

Allocation Policy Changes

April 2022

home-options.org

Eligibility – Key Changes

- Updated in line with changes to eligibility for housing in the UK
- Local Residency Requirement – new categories:
 - divorced or separated spouses or civil partners who need to leave MOD accommodation
 - care leavers owed the Leaving Care duty
 - applicants living in refuge accommodation
 - homeless applicants from other LA areas
- Applicants moving to give or receive support – six months instead of five years

Eligibility – Key Changes

- Average house prices have been updated:

	Average house price	Home-Options equity level
Amber Valley	£206,869	£103,435
Chesterfield	£188,799	£94,400
Derbyshire Dales	£319,472	£159,736
Erewash	£196,351	£98,176
High Peak	£232,289	£116,145
Staffordshire Moorlands	£209,973	£104,987

Eligibility – Key Changes

- Former tenants arrears:
 - check how arrears accrued
 - shortfall of HB or UC? May be eligible

Local Connection – Key Changes

- Care leavers:
 - care leavers who are owed a duty by Derbyshire County Council or Staffordshire County Council under section 23C of the Children Act 1989 (continuing functions in respect of former relevant children) will be awarded a local connection to all districts in their relevant county.
 - Derbyshire - Amber Valley, Chesterfield, Derbyshire Dales, Erewash and High Peak
 - Staffordshire – Staffordshire Moorlands
- Homeless applicants:
 - the local connection can change, depending upon the duty owed
 - see Appendix 10 for further information

Local Connection – Key Changes

- Armed Forces applicants now awarded a local connection:
 - serving members of the armed forces (or those who left in the last five years)
 - bereaved spouses or civil partners leaving Armed Forces accommodation
 - serving members who have to leave due to illness or disability
 - divorced or separated spouses or civil partners who are required to move out of Armed Forces accommodation
- Applicants from Refuge accommodation:
 - qualify for local connection to the area where the refuge is located

NB. If awarding connection to another Home-Options area, please check with them first.

Priority for Housing – Key Changes

- Priority for owner-occupiers with equity:
 - consider if suitable/affordable property is available (which is capable of being adapted, if required)
- Band Reason Changes:
 - Under occupying - Freeing up two or more bedrooms – becomes a Band A reason for Staffordshire Moorlands applicants
 - Multiple needs – discontinued
- New Band/Band Reasons – Homelessness:
 - Band B+ - Applicants owed the main duty under the Housing Act 1996
 - Band B+ - Applicants owed the relief duty under S189B the Housing Act 1996 (priority need)
 - Band C - Homeless Prevention and Relief (no priority need)

Priority for Housing – Key Changes

- Higher Medical Priority:
 - Band B
 - new band reason to bridge the gap between A - Urgent medical priority and C - Medium medical needs
 - priority awarded based upon effect of the condition and the level at which treatment is being provided
 - detailed (but not exhaustive) range of medical conditions - refer to appendix 6 in the policy

Household Eligibility – Key Changes

- Revised eligibility matrix, including:
 - families with an unborn child (over 24 weeks) qualify for an additional bedroom
 - parlour-type properties included – more options families with more household members
- New feature – Household Type Override

DDDC/000073135: Mr Phil Campbell (test) (band [A](#)) save changes CRM

◀◀ ◀ Member Address Correspondence Administration **Matching** Monitoring Banding Adaptations Local Connection Application Form Previo ▶▶

Household Type Override	Couple
Reporting Bedroom Need	Single Person
Household Type	Couple and 1 adult
	Couple and 2 adults
	Couple and 3 adults
What can you bid for	Non-cohabiting couple

allows (most bungalows will have age restrictions). You may be able
e there is low demand for this type of property; this will be indicated

