**APPENDIX H**



Are

Name: Email: Telephone Number: Date:

………………………. …..………………………………… ……………………………… …../…../…..

Do you live in the District?: Yes/No …………

Do you represent an organisation with an interest in Housing in the District?: Yes/No …….

Name of Organisation: …………………………………………………………….

**Draft**

**Housing Allocations Scheme**

**2022 – 2027**

**Consultation questions**

**Please type your comments directly onto this workbook and**

**email to** **Housingstrategy@eppingforestdc.gov.uk** **by 17 December 2021**

This consultation workbook highlights all the proposed major and minor changes to the **Councils draft Housing Allocations scheme for 2022 – 2027** which can be found on

[**The Big Four Housing Consultation**](https://www.eppingforestdc.gov.uk/housing/housing-and-wellbeing-strategy-and-policy-consultations/) web page.

The questions in this workbook have been indexed to the corresponding proposals within the draft allocations scheme (e.g. Q1 relates to Page 17 Point 3.8.13) for ease of reference and gives you an opportunity to comment.

**Public Consultation**

The consultation is open to everyone who has an interest in Housing in the district including; residents and service users, statutory agencies, housing providers, voluntary and community groups, and other organisations.

**Providing your comments**

You can type directly on to this workbook 2021 to provide your comments on any of the suggested major and minor changes to the draft allocations scheme, and email the workbook with your comments to housingstrategy@eppingforestdc.gov.uk by 17 December 2021 when the consultation closes.

**Scoring each question**

You can indicate to what extent you agree or disagree with any of the proposals by providing a score between 5 and 1 (5 = strongly agree and 1 = strongly disagree) and add any other comments in the free space below each question.

