

# HOUSING CABINET MEMBER MEETING

## Agenda Item 42

Brighton & Hove City Council

**Subject:** Amendment to Allocations Policy  
**Date of Meeting:** 9<sup>th</sup> September 2009  
**Report of:** Director of Adult Social Care & Housing  
**Contact Officer:** Name: Sylvia Peckham Tel: 293318  
E-mail: Sylvia.Peckham@brighton-hove.gov.uk  
**Key Decision:** No  
**Wards Affected:** All

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 The current Housing Register Allocations Policy was approved by the Cabinet Member for Housing on 11<sup>th</sup> March 2009. This report is to approve a further minor amendment the Housing Register Allocations Policy.
- 1.2 The amendment is to include in Band A Council employees who are leaving accommodation tied to their employment. This will enable those employees who are no longer required to live in tied accommodation to remain in employment and to be given high priority to successfully bid and enable them to move to alternative accommodation.
- 1.3 Currently employees leaving tied accommodation are placed in Band B, which is not enabling them to be successful in bidding for alternative accommodation.

#### 2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Housing considers and approves the report to amend the Allocations Policy.

#### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Choice Based Lettings (CBL) is the platform adopted by the Council through which to allocate properties based on housing need. Households are assessed under the Allocations Policy and are awarded a Banding depending on their housing need and medical circumstances and a priority date depending on when they either applied to join the housing Register or were re-assessed into a higher band.
- 3.2 The Allocation policy was reviewed and amendments agreed at housing Cabinet on 30<sup>th</sup> April 2009, however, a further minor change is required to address the housing needs of council employees who are required to leave

tied accommodation due to the changing nature of the way Council provides services. This will affect only a very small group of employees and will have an insignificant effect on the Housing Register.

#### **4. CONSULTATION**

4.1 As this is a minor change consultation is not required.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

5.1 There are no direct financial implications arising from the recommendation made in this report

*Finance Officer Consulted:* Mike Bentley

Date: 14/08/09

##### Legal Implications:

5.2 Under section 167 Housing Act 1996, the council as a local housing authority is required to have an allocations scheme for determining priorities and as to the procedure to be followed in allocating housing accommodation. Local authorities must not allocate housing accommodation otherwise than in accordance with their allocation scheme. Where a major policy change to an allocation scheme is proposed, a local housing authority is statutorily required to consult with every registered social landlord with which it has nomination arrangements. The change proposed to the allocation scheme is not considered to amount to a major policy change, and as such there is no requirement for formal consultation.

Lawyer Consulted: Liz Woodley

Date: 17/08/09

##### Equalities Implications:

5.3 None

##### Sustainability Implications:

5.4 None

##### Crime & Disorder Implications:

5.5 None

##### Risk & Opportunity Management Implications:

5.6 Failure to adopt the changes prescribed in the attached new Allocations Policy could render the Local Authority vulnerable to legal challenge.

Corporate / Citywide Implications:

- 5.7 Limited social housing stock will be used in the best and most efficient way possible and that the city will benefit from clearer communication and updated Local Lettings Plan.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 The alternative would be for the policy to remain as per current policy. This however will mean that those employees who terms and conditions are changing will have to resolve their housing need themselves as they do not have sufficient priority to enable them to be successful in bidding for accommodation.

**7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 This decision is being sought so as to facilitate the council making changes to employee terms and conditions so that those employees have sufficient priority to successfully bid for alternative accommodation.

**SUPPORTING DOCUMENTATION**

**Appendices:**

1. Cabinet report Choice Based Lettings and Extra Care Housing – April 2009
2. Allocations Policy

**Documents in Members' Rooms**

1. none

**Background Documents**

1. none