Household Eligibility – Key Changes

	Household Size	0 bed flat/ maisonette	1 bed flat/ maisonette	1 bed house	1 bed bungalow	2 bed flat/ maisonette	2 bed bungalow	2 bed house	2 bed parlour- type house	3 bed flat/ maisonette	3 bed bungalow	3 bed house	3 bed parlour- type house	4+ bed house	4+ bed parlour- type house
A	Single Person	Y	Y	Y	Y	FL	FL	FL							
B	Couple		Y	Y	Y	Y	Y	FL							
B1	Single/Couple & 1 adult (where non-dependent child or not a child of applicant(s))					Y	Y	FL	FL	Y	FL	FL			
B2	Single/Couple & 2 adults (where non-dependent child or not a child of applicant(s))								FL	Y	FL	FL	FL		
B3	Single/Couple & 3 adults (where non-dependent child or not a child of applicant(s))								FL	Y	FL	FL	FL	FL	
C	Non-cohabitating couple					Y	Y	FL							
D (Y1)	Single adult, 1 dependent child (inc. unborn child over 24 weeks)					Y	Y	Y	FL	FL	FL	FL			
D	Couple, 1 child (inc. unborn child over 24 weeks)					Y	Y	Y	FL	FL	FL	FL			
E1	3 single adults					Y	FL	FL	FL	Y	FL	FL			
E2,3	4+ Single Adults								FL	Y	FL	FL	FL	FL	
E	Single/Couple, 2 dependent children who should share					Y	Y	Y	Y	Y	Y	Y			
F1	Single/Couple, 2 dependent children who should not share					Y**	Y**	Y**	Y	Y	Y	Y	FL		
F	Single/Couple, 3 dependent children								Y	Y	Y	Y	Y	FL	FL
G	Single/Couple, 4+ dependent children										Y	Y	Y	Y	Y
H	8+ People										Y	Y	Y	Y	Y

Household Eligibility – Key Changes

- Dependent Children:
 - any household member (except applicant/joint applicant) up to the age of 21, or
 - someone unable to support themselves due to permanent disability, learning disability, etc.

Create New Member

- all my members currently offered by another landlord
- all my members accepting offers from another landlord
- all my members in band A with no bids from the latest Freesheet
- all my new members who need to be validated
- all my members with change of circumstance to be validated
- all my re-registered members that don't match an existing member and need to be validated
- all my re-registered members that match an existing member and need to be validated
- all my members who have not yet re-registered
- all my pending members who have too many unreasonable refusals
- all my pending members who have a child 21 or over

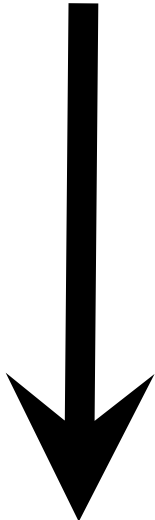
Household Eligibility – Key Changes

- Additional bedrooms for Carers:
 - must have an essential need for an overnight staying carer on a permanent basis
 - a minimum requirement of four nights per week
- Households requiring 4+ bedrooms
 - may be overcrowded when re-housed
 - will not qualify to re-join the register for two years unless they have a change of circumstances so they would qualify for bands A-C (except for reasons of overcrowding)

Bidding & Shortlisting – Key Changes

- New Priority Band – B+

The order in which bids are considered	
	The applicant has a connection with the local authority area where the advertised property is located
1	Band A (by Priority Date)
	Band B+ (Band B+1 by Priority Date, then Band B+2 by Priority Date)
2	Band B (by Priority Date)
3	Band C (by Priority Date)
4	Band D (by Priority Date)



Multiple Refusals

- Applicants who refuse five formal offers of accommodation within any 12 months period may have their application removed
- A formal offer is defined as:
 - an offer to view a property
 - an offer to sign for a tenancy
- The property must be:
 - affordable
 - of sufficient size for the applicant and their household
 - in area where the applicant is not risk.

Multiple Refusals

- Recording reasonable & unreasonable offers:

The screenshot shows a web application interface with a confirmation dialog box overlaid on a data table. The dialog box contains the following text:

Please confirm if refusal reason is reasonable, if the answer to the question below is yes, then the refusal is reasonable.

