

---

REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 11.
DATE OF MEETING:	AUGUST 31 <sup>ST</sup> 2006	CATEGORY: DELEGATED
REPORT FROM:	MARK ALFLAT DIRECTOR OF COMMUNITY SERVICES	OPEN
MEMBERS' CONTACT POINT:	KAREN TALBOT – HOUSING OPERