

| Consultation Question                                                                                                                                                                                                                      | Public Response                                                                                                                                                                                                                                                                                                                         | Other Comments                                                                                                                                                                                                | Outcome                                                                       |
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| <b>Retain the current eligibility criteria with a change to the criteria around local connection;</b> to allow applicants for sheltered flats and bungalows without a local connection but with a housing need to Register in Band C only. | <ul style="list-style-type: none"> <li>• Carry on with the Choice Based Lettings (CBL) system</li> <li>• Local connection should be opened up but preference given to local households</li> <li>• Households from outside or neighbouring areas can go on the list but in a low band</li> </ul>                                         | Accepted by other partners                                                                                                                                                                                    | Proposal to be adopted                                                        |
| <b>Retain current banding system.</b><br>It is proposed to retain the current Banding system for applicants                                                                                                                                | <ul style="list-style-type: none"> <li>• More emphasis should be given to the original housing application</li> <li>• Staff to get more information and manage application in more depth</li> <li>• More home visits to make assessments</li> <li>• More fraud checks</li> </ul>                                                        | Accepted by partners but there is the need for further analysis of the use and application of these bandings.<br><br>Additional guidance for staff is also required with regard to the application of banding | Proposal to be adopted                                                        |
| <b>Income and Affordability</b><br>It is proposed to increase this threshold for household income to £40000 pa                                                                                                                             | <ul style="list-style-type: none"> <li>• The level is very low for combined income</li> <li>• Registered Providers have different affordability criteria!!!</li> <li>• What about savings?</li> <li>• Possible creating a gap for some households that will fall through the gap, struggling to afford private rented ut now</li> </ul> | Concern for the public and partners that this amount is too low and will still exclude low income households form the register.                                                                               | Proposal revised to an income threshold of £60,0000 (gross) household income. |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | not eligible to access housing register. Social housing should be a safety net not forcing households into poverty or homelessness.          |                      |                  |
| <b>Lettings Quotas</b><br>It is proposed to remove this from the policy and carry out allocations based on housing need.                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Households with the highest need should be housed first</li> </ul>                                    | Accepted by partners | Proposal Adopted |
| <b>Reflect homeless Legislation</b><br>The current Allocations Policy allows applicants owed a 'prevention' or 'relief' duty under the conditions within the Homelessness Reduction Act 2018 to be placed into priority banding A to assist in resolving their housing need. If the Local Authority is not able to prevent homelessness, the duty to relieve is actioned. If homelessness cannot be relieved and it is established that a main duty is owed, applicants will move into the Emergency Band (E). | <ul style="list-style-type: none"> <li>Make sure those households use the housing register rather than go down the homeless route</li> </ul> | Accepted by partners | Proposal Adopted |

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| <p><b>Care leavers</b> will be deemed to have a local connection in the area where they received care or, if different, any area where a connection can be established. The Council will consider using its discretion with regard to accepting a local connection for Care Leavers that have been placed in the area by another Local Authority.</p> | No Comments                                                                                                                                                                                                                                                                           | Accepted by partners as part of a wider Derbyshire Wide Care Leavers protocol | Proposal adopted with a caveat that reflects Derbyshire-wide protocol                                                                                                                                                                                          |
| <p><b>Local Lettings Plans</b><br/>This will be retained and encouraged in order to ensure the sustainability of both new and existing housing where there is evidence of a need to do so.</p>                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Could there be a Local Lettings Plan for all parishes, not just new builds</li> <li>• Agree that local families stay in their own area, should this be a preference to new families being allocated</li> </ul>                               | Accepted by partners                                                          | Proposal adopted                                                                                                                                                                                                                                               |
| <p><b>Sheltered /Adapted Homes</b><br/>It is proposed to reduce the threshold to allow households with a disability and in receipt of PIP or DLA generally to be allocated sheltered or specially adapted housing, subject to the existing Policy requirements that these properties must provide a</p>                                               | <ul style="list-style-type: none"> <li>• One of the main applicants has to be over the age of 60, not both</li> <li>• Special requirements need to be given a preference for medical needs regardless of benefits, this would include an Occupational Therapist assessment</li> </ul> | Accepted by partners                                                          | Proposal adopted with the clarification that only one householder needs to be over 60 years old and that any member of the household in receipt of Personal Independence Payment (PIP)/Disability Living Allowance (DLA) will qualify for this type of housing |

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| suitable and sustainable home.                                                                                                                                 | <ul style="list-style-type: none"> <li>Would this include households with children?</li> </ul>                                                                                                                                                                                                                         |                       |                                                                                                                                                                                                                     |
| <b>Armed forces</b><br>It is proposed that the Policy is adapted to reflect the requirements of the Armed Forces Covenant of which the Council is a signatory. | No Comments                                                                                                                                                                                                                                                                                                            | Accepted by partners. | Proposal Adopted                                                                                                                                                                                                    |
| <b>Other Comments</b>                                                                                                                                          |                                                                                                                                                                                                                                                                                                                        |                       |                                                                                                                                                                                                                     |
| <b>Rent arrears</b>                                                                                                                                            | Rent arrears should be a percentage rather than a set figure as it is now <ul style="list-style-type: none"> <li>Individual cases should be considered on their own merit</li> <li>Do households have to have a nil balance before they can be allocated a property – this should be the same for all RSL's</li> </ul> |                       | Current Policy to be retained. Cash levels have proved successful thus far. Policy also allows for discretion on a case by case basis. Debt and money advice will be offered to applicants with arrears outstanding |
| <b>Owner Occupiers (OO)</b>                                                                                                                                    | Do OO's have to sell before they can have a council property – what if their medical needs are severe ? <ul style="list-style-type: none"> <li>What about equity release?</li> </ul>                                                                                                                                   |                       | The current Policy will be retained as it contains sufficient discretion to rehouse OOs whose accommodation is unsuitable for them and who do not have sufficient assets to repurchase a more suitable home.        |

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| <b>Application Process</b>  |                                                                                                                                                                                               |  |                                                                                                            |
|                             | <ul style="list-style-type: none"> <li>The applications process is long winded and cumbersome</li> </ul>                                                                                      |  | This is agreed and the process will be reviewed                                                            |
| <b>Property Designation</b> |                                                                                                                                                                                               |  |                                                                                                            |
|                             | <ul style="list-style-type: none"> <li>Current property designations are a barrier to letting property with insufficient demand for “sheltered” one bedroom and upper floor flats.</li> </ul> |  | This is agreed and a project to review designation of sheltered property will be undertaken during 2020/21 |