| **Score: (5) Strongly agree (4) Agree (3) Neither agree nor disagree (2) Disagree (1) Strongly disagree** |
| --- |
| Q 1. | **Potential major change**Is the current financial threshold of £76,000 (combined gross annual income and all assets) to join the register fair? |  Page **17**Point 3.8.13 |
| **Score:** | **Comment:** |
| Q 2. | **Not a major change but significant**Is it appropriate to offer applicants the opportunity to access the comprehensive range of local initiatives available to improve their mental and physical health and wellbeing as part of the housing registration process? | Page**12**Point3.2 |
| **Score:** | **Comment:** |
| Q 3a. | **Major change**Should lifetime tenants wishing to downsize and give up one room be allowed to move to a smaller flat with one spare bedroom (e.g. 3-bed house to a 2-bed flat) as an alternative to the £1,000 per room incentive? | Page**20**Point3.12.2 |
| **Score:** | **Comment:** |
| Q 3b. | **Major change**Should lifetime tenants or secure fixed term tenants with more than 5 years remaining on their tenancies wishing to downsize from large family sized houses and give up two rooms be allowed to move to a smaller house or flat with one spare bedroom (e.g. 4-bed parlour house to a 2-bed house or flat) as an alternative to the £1,000 per room incentive? | Page**20**Point3.12.2 |
| **Score:** | **Comment:** |
| Q 3c. | **Potential major change**Should the financial incentives for fixed term tenants to downsize still apply only to those with more than 5 years remaining on their tenancy? | Page**20**Point3.12.1 |
| **Score:** | **Comment:** |
| Q 4. | **Major change**Should the restriction for downsizers who repeatedly bid then refuse suitable offers be changed from 12 months after 4 refusals to 6 months after repeated refusals? | Page**27**Point5.2.2 |
| **Score:**  | **Comment:** |
| Q 5. | **Major change**Should the blanket ban on allocations to applicants with arrears in excess of 4 weeks be replaced with consideration on a case by case basis and repayment agreements? | Page**6**Point1.1.4 |
| **Score:**  | **Comment:** |
| Q 6a. | **Minor change**Do you agree with having clearly identifiable needs levels attributed to the three bands? | Page**6**Point1.1.5 |
| **Score:** | **Comment:** |
| Q 6b. | **Major Change**Is it reasonable to replace the two existing medical priorities (Urgent and Moderate) with three medical priorities (Emergency, Urgent and Moderate)? | Page**22**Point3.15 |
| **Score:** | **Comment:** |
| Q 7. | **Major change**Should the option be available to make a direct offer and/or set up auto-bidding for applicants in Band A where they have not been submitting bids for suitable properties, or the properties they need rarely become available? | Page**13**Point3.5 |
| **Score:** | **Comment:** |
| Q 8. | **Major change**Is it reasonable for homeless households to whom the Council has accepted a main duty under Part 7, to have the opportunity to bid for their one suitable offer and the Council retain the right to set up auto-bidding and/or make a direct offer of suitable settled accommodation of social housing (or into the private sector) to discharge their duty? | Page**13**Point3.5 |
| **Score:** | **Comment:** |
| Q 9. | **Major change**Should the Council nominations agreements and local lettings agreements with registered providers allow for direct nominations to vacant housing association properties (as well as via choice based lettings) for applicants on the housing register and/or other landlord transfers such as permanent decants and management transfers ? | Page**7**Point1.1.8 |
| **Score:** | **Comment:** |
| Q 10. | **Major change** Should the Scheme include the option to introduce a local lettings policy on occasion to allocate particular accommodation to people of a particular description (whether or not they fall within reasonable preference categories) to promote cohesion subject to consultation, cabinet approval and overall compliance with the scheme? | Page**23**Point4 |
| **Score:** | **Comment:** |
| Q 11a. | **Major change**If an applicant moves up a band should their waiting time be counted from the date, they were awarded the higher priority rather than the date they joined the register? | Page**13**Point3.3 |
| **Score:** | **Comment:** |
| Q 11b. | Should the same rule apply to applicants who move down a band? | Page**13**Point3.3 |
| **Score:** | **Comment:** |
| Q 11c. | Should the same rule apply to applicants who move up a band and then move back down a band? | Page**13**Point3.3 |
| **Score:** | **Comment:** |
| Q 12. | **Minor change**Exemptions from the 7-year residency criteria“Victims of domestic abuse who are living in a refuge or other form of safe temporary accommodation in the District having escaped domestic abuse from within the district or from another local authority area.”Does the statement adequately cover the requirements of the Domestic Abuse Act 2021 with regards to the Scheme, given?1. the new provisions under Part 7 homelessness applications in respect of Domestic Abuse; and
2. the policy on management transfers outside of the Scheme?
 | Page**16**Point3.8.7 |
| **Score:** | **Comment:** |
| Q 13a. | **Major change**Should the disqualification criteria for considering serious unacceptable behaviour replace the “within the last 7 years” with a risk-based assessment which considers patterns severity, cause and effect, behaviour modification and recent history to evaluate the probability of re-occurrence? | Page**18**Point3.8.15 |
| **Score:** | **Comment:** |
| Q 13b. | **Major change**Should the disqualification criteria for taking into account rent arrears replace the “within the last 7 years” with a risk-based assessment (which considers patterns severity, cause and effect, support mechanisms and recent history to evaluate the probability of recovering any outstanding debt, and the risk of continued wilful non-payment)? | Page**18**Point3.8.16 |
| **Score:** | **Comment:** |
| Q 14a. | **Major change**Should there be a minimum required timescale for an applicant to be able to evidence that they have maintained a rent repayment agreement with their landlord (for arrears that are greater than 1/12 of the annual rent) before they will be considered as qualifying to join the register (on the condition that they will continue to maintain payments until the debt is cleared in full)? | Page**18**Point3.8.16 |
| **Score:** | **Comment:** |
| Q 14b. | **Major change**Is a minimum of 3 months at the point of application to join the register an appropriate length of time (on the condition that they will continue to maintain payments until the debt is cleared in full)? | Page**18**Point3.8.16 |
| **Score:** | **Comment:** |
| Q 15. | **Minor change**Should applicants on the supplementary waiting list be eligible to bid for sheltered housing bungalows if qualifying households on the register who have submitted bids shall be given priority? | Page**23**Point3.18 |
| **Score:** | **Comment:** |
| Q 16. | **Minor change**Is it reasonable to require applicants to disclose whether they are or are related to Members of the Council and or Council staff and for this to be flagged up on their application? | Page**24**Point5.1.1 |
| **Score:** | **Comment:** |
| Q 17. | **Query***A household is either one person or two persons or more who are intending to live together at the same property offered. Applicants should only include dependents as part of their household or persons who have been part of their household for at least a two-year period and shall occupy the accommodation offered as their only or principal home.*Is this a suitably detailed definition of household for the purpose of the scheme? | Page**26**Point5.1.6 |
| **Score:** | **Comment:** |
| Q 18. | **Minor change**“The designated officer shall inform the applicant of any change to their Band within **10 working days** rather than ~~28 days~~”Is this reasonable? | Page**26**Point5.1.8 |
| **Score:** | **Comment:** |
| Q 19. | **Minor change**Is the proposal to cancel applications where the specified number of suitable offers have been refused a more effective way of managing the register than suspending or awarding reduced priority? | Page**27**Point5.2.1 |
| **Score:** | **Comment:** |
| Q 20. | **Major change**Should applicants in Band A be entitled to one offer of alternative accommodation rather than two to reflect the emergency nature of their need to move? | Page**27**Point5.2.1 |
| **Score:** | **Comment:** |
| Q 21. | **Major change**Is it reasonable to consider cancelling applications where the applicants have failed to bid for at least 12 months? | Page**28**Point6.2 |
| **Score:** | **Comment:** |
| Q 22. | **Major changes**Do you agree to the changes to the Priority Bands? | Page**30** |
| **Score:** | **Comment:** |
| Q 23. | **Query**Is it reasonable to exclude management transfer offers from the under-occupation incentive payment? | Page**37**Point9.1.2 |
| **Score:** | **Comment:** |
| Q 24. | **Query***“If the existing tenancy is held by joint tenants and the management transfer does not include all tenants then the tenancy shall need to be resolved first. The designated officer shall advise the tenant(s) of the available options including seeking independent advice”*Is this policy statement sufficient to cover all eventualities? | Page**37**Point9.1.3 |
| **Score:** | **Comment:** |
| Q 25. | **Minor change**Is it reasonable to remove the restriction on move on from supported housing that it “will generally be to flatted accommodation”? | Page**38**Point9.1.10 |
| **Score:** | **Comment:** |
| Q 26. | **Query**Is it reasonable for residents leaving supported housing to be considered for one suitable offer? | Page**38**Point9.1.10 |
| **Score:** | **Comment:** |
| Q 27. | **Major changes**How should the changes be introduced?1. retrospectively
2. staggered
3. for new applications
4. a combination?
 |  |
| **Score:** | **Comment:** |

