



Allerdale Borough Council
Social Housing Allocations in Allerdale -
Statement
- March 2019

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Revision History

Date	Version	Summary of Changes Keep VERY brief	Section(s) Changed
February 2019	V1	New document	

Equalities Impact Assessment This must be done each time a policy/strategy is fundamentally revised

Assessment date	N/A
Assessment location	

1.0 INTRODUCTION

Allerdale Borough Council is a strategic housing authority. However, following a stock transfer in 1999, we do not own any housing stock. Despite this, we have a statutory duty to provide housing advice assistance and prevention to address homelessness. We are also responsible for identifying the need for affordable housing throughout Allerdale and working with partners to meet the need for both affordable and open market housing.

Social housing stock in Allerdale is owned and managed by Registered Providers (RPs), who work with Allerdale Borough Council to ensure that social housing is allocated fairly and to those in greatest need.

The aim of this document is to set out the approach Allerdale Borough Council takes regarding the allocation of social housing in Allerdale. This document covers the allocation of general needs housing for rent.

This statement sets out how social housing is allocated in Allerdale with the aim of meeting the housing need, making best use of the housing resources, supporting mixed and balance communities and ensuring that there is fair and equitable treatment for all of our customers in accessing housing.

2.0 CONTEXT

2.1 National Context

Section 166A of the Housing Act 1996 requires all local housing authorities to have an allocations scheme in place for determining priorities, and as to the procedure to be followed, in allocating housing accommodation.

The Council is required to be compliant with Section 166A of the Housing Act 1996 in Allocation in accordance with allocation scheme: England

Which states that:

- (1) Every local housing authority in England must have a scheme (their “allocation scheme”) for determining priorities and as to the procedure to be followed, in allocating housing accommodation.

For this purpose “procedure” includes all aspects of the allocation process, including the persons or descriptions of persons by whom decisions are taken.

- (2) The scheme must include a statement of the authority's policy on offering people who are to be allocated housing accommodation—
 - (a) a choice of housing accommodation; or.
 - (b) the opportunity to express preferences about the housing accommodation to be allocated to them.

2.2 Local Context

To help local people access affordable housing in areas of high demand and/or low turnover, the Council introduced a Local Lettings Policy in 2011. The Council updated the latest version of the Local Lettings Policy in May 2017. The policy applies to the letting of social housing properties in Cockermouth and Keswick and its surrounding parishes and is designed to give local households the first chance to access social housing in their local areas. The Local Lettings Policy initially supports households with a local connection to the immediate area, although this widens over time.

More information about the Local Lettings Policy is available on the Allerdale Borough Council website at allerdale.gov.uk/en/housing/find-home/local-lettings-policy/.

3.0 ALLOCATION POLICIES

This section is a guide to the policies used by our partners to allocate social housing in Allerdale. It includes links to the policy used by Registered Providers, which are part of the Cumbria Choice system and information about the other Registered Providers that operate independent allocation policies.

3.1 Homeless Households and Those Threatened with Homelessness

Allerdale Borough Council lease seven properties owned by housing associations to support the homeless function. These are used as temporary accommodation by households who have approached the Council for housing assistance, and, who are found to be eligible for interim accommodation under Part 7 of the Housing Act 1996.

Residency in these properties is subject to a licence to occupy. Preference is given to households in priority need, although households in non-priority need may be offered interim accommodation at the discretion of the Housing Options team.

Households accepted as homeless or threatened with homelessness within 56 days will be placed in an appropriate band to reflect their level of need. Banding information is recorded in the Cumbria Choice system or sent to housing associations, which are not part of Cumbria Choice. Subject to the households meeting the relevant allocations policy, being registered with the providers and making appropriate applications for housing they may be offered long-term accommodation.

3.2 Cumbria Choice

Cumbria Choice was introduced in 2011 and is the main route in to social housing for most households in Cumbria. The Cumbria Choice Partnership Board is made up of all the Local Authorities and some Registered Housing Providers in Cumbria who have adopted the Cumbria Choice Allocations Policy to act as their allocations policy and waiting list.

Having a standardised approach to allocations allows greater consistency across the county, subject to local conditions and policies, which means greater certainty for those applying for housing.

Anyone aged 16 years or over can apply to join Cumbria Choice and will receive confirmation of their acceptance and their banding. Some people are not eligible to be included, these are:

- Certain people who are subject to Immigration Control under the 1996 Asylum and Immigration Act.
- Certain people from abroad who are not subject to immigration control but who are not habitually resident in the UK, the Channel Islands, the Isle of Man or the Republic of Ireland.
- People (including members of their household) who have been guilty of unacceptable behaviour that makes them unsuitable to be a tenant.

Applications are assessed according to the level of housing need and placed in one of 5 Bands, A to E. Once the closing date for bids has passed, a shortlist of interested applicants is drawn up. The shortlist places the bids for each property in order - by Band, local connection and effective date. The applicant at the top of the list will normally be offered the property.

For more detailed information, contact your Local Authority or one of the Cumbria Choice partners, as outlined in paragraph 3.3 below.

The link below to Cumbria Choice Allocations Policy document gives full details how social housing is allocated by the RP's that use it.

cumbriachoice.org.uk/data

3.3 Cumbria Choice Partners

Cumbria Choice is a Partnership of the following Cumbrian Social Housing Providers and Local Authorities:

Accent Group	Allerdale Borough Council
Castles & Coasts	Barrow Borough Council
Eden Housing	Carlisle City Council
Home Group	Copeland Borough Council
Riverside (including Impact)	Eden District Council
South Lakes Housing	South Lakeland District Council

3.4 Other Partners

Some key housing partners are not part of the Cumbria Choice system and operate their own allocation policies. To find out about an allocations policy please contact the organisations stated below.

Keswick Community Housing Trust
Westfield Housing Association

4.0 DOCUMENT REVIEW

- 4.1 This document will be reviewed every 2 years, or as and when Cumbria Choice Board updates the allocations policy.

Final