

APPENDIX 1 - Summary of Approved Changes

This table summarises the approved changes to the housing allocations scheme and the reasons for them.

Para/ page ref	Change	Explanation
2.5	Rewording to make it clearer what the allocations scheme complies with including requirements of Localism Act, the London Housing Strategy and Barnet's Housing Strategy	Sets out updated and clearer legal context
2.7	Scheme has taken into account participation in pan-London mobility scheme	Pan London mobility is a new scheme which is due to be launched in May 2012. Participation will be subject to Cabinet decision.
2.8	Tenancies to council housing subject to rules set out in council's tenancy strategy	Provides linkage to the council's tenancy strategy which is due to be considered by Cabinet in April 2012.
3.2	Define persons who the council may disregard as "restricted" and subject to immigration control	Makes restricted persons section much clearer
3.3	Certain "classes" of person will not be placed into a housing priority band including applicants: <ul style="list-style-type: none"> • with no local connection • overcrowded by only 1 bedroom • convicted of housing or welfare benefits fraud • who have refused 2 reasonable offers of accommodation • found to be intentionally homeless • in long term temporary accommodation • owing rent arrears unless an agreement to repay them has been made and kept • those with assets or income exceeding limits set in the council's tenancy strategy • in breach of a tenancy condition 	Localism Act 2011 allows councils to specify classes of person who will not qualify for the scheme. This will enable the council to direct its resources to the people in the greatest housing need. This is important because of the limited availability of social housing.
3.5	Local connection in the scheme will normally mean that an applicant has lived in Barnet for at least 2 years of their own choice (i.e. not placed in temporary accommodation in Barnet by another local authority). This is a move away from the current scheme under which local connection is	Localism Act 2011 section 147 gives councils the flexibility to define local connection. This will ensure that the council is able to prioritise the limited supply of available social to people who have a clear local connection with the borough.

Para/ page ref	Change	Explanation
	defined as having lived in the borough for 6 of the previous 12 months or 3 or the previous 5 years.	
3.12	Young people referred by Children's Service will be placed in band 2 or 3 depending on community contribution	This clarifies the way that community contribution will be applied to these cases.
3.26	Discretionary succession- proposal to link this to whether applicant would qualify in Bands 1, 2 or 3 under the allocations scheme. New tenancies to be flexible unless applicant would qualify for a lifetime tenancy under the tenancy strategy.	This provides a fair way of ensuring that council homes are allocated to those that are in housing need, and brings allocations scheme in line with the Tenancy Strategy
4.13	Authority to make direct offers changed to senior housing officer	This has been changed as a result of the changes to the structure of the housing department from April 2012
4.14,4.1 5 4.16	Details of pan-London mobility scheme and link to website	Will enable the council to participate in the pan London Mobility Scheme.
4.19	The council will not normally take into account an applicant's preference as between council, housing association or private rented housing (PRS) when offering properties from the property pool.	From April 2012 the Localism Act enables councils to discharge homelessness duty to people with priority need who are not intentionally homeless into the PRS
6.7	Income and savings to match tenancy strategy- draft tenancy proposes borough median earnings (£36,200) for households with children and borough median earnings less 15% for households without children (£30,770). The Capital/Savings limit will be reduced from £50,000 to £30,000.	These changes bring the allocations scheme into line with the draft tenancy strategy which is due to be considered by Cabinet in April 2012.
6.22, to 6.32	Charging for access to personal information and Freedom of Information	Access to personal data/FOI charges need to comply with the council's current Corporate Governance guidelines
Annex 1- page 25	Housing association tenants who under-occupy their property.	Makes it clear that where the council can nominate back to a property a housing association tenant under-occupying by 2 beds or more will be in the same band as council tenants in the same situation
Annex 1- page 28	Band 4 reasonable preference with reduced priority- people with no local connection but owed, or likely to be owed, the main homelessness duty under Housing Act 1995 Part VIII.	Under the existing scheme, Band 4 includes a large number of cases with low priority for re-housing that the council is unable to help. Many of these cases are in Band 4 because

Para/ page ref	Change	Explanation
	Other reasonable preference categories with reduced priority will no longer be banded in line with 3.3 classes of people that do not qualify for the scheme.	they are intentionally homeless because of rent arrears or a breach of tenancy, have refused reasonable offers of accommodation or have incomes or assets higher than those stipulated in the allocation scheme. This change means that only people who are owed a homeless duty but have no local connection will be included in Band 4, who may be assisted to move into the private rented sector, but are unlikely to be offered social housing.
Annex 2- page 29	Sometimes housing associations adopt different criteria	This is to be clear that the size requirements in the scheme are specific to council homes and housing associations may not apply them in the same way
Annex 3- - page 30	Main applicant or partner can qualify for community contribution under this policy	Makes it clear that children or other household members can not qualify
Annex 3- - page 30	Working must be for 6 months rather than 9 months as in current allocations scheme	This brings working into line with volunteering
Annex 3- page 32	Some people are training but not actively seeking work because the Benefit Agency does not require it. They can still qualify for community contribution	People on ESA or Income Support with a young child or with children on High or Middle rate DLA are not required to find work but may be on training
Annex 3- page 32	Applicants who undertake formal care of dependents and in receipt of higher rate DLA can qualify for community contribution	Formal caring is considered to be a valid community contribution
Annex 3- page 33	Young people referred by children's services are now expected to have a community contribution to be placed into band 2 but the housing officer will have discretion regarding the length of time they have been in employment	Young people can be encouraged to develop their skills by, for example. working or volunteering and they may be on a training course