

Housing Allocation Scheme 2022

Changes and additions to the scheme

Current wording	Proposed new wording/changes/additions
<p>Applicants who cannot join the housing register – Non-Residence</p> <p>People who are not resident in the borough on the date of application, and people who have lived in Islington for less than three out of the previous five years from the date they apply for housing, cannot join the housing register</p>	<p>Applicants who cannot join the housing register-Non-Residence</p> <p>People who are not resident in the borough on the date of application and have not continuously lived in Islington for at least five years from the date they apply for housing cannot join the housing register</p>
<p>No previous wording</p>	<p>Applicants who cannot join the housing register- non residence exception (p17) Moving due to domestic abuse</p>
<p>Applicants who cannot join the housing register - Unacceptable behaviour Being the perpetrator of violent, coercive, or controlling behaviour towards a resident of the borough</p>	<p>Applicants who cannot join the housing register - Unacceptable behaviour (page 17) Wording changed to expand scope Being the perpetrator of domestic abuse, violent, coercive, or controlling behaviour towards a resident of the borough.</p>
<p>Non- residence exception</p> <p>Households who have sufficient financial resources to own or rent accommodation.</p>	<p>Non- residence exception (page 18) -item7 wording changed regarding income.</p> <p>a) Applicants who have total savings, investments and/or assets of £16,000 or more</p> <p>b) Applicants whose household’s total gross income from all sources exceeds an annual income of £90,000</p>

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<p>Residence Points Applicants must be resident in the borough for at least three out of the last five years from the date of application</p>	<p>Residence Points 100 points are awarded to everyone who has been resident in the borough continuously for the last five years at the date of application</p>
<p>Waiting time points Points are calculated at 5% per year of housing needs points (except residence points)</p>	<p>Waiting time points This points allocation has been removed: Reason: To prevent applicants without significant housing need who have accrued a high level of waiting time points (over the years) leapfrogging applicants who are in severe housing need. The length of time waiting will be reflected in date of registration.</p>
<p>Splitting households With the household's agreement consideration may be made to offering two separate properties to a large household. The council will consider the types of properties required and ensure that there is an adult as part of each tenancy.</p>	<p>Splitting households (Page 21) Dividing Households A council tenant may request one or more separate properties for their authorised household members. The council will only agree to this request where:</p> <ul style="list-style-type: none"> • the tenant and the authorised household members move to one- bedroom properties • the number of one-bedroom properties required does not exceed the number of bedrooms in the original larger home • the tenant and household member are rehoused simultaneously <p>Shared residency of children Where children are subject to a shared residency arrangement the children are only considered to need one home of adequate size. Where either parent has a home of adequate size the remaining parent will be assessed as having overnight access only and no additional bedrooms will be agreed for the children.</p> <p>Households occupying more than one tenancy Where a family unit is not currently residing together the assessment will be based on the part of the household that occupies accommodation that provides them with the most suitable housing providing there is a reasonable expectation that they should reside together. The residency qualification will be based on that part of the household with the longest residency in the borough</p>

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<p>Medical points</p> <p>Previous medical points</p> <p>Cat A 150</p> <ul style="list-style-type: none"> • life limiting or progressive condition • serving members of the regular forces who are suffering from a serious injury, illness or disability • where two household members have Cat B <p>Cat B 80</p> <ul style="list-style-type: none"> • Where the applicants current housing conditions is having a major effect on their health condition • Cat C 40 	<p>Medical points- (page 22)</p> <p>Medical points</p> <p>Cat A 200 (change to points award)</p> <ul style="list-style-type: none"> • life-limiting, life threatening or progressive condition • serving members of the armed force with a disability • Hospital discharge <p>Cat B 80</p> <ul style="list-style-type: none"> • Applicant at risk and housebound • Applicant health is severely affected by their current accommodation <p>Cat C 40</p> <ul style="list-style-type: none"> • No change
<p>Welfare points</p> <p>Welfare A Where the accommodation is required to meet the assessed needs of relevant children and other care leavers under the Children Leaving Care Act 2000.</p>	<p>Welfare Points (page 25)</p> <p>No change to point's award. Some clarification on examples</p> <p>Welfare A</p> <ul style="list-style-type: none"> • Where a property is declared unfit for habitation or has a category 1 hazard due to damp and mould, as confirmed by the Public Protection team, or Islington Diagnostic Surveyors and which has a severe impact on the household • Where the accommodation is required to meet the needs of a child who has been assessed as in severe harm or fatality due to their accommodation as assessed by Children's Services. • Where there is a risk of a child within the applicant's household coming into Local Authority care or residential care due to their housing situation • Where it is necessary to move because of the threat of violence, abuse, or harassment, including domestic and sexual violence except for council tenants who have been awarded 150 management transfer points

