



**Prosperous Communities
Committee**

Tuesday 17th March 2020

Subject: Review of West Lindsey Home Choice Lettings Policy

Report by:

Executive Director for Economic and Commercial
Growth

Contact Officer:

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Purpose / Summary:

Summary of the proposed changes to the West
Lindsey Home Choice Lettings Policy.

RECOMMENDATION(S):

- 1) To approve the changes to the West Lindsey HomeChoice Lettings Policy**
- 2) Delegated authority be granted to the Chief Executive to make minor housekeeping amendments to the policy in future, in consultation with the Chairman of Prosperous Communities committee.**

IMPLICATIONS

Legal:

(N.B.) Where there are legal implications the report **MUST** be seen by the MO

Financial : FIN/187/20/SSc

No financial implications arising from this report.

(N.B.) All committee reports **MUST** have a Fin Ref

Staffing : None

(N.B.) Where there are staffing implications the report **MUST** have a HR Ref

Equality and Diversity including Human Rights :

EIA completed and no impact

Data Protection Implications : None

Climate Related Risks and Opportunities: None

Section 17 Crime and Disorder Considerations: None

Health Implications: None

Title and Location of any Background Papers used in the preparation of this report :

West Lindsey Home Choice Lettings Policy

Risk Assessment :

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

1 Introduction

- 1.1 The Housing Act 1996 states that every local housing authority must have adopted a local scheme for allocation of social housing. The West Lindsey Home Choice Policy was created following the separation from the Central Lincolnshire Partnership with City of Lincoln and North Kesteven District Council known as Lincs Homefinder.
- 1.2 The policy has been reviewed in line to take into account changes in practice and duties imposed by The Homeless Reduction Act 2017 and the Localism Act 2011. The Localism Act gives local authorities greater power to decide which categories of person they will allocate accommodation. A local authority must give reasonable preference to applicants but we also have to allow that we are a non-stock holding authority and consider:
- People owed a duty under The Homelessness Act 2002 or Homeless Reduction Act 2017
 - Those persons who are homeless and give reasonable preference to them
 - The different policies held by registered providers operating within the district
 - Ensures there is fair and equitable access for persons wanting to access the housing register whilst also ensuring that all persons accessing the choice based lettings system have equal access.
 - The specific housing needs of the people within West Lindsey
 - The numbers within each band on the waiting list and reduction in people accepted as statutory homeless

2. Summary of changes

- 2.1 A detailed breakdown of changes can be found in Appendix 1. It is felt we do not to go to formal consultation due to the changes not substantially affecting the policy. We have however worked with Acis Group Ltd as the main housing provider and the council officers working with this policy.
- 2.2 The biggest changes made has been to reduce local connection to employment from 12 months to 6 months. This is to encourage people to seek employment within the area and also encourage those who may already be working to look at living with the district. This has been placed at a minimum at 6 months so as to give equal status to those people who already live within the district.
- 2.2.1 We have also included 2 categories to Band 1:
“Any household currently in temporary accommodation and likely to be assessed by the council as unintentionally homeless”. This is with the intention of reducing numbers within our temporary accommodation

1.11 - Any household known to have experienced repeated and enduring periods of rough sleeping – To support the work we are doing we are doing with

2.3 Changes are around making wording clear to customers and updating changes in working practice