

# Amendments to the Croydon Housing Allocation Scheme

*16<sup>th</sup> October 2024*

## PROPOSED AMENDMENTS

Current wording-Allocation Scheme 2019 or current position

New wording/Changes

*Residency Requirement*

<p><b>Chapter 5 Section 119</b> You have to have lived in Croydon for at least three years before you can go on the housing register.</p>	<p><b>Section B</b> You will require six years residency in Croydon before you can qualify for the housing register</p>
<p>Subject to existing non -residence exemptions set out in page 23-24 of the 2019 Allocation Scheme</p>	<p>Subject to non-residence exemptions listed in Section B of the draft Allocations Scheme and legal appendix</p>
<p><i>Sheltered Accommodation</i></p>	
<p><b>Section 314</b>-We will only offer housing for older person to applicants that meet the criteria (for example applicants of appropriate age), however, we reserve the right to offer “hard to let” housing for older people to other applicants in exceptional circumstances.</p>	<p>To enter Sheltered Accommodation, you must be over State Pension age or under this age with a recommendation as to your suitability by a Medical Advisor and the Director of Housing</p> <p>See <b>Section C</b> of the new scheme</p>
<p><b>Section 279</b>- If you are over 55 you may also want to think about moving into housing designated for elderly people.</p>	<p><b>As above</b></p>
<p><i>Current wording-Allocation Scheme 2019/Current Position</i></p>	<p><i>New wording/Changes</i></p>
<p><i>Care -leavers</i></p>	

- Care leavers are placed in Band three
- Care leavers in employment and training are placed in Band two

**Section 6 Page 38**

**Section D** Care leavers are placed in Band two

- Care leavers in a minimum of 6 months employment and training are in Band one

**Use of Annual or Local Lettings Plans**

**Chapter 9 Section 311** of the 2019 Allocation Scheme refers to the use of Targeted Allocation Plans. This is referred to as an Annual Lettings Plan in the revised Allocation Scheme.

**Chapter 12 P64** refers to Local Lettings policies which is now covered in Section D3 Local Lettings Plans.

The Lead Cabinet Member for Housing will agree an annual or local lettings plan as a part of a targeted approach (**Section D of the Allocation Scheme**) to ensure that the use of social housing stock is effectively managed.

Examples may be;

- The delivery of a local lettings plan to support a housing regeneration project.
- An annual lettings policy may set targets for the delivery of properties for those in temporary accommodation or for residents in move on accommodation.
- Targets for properties reserved for care-experienced young people

*Current wording-Allocation Scheme 2019/Current Position*

*New wording/Changes*

**Reciprocal arrangements**

Not in current scheme	<b>See Section E</b> -Allowing arranged reciprocals for urgent cases with other Local Authorities or Housing Associations/Co-ops based on the contingencies of the service.
<b>Response times</b>	
<b>Chapter 3 84.</b> This preliminary assessment will be completed within 10 working days of receiving your application and we will write to you to tell you which band your application has been provisionally placed	<b>Section F</b> We will respond to your application in 30 working days.
<b>Annual Review</b>	

**Chapter 3**

90. We will review your application every time you notify us of a change in your circumstances or the Council becomes aware of a change.

91. We will write to you telling you that your application is due for review and asking you to complete a form to confirm either:

☐ your housing circumstances have not changed, or

☐ that your housing circumstances have changed and providing the details of the change

92. If you do not respond to our review letter within one month of receiving it, we will assume you no longer need social housing, and we will cancel your application. We will write to you explaining that we have cancelled your application because you failed to respond to our review letter

**Section F.**

All those who are qualified for the housing register will be sent an annual review letter to ensure that circumstances have not changed for a household. It is imperative that applicants respond to this to ensure that the information we hold is accurate and up to date and fully reflects their housing situation. In the event of a non-response to this letter within 28 days, the Council whilst taking note of any special considerations, will end the application and notify the applicant.