Is the offer stage:

- Offer to view or;
- Full offer/sign-up

and is the property

- affordable
- of sufficient size for the household
- in an area where they are not at risk

At the bottom of the dialog box, there is a dropdown menu set to "Reasonable" and a "Confirm" button.

The background interface includes a toolbar with icons for navigation and actions, a search bar, and a table with columns for "Verification Date" and "Status". The table shows three rows of data with dates and status indicators.

Verification Date	Status
8 Aug 2018	✓
5 Feb 2018	✓

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Multiple Refusals

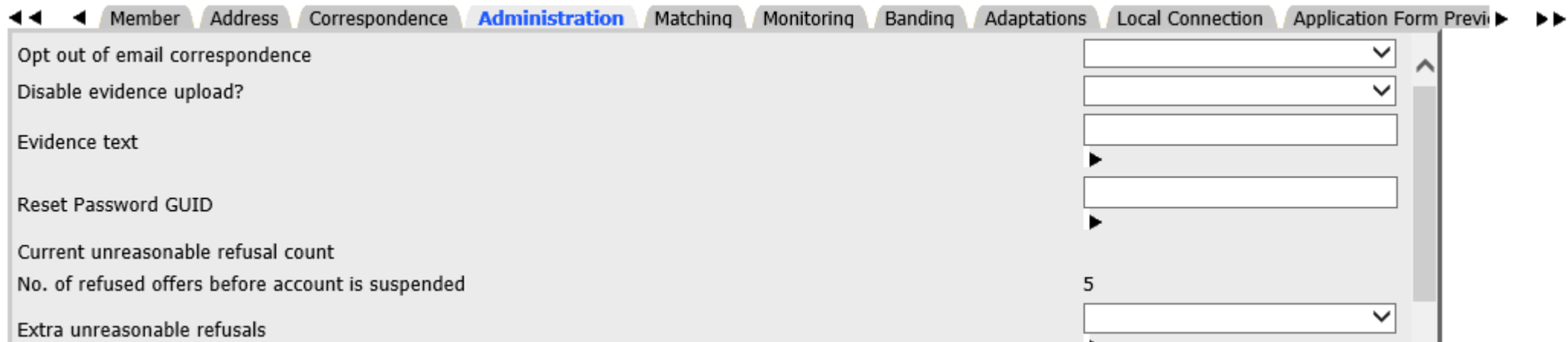
- Applicants with 5+ unreasonable offers:

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- all my members with change of circumstance to be validated
- all my re-registered members that don't match an existing member and need to be validated
- all my re-registered members that match an existing member and need to be validated
- all my members who have not yet re-registered
- all my pending members who have too many unreasonable refusals
- all my pending members who have a child 21 or over

Multiple Refusals

- Applicants can request a review, but...
- Review deadlines i.e. 15 working days, will be observed
- Additional offers:



The screenshot shows a web application interface with a navigation bar at the top containing the following tabs: Member, Address, Correspondence, Administration (highlighted in blue), Matching, Monitoring, Banding, Adaptations, Local Connection, and Application Form Previ. Below the navigation bar, there is a list of settings with corresponding input fields:

Opt out of email correspondence	<input type="checkbox"/>
Disable evidence upload?	<input type="checkbox"/>
Evidence text	<input type="text"/>
Reset Password GUID	<input type="text"/>
Current unreasonable refusal count	<input type="text"/>
No. of refused offers before account is suspended	5
Extra unreasonable refusals	<input type="text"/>

Review Procedure

- Applicants can ask for a review of decisions made under the Home-Options Policy
- Applicants have 15 working days from the date of decision to request a review
- Review stages:
 - Initial stage (informal)
 - Stage 1 – senior manager
 - Mandatory review – Home-Options Co-ordinator
 - Stage 2 – review panel
- Timescales (Stage 1 & 2):
 - 15 working days, plus 5 days to notify the applicant
 - can be extended if further information is required or if the case is particularly complex

Any further questions?