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<p>Welfare B Where an applicant or a member of their household has to move in order to be near a person to whom they give or receive care and support</p>	<p>Welfare B</p> <ul style="list-style-type: none"> • Where the accommodation is required to meet the needs of a child who has been assessed as in urgent risk of harm due to their accommodation as assessed by Children’s Services. • Where an applicant is experiencing a threat of violence, abuse or harassment that is impacting their living conditions • Where accommodation is required to meet the needs of a child as assessed in a Child in Need (CIN) plan • The applicant is living in such insanitary conditions that their welfare is prejudiced, and there are no remedies available to improve the conditions including where there is damp and mould <p>Welfare C</p> <ul style="list-style-type: none"> • The applicant is living in such conditions that their welfare is prejudiced for example, where there is mould and condensation and limited remedies are available, to resolve the issue.
<p>Management transfers</p> <p>Points may be agreed by the council and Partners for Improvement in Islington where it is necessary to move a tenant on management grounds. In most cases, 60 management points will be awarded.</p> <p>In exceptional circumstances, 120 points may be awarded. These points will be reviewed every six months.</p>	<p>Management Transfers (page 27)</p> <p>These points are only awarded to council tenants where a move is necessary on management grounds. Points may be awarded as follows:</p> <p>150 points may be awarded:</p> <ul style="list-style-type: none"> • Where there is evidence to indicate that the tenant is currently at risk of serious harm from a third party perpetrator(s). For example, risk of possible homicide, serious injury, assault or abuse including domestic or sexual violence • where it can be evidenced that the risks can only be managed effectively by moving the tenant elsewhere • where there is a corresponding safety plan in place setting out how the new address will be kept confidential, minimising the risks of the perpetrator (s) finding the victim/survivor <p>These points will be reviewed every six months.</p> <p>120 points may be awarded:</p> <ul style="list-style-type: none"> • Where there is no current risk from a third-party perpetrator, but where there are other risks serious enough to jeopardise the sustainment of the tenancy. Examples include (this is not an exhaustive list and

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	<p>each case should be considered on its own merit / evidence):</p> <ul style="list-style-type: none"> • A tenant has a history of being subjected to abuse, neglect or other serious harm at the tenancy. Whilst this is now historic (i.e. there is no current risk from a third party perpetrator) the tenant is experiencing serious and ongoing post-traumatic stress to the extent that the tenancy is in jeopardy • A tenant has severe and enduring mental health issues and has developed paranoid / delusional thoughts about the property or neighbours, to the extent that living there is having a serious impact on their ability to manage the tenancy or stay well. • Long running neighbour disputes where both parties are equally hostile to each other, where there is a clearly evidenced high level of distress but where the issues are not serious enough on either side to warrant strong enforcement action being taken and where officers can evidence that a move will resolve the issues. • to applicants who release an adapted property where such an applicant no longer requires their current home and will therefore be releasing an adapted property by moving and are in unsatisfactory housing within 166A(3)(c) <p>60 points may be awarded for example:</p> <ul style="list-style-type: none"> • Where there other, less serious risks or concerns that jeopardise the sustainability of the tenancy and where officers can evidence that a move will resolve the issues (all cases will be considered on their individual merits)
<p>Points awarded from previous Allocation Scheme (Retention Points)</p> <ul style="list-style-type: none"> • Applicants retain these points under previous Allocation schemes (2010 and 2013) 	<p>Points awarded from previous Allocation Scheme (Retention Points)</p> <p>This section has been removed:</p> <p>Reason:</p> <ul style="list-style-type: none"> • All applications to be re-assessed and therefore these points will no longer be applicable