***Bidding down***

**Section 9 P56 321**

In exceptional circumstances we can exercise some flexibility when applying the size criteria, for example where: the applicant is very overcrowded, and moving to this property will alleviate the overcrowding but not fully meet their needs (e.g. moving from a 2 bed to a 3 bed, when a 4 bed is needed)

**Bidding down Section C**

Extends ability for residents to bid down by one bedroom subject to conditions

## *Number of Offers*

**370 Chapter 13** How many offers am I entitled to under the scheme

**2 offers**

**Reasonable preference** – medical disability, overcrowded, unsanitary or unsuitable housing and welfare or hardship applications

**Section E5** Number of Offers

Introduction of a **one offer** policy other than Under Occupation transfers and properties with adaptations

## *Moving up and down bands*

**Chapter 3 103.** If you move up to a higher band your queue date will change, and you will take half of the time you have already waited into the new band.

104. If you move into a new band, you cannot be placed more than halfway up the higher band no matter how long you have already been waiting.

**Section D** If your housing need changes and you are awarded a higher banding the start date within that band begins from the date the case was reassessed for this.

In some circumstances, the Council may make a targeted allocation to identified categories in Housing Need. Where this happens, a property will be allocated to a resident from within that category with the longest waiting period

## *Changes to the structure of the Allocations Scheme*

## *Re-located or removed*

**Chapter 1**

12 What is not included in this scheme

In Guidance

30 Waiting time

Now Section E1

32 Smaller properties

Now Section C 7

**Chapter 2**

Overview of the banding scheme	Now Section D
<b>Chapter 3</b>	
<b>Section 53-68</b>	Now Section D
71 Why do I need to provide details about my gender, ethnicity or religion	Now Section A 1.8
73 Sharing information	Now Section A- 1.7 DPA
76 False Statements	Now Section A 1.9
<b>Chapter 3 .1</b>	
Processing your application	Now in Section F
<b>Chapter 4</b>	
Eligibility	Now in Section B
<b>Chapter 5</b>	
151 Qualifying for housing	Now in Section B/F
P29 Do I qualify if I have committed a crime or am guilty of ASB	Under Acceptable Behaviour P11- extended to include perpetrators of domestic abuse and coercive control.
<b><i>Changes to the structure of the Allocation Scheme</i></b>	<b><i>Re-located or removed</i></b>
<b>Chapter 6</b>	
Priority for Housing	Set out in Banding-Section D  See Guidance- Appendices on key area's-Medical Priority
Armed Forces	Section C and D Banding
Reasonable preference groups	Section A, B and D -Banding

<b>Chapter 7</b>	
222. Homeless Households	Now in Section B and D
227. Intentional Homelessness	Removed
233 Unsanitary or Unsatisfactory housing	Now in Section C and D
241 Decants/Major works	Section C, D and Guidance-
246 Overcrowding	Section C and D
256 Health related and disability needs	Section C and D/Guidance
263 Welfare	Section C and D /Guidance
273 Hardship	Section C and D/ Guidance
276 Under occupancy	Section C and D/ Guidance
281 Giving back adapted properties	Section C and D/Guidance
283 Domestic violence	Section C and D/Guidance
<b>Chapter 8</b>	
Exceptional Circumstances	Now in Section D1
<b>Chapter 9</b>	
Advertising and Letting Homes	Now in Section F
<b>Chapter 10</b>	
Discretionary Succession	Section D /Guidance
<b>Chapter 11</b>	
Other housing schemes	Section A and Guidance
Changes to the structure of the Allocation Scheme	
<b>Chapter 12</b>	
Local Lettings Policy	Section D
<b>Chapter 13</b>	
Offers of accommodation	Section E
353 Direct Offers	Section E
359 Private sector Offer	Omitted
371 No of Offers	Section E
380 MAPPA-Serious offenders	Guidance
381 Refusing an offer	Section E Page 26
391 Tenure type	Under review
<b>Chapter 14</b>	



Information	Section A
<b>Chapter 15/16</b>	
Conduct for staff/Cllrs/Board Members	Section A

