

Housing Allocations Scheme: Consultation 1 February –1 May 2021

Ricky Bellot – Interim Head of Housing Supply
Quesha Tait – Rehousing Manager

What is a Housing Allocations Scheme?

An allocations scheme is a way of allocating social housing to eligible applicants on the housing register. The process means that once a resident on the housing register apply for social housing, the Allocations Scheme then determines who should be prioritised and on what grounds. Our current scheme was set out in November 2013.

Aims of the proposed Consultation

- * Examine the existing Housing Allocations Scheme confirming this provides a fair process for allocating housing stock
- * Examine stakeholder's views on the Housing Allocations Scheme and the alignment with Southwark's Fairer futures commitments
- * Guidance on non statutory priority categories to be awarded reasonable preference.
- * Empower groups so they are able to buy into the changes made to the scheme.
- * Ensure local law centres and advocates are fully aware of the changes and leave little scope for challenges from these organisations.
- * Enhance awareness of the Homelessness strategy, building long term solutions to people threatened with homelessness.

Key area's of consideration

- * Legal framework
- * Work in line with the Housing Strategy
- * Work in line with the Homelessness strategy
- * Council Plan commitments.
- * Southwark's Fairer Future Values

Current allocations scheme in operation

- * Applications to join the Homesearch bidding scheme is online via our self service website
- * Qualified applicants are placed on Southwark's Housing register and placed in the priority bands between 1-4
- * Additional priority can be awarded within each band through our starring scheme.

Housing Register

Current housing register consisting of 14,444 Broken up at follows:

Bedneed	BAND 1	BAND 2	BAND 3	BAND 4	Total
01	378	370	1,726	3,694	6,168
02	264	159	2,674	962	4,059
03	90	178	1967	457	2,692
04	38	96	615	147	896
05	10	26	166	29	231
06	2	7	25	11	45
07			9	1	10
08			2		2
unconfirmed	1	2	32	3	38
Grand Total	783	838	7,216	5,304	14,141

* Data as at 01 Nov 2020

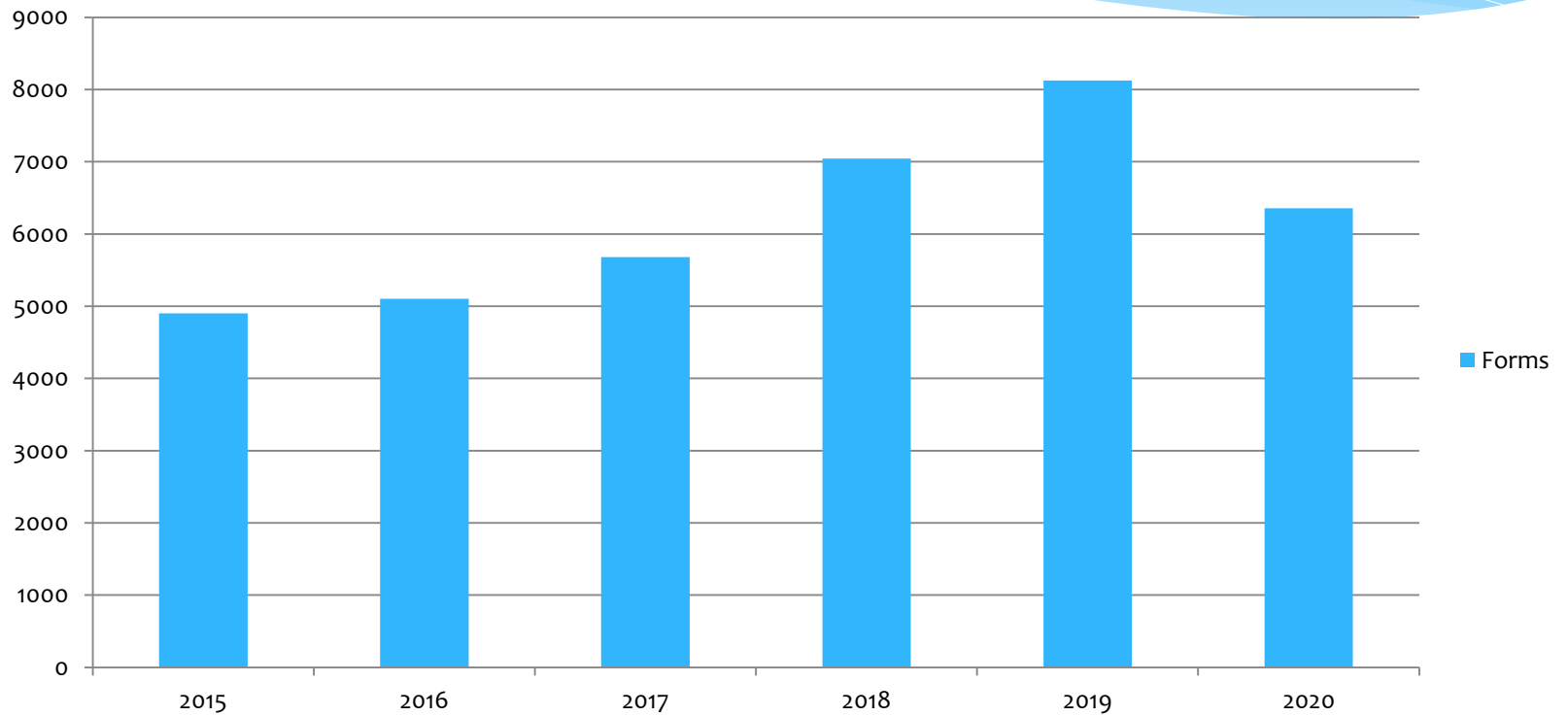
Top priority categories

1. 4,334 Overcrowded Households Band 3
2. 2,529 Accepted Homeless households Band 3
3. 241 Severe medical requirement to move Band 2

Please also note 5,190 households registered on the System in the non priority band 4 category.

