

Committee: Housing Board

Agenda Item

Date: 29th November 2012

6

Title: Allocations Policy

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Summary

Following on from the Localism Act 2011 there was a need to review and amend the allocations policy to incorporate the changes required by the Act and to consider what other changes the council wished to make, given the increase in flexibility, that The Act and 'The Allocation of accommodation: guidance for local housing authorities in England', allows. The draft policy has now finished a period of public consultation and is ready to be considered further by Members of the Housing Board.

Recommendations

1. That the Housing Board recommends to Cabinet the approval of the draft Allocations Policy attached to this report

Financial Implications

None. There are no costs associated with the recommendations

Background Papers

Localism Act 2011
Allocation of accommodation: guidance for local housing authorities in England 2012
Letter from the British Legion (Circulated to Members)
The Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012
Homelessness (Suitability of Accommodation) (England) Order 2012 - Consultation

Impact

2.

Communication/Consultation	Web and partner agencies
Community Safety	N/A
Equalities	EIA completed

Health and Safety	N/A
Human Rights/Legal Implications	Changes required to meet changes in legislation
Sustainability	N/A
Ward-specific impacts	All wards
Workforce/Workplace	Within existing resources

Situation

3. The draft Allocations Policy has previously been considered by Members of the Housing Board and the Tenants Forum. It has also completed a period of public consultation.
4. The draft document has now been finalised and approved by the council's Legal Department and is ready to be approved by the Housing Board before it is put before Cabinet.

Once the policy has received approval by Cabinet it is hoped that any software changes that are required will allow for the policy to be implemented by the 1st January 2012.

Risk Analysis

5.

Risk	Likelihood	Impact	Mitigating actions
Legal challenge for not implementing non-discretionary changes within the Localism Act	2 Applicants who feel they have been adversely affected because policy does not comply with legislation may take legal action against the council	2 The council would incur legal costs if action was taken through the courts	Allocations policy to be amended to reflect legislative changes required

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.