Housing Management

None