**Thank you for contributing to the public consultation on the proposed changes to the Allocations Scheme for 2022 - 2027.**

**We would be extremely grateful if you would consider completing the confidential equalities impact information below.**

**Please save this document with any comments that you would like to make and email a copy to** **Housingstrategy@eppingforestdc.gov.uk** **by 17 December 2021.**

|  |
| --- |
| **Equalities Impact Information – Confidential Questions**  |
| These questions are to find out whether we are representing our customers. We use the information to check that our activities are fair and transparent, and to monitor the impact of our services on groups with characteristics that are protected in law.You may not want to answer some of the questions, so they all include a ‘prefer not to say’ option. You do not have to complete this section, although it will help us improve if you can complete as much as possible.The information will only be used for statistical purposes. It will be stored anonymously and separate from any records that can identify you.All the information you provide will be treated as strictly confidential in accordance the Epping Forest District Council’s Privacy Notice and in line with the General Data Protection Regulations (GDPR) 2018.  |
| **Age** |
| Please indicate your age group. |
|

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 16 - 19 |   | 20 - 24 |   | 25 - 39 |   |
| 40 - 49 |   | 50 - 54 |   | 55 - 59 |   |
| 60 - 69 |   | 70 - 74 |   | 75+ |   |
|  | Prefer not to say  |   |

 |
| **Disability** |
| Do you consider yourself to have a disability? |
| By disability we mean whether you have a long-term difficulty with your mental or physical health, or a learning difficulty, that affects your ability to carry out day to day activities. |
| Yes |   | No |   | Prefer not to say  |   |
| **Gender Identity**  |
| How would you describe your gender identity? |
| Female  |   | Male |   | Transgender (M-F) |   |
| Transgender (F-M) |   | Intersex  |   | Gender neutral |   |
| Non-binary or you define your gender in another way |   | Prefer not to say |   |
| **Pregnancy and Maternity**  |
| Are you pregnant or the parent or guardian of a baby under the age of 1 year? |
| Yes  |   | No  |   | Prefer not to say  |   |
| **Ethnicity** |
| Please indicate your ethnic origin. |
| Arab |   | Bangladeshi |   | Black African |  |
| Black Caribbean |   | Chinese |   | Gypsy or Irish Traveller |  |
| Indian |   | Mixed African |   | Mixed Asian |  |
| Mixed Caribbean |   | Mixed Other |   | Other Asian |  |
| Other Black |   | Other Ethnicity |   | Pakistani |  |
| White British |   | White Eastern European |   | White Irish |  |
| White Other |   |  |   | Prefer not to say |  |
| **Marriage and Civil Partnership**  |
| Are you married or in a Civil Partnership? |
| Yes  |   | No  |   | Prefer not to say  |  |
| **Religion or Belief**  |
| Agnostic  |   | Atheist |   | Buddhist |  |
| Christian |   | Hindu |   | Humanism  |  |
| Jewish |   | Muslim (Islam) |   | Rastafarianism |  |
| Sikhism |   | Zoroastrianism |   | No religion or belief |  |
| Other religion |   | Other belief |   | Prefer not to say |  |
| **Sexual Orientation**  |
| Please indicate your sexual orientation. |
| Bisexual |   | Heterosexual |   | Gay Man |  |
| Gay Woman |   | Other  |   | Prefer not to say  |  |

**Thank you for taking part in this consultation.**

**Please save this document with any comments that you would like to make and email a copy to:**

**Housingstrategy@eppingforestdc.gov.uk**

**by 17 December 2021.**

 **For further information please visit**

[**The Big Four Housing Consultation**](https://www.eppingforestdc.gov.uk/housing/housing-and-wellbeing-strategy-and-policy-consultations/) **page of the Councils website.**