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<p>Relationship breakdown</p> <ul style="list-style-type: none"> Where a relationship has occurred between couples and one or both partners are an Islington council tenant. 	<p>Relationship breakdown</p> <p>This section has been removed:</p> <p>Reason:</p> <ul style="list-style-type: none"> There is a growing increase in high needs single vulnerable applicants who require housing. This should be removed due to the severe shortage of social housing
<p>New generation scheme:</p> <p>Applicants must be living continuously as an agreed member of the household of an Islington resident for at least three out of the last five years</p> <ul style="list-style-type: none"> applicants must be living as an agreed member of the household of an Islington resident applicants must have lived continuously as an agreed member of the household of an Islington resident for the three years prior to the date of application proof of residence will be required 	<p>New generation scheme (page 28)</p> <ul style="list-style-type: none"> applicants must have lived continuously as an agreed member of the household of an Islington resident for the five years prior to the date of application applicants must not have been previously housed by the council proof of residence will be required
<p>No previous wording</p>	<p>Domestic Abuse (page 28)</p> <p>New points allocation</p> <p>Applicants fleeing domestic violence and abuse that have been assessed by MARAC (Multi-Agency Risk Assessment Conference). These applicants will be awarded 30 additional priority points</p>

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<p>No previous wording</p>	<p>Prevention of homelessness (page 30) New points allocation</p> <p>Applicants who were owed under Part VII of the Housing Act 1996 a prevention duty (section 195(2)) or relief duty (section 189B (2)) who have accepted a private sector tenancy solution will be awarded 30 points.</p> <p>Applicants who would normally be offered a section 193 (2) main housing duty and who have accepted a private sector tenancy solution will be awarded 70 points.</p>
<p>Applicants not bidding</p> <p>The council will review all applications where no bid has been placed on a regular basis. Applicants will be contacted to make sure that they understand how to bid and to ensure that they will be able to make future bids.</p> <p>Applicants who persistently bid and do not attend viewings and applicants who consistently accept and later refuse properties may be suspended from the list for 6 months.</p>	<p>Applicants not bidding (page 36)</p> <p>The council will review all applications where no bid has been placed on a regular basis. Applicants will be contacted to make sure that they understand how to bid and to ensure that they will be able to make future bids.</p> <p>Applicants who:</p> <ul style="list-style-type: none"> • persistently bid and do not attend viewings • applicants who consistently accept and later refuse properties <p>or applicants who fail to bid for more than twelve months may be removed from the Housing Register.</p> <p>These applicants will be required to reapply if they consider they still have a housing need. Any decision to remove an applicant from the housing register is subject to review</p>
<p>Supported choice</p> <p>Applicants agreed two offers of housing</p>	<p>Supported Choice (page 36)</p> <ul style="list-style-type: none"> • Where supported choice lettings are made an applicant will be given access to the choice based lettings system for a minimum of four weeks. If they are not successful within this time they will be made an offer of a suitable property based on their assessed need for accommodation.

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<p>No previous wording</p>	<p>Annual Lettings Plan (page 39)</p> <p>The council will produce and publish an Annual Lettings Plan; this will set annual targets for property types across priority points. The Head of Housing Needs will draw up the Annual Lettings Plan every January. The Annual Lettings Plan will be published on the council’s website. The Head of Housing Needs is responsible for monitoring the Annual Lettings Plan. If monitoring shows that outcomes are not as per the Annual Lettings Plan the council reserves the right to implement a quota system and adjust the / Annual Lettings Plan to ensure that it meets its strategic and or statutory obligations. This power is reserved to the Executive Member for Housing and Development in consultation with the Director of Housing Needs and Strategy to approve.</p> <p>The Housing Allocations Scheme is also monitored to make sure that allocations made reflect the housing need and meet with the requirements of legislation. This scheme will be reviewed internally periodically to ensure that its aims and objectives are met.</p>
<p>New homes Local Lettings</p> <p>Council Estate:</p> <p>Priority is given to:</p> <ul style="list-style-type: none"> • Secure council tenants • Household members of a secure council tenants • Secure council tenants requesting a like for like transfer • Remaining properties will be let to residents of the borough <p>Ward Priority</p> <ul style="list-style-type: none"> • Secure social housing tenants • Household members of secure social housing tenants • Remaining properties will be let to residents of the borough 	<p>New homes Local Lettings (page 40)</p> <p>New homes on council estates</p> <p>The council is committed to ensuring that its new homes are meeting the needs of the local community by prioritising existing secure council tenants currently living on the estate on which they are being built. Where we construct new homes on existing estates, the local lettings of these new homes will be in accordance with the lettings plan for the individual scheme for up to 100% of the allocations.</p> <p>Where lettings plans are drawn up the following will apply to the local lettings allocations:</p> <ul style="list-style-type: none"> • Applicants must be secure council tenants living on the estate who meet the bidding threshold • Applicants must fulfil the size and property requirements for the new homes, but under-occupiers will be able to bid for a property with an extra bedroom