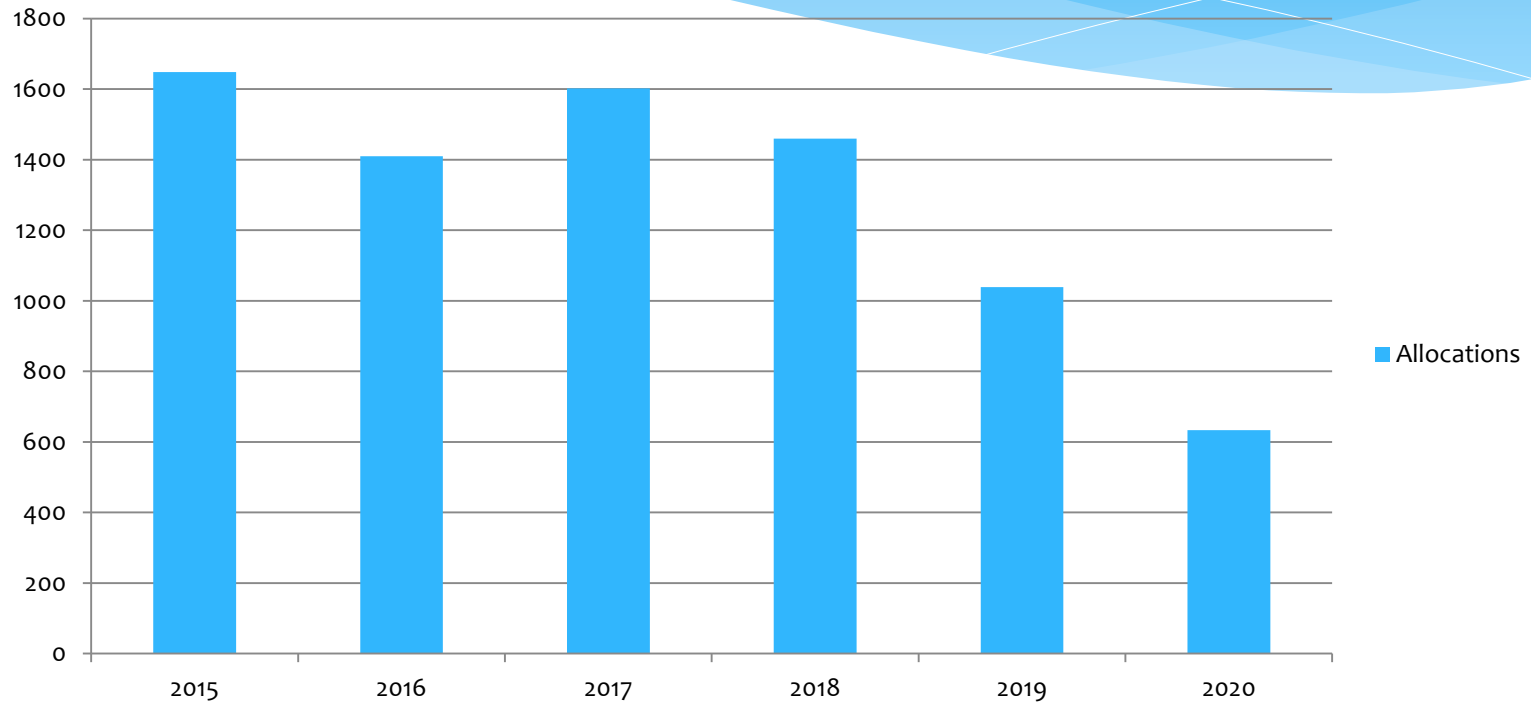
Demand

Homesearch Applications Received



Supply

Allocations



* Compared to allocations in 2013 of 3,250

Summary of questions

- * Should homes go to local people?
- * How should we prioritise domestic abuse households?
- * Should we remove another level of priority i.e. starring system?
- * Should we increase local lettings on new developments?
- * Should we remove penalties for refusing suitable properties?
- * Should we incentivise homeless households to take accommodation in the private sector?
- * How should we prioritise different levels of overcrowding?

Timetable - Brief overview

Activity	Target time frame
Formal consultation	1 Feb 2021 – 30 April 2021
Feedback analysed and published	1 June 2021
Amendments/confirmation of allocations Scheme	July 2021
Agreed new allocations scheme	August 2021
Amendments to marketing/IT	Aug – Oct 2021
Launch New Housing allocations scheme	November 2021

Consultation Survey

www.southwark.gov.uk/housingallocations

Consultation lead: Ricky Bellot - Housing Choice and Supply Manager

Ricky.bellot@southwark.gov.uk

020 7525 4048 / 07808 011 937