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	<ul style="list-style-type: none"> • Applicants with the same number of points will be prioritised based on the length of time on the housing register • Wheelchair adapted properties will be restricted to applicants who require such properties. • Ground floor properties will be restricted to applicants with an assessed need for ground floor accommodation. • Properties built to 'lifetime homes' standard which is a property that can be easily adapted for wheelchair use will be allocated to applicants assessed as needing this type of accommodation <p>Remaining properties subject to local lettings will be allocated to assured/secure social housing tenants with an assessed housing need living in the local ward. After local lettings on the estate and ward, remaining properties will be let according to the council's general Housing Allocation Scheme.</p> <p>The Service Director of Housing Needs and Strategy can exercise discretion to include more than one estate and ward in the local lettings allocation.</p> <p>Other new social housing</p> <p>Islington Council also wants to make sure local people benefit from other, new social housing. Where new homes are built for social rent the local lettings of these new homes will be in accordance with the Lettings Plan for the individual scheme for up to 100% of the allocations.</p> <p>Where lettings plans are drawn up the following will apply to the local lettings allocations:</p> <ul style="list-style-type: none"> • Applicants must be assured/secure council tenants living in the ward who meet the bidding threshold • Applicants must fulfil the size and property requirements for the new homes • Applicants with the same number of points will be prioritised based on the length of time on the housing register • Wheelchair adapted properties will be restricted to applicants who require such properties.

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	<ul style="list-style-type: none"> • Ground floor properties will be restricted to applicants with an assessed need for ground floor accommodation. • Properties built to 'lifetime homes' standard which is a property that can be easily adapted for wheelchair use will be allocated to applicants assessed as needing this type of accommodation <p>After local lettings in the ward, remaining properties will be let according to the council's general Housing Allocation Scheme.</p> <p>The Service Director of Housing Needs and Strategy can exercise discretion to include more than one ward in the local lettings allocation.</p>
<p>Intra Estate Transfer</p> <p>20% of available voids on estates are prioritise to tenants who live on the estate</p>	<p>Intra Estate Transfer</p> <p>This section has been removed:</p> <p>Reason:</p> <ul style="list-style-type: none"> • Due to the severe shortage of housing and the increased demand in high needs cases.
<p>Keyworker housing</p> <p>Islington keyworkers (Social Workers, Teachers, Metropolitan police nurses working in Islington are awarded housing points to bid for a bedsitter or 1 bedroom accommodation on a non secure let</p>	<p>Keyworker housing</p> <p>This section has been removed:</p> <p>Reason:</p> <ul style="list-style-type: none"> • There is a growing increase in high-needs, single, vulnerable applicants who require housing. This should be removed due to the severe shortage of social housing accommodation.
<p>No previous wording</p>	<p>Supported housing move on new points allocation (page 29)</p> <p>Supported Housing Move On</p> <p>100 points may be awarded to applicants in supported housing where it is in the council's wider strategic interest for these applicants to move on from supported housing</p>

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	<p>Examples where this may occur include:</p> <ul style="list-style-type: none"> • The applicant is in supported accommodation that they no longer need and that the council urgently requires that accommodation for other applicants • The supported accommodation scheme is closing down or changing use • The applicant has multiple complex needs and has a demonstrable need for settled accommodation in borough which they cannot reasonably be expected to find for themselves in the near future
<p>Armed forces personnel To serving members of the regular forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service</p>	<p>Armed forces personnel (page 22)</p> <ul style="list-style-type: none"> • To serving members or former members or reserve members of the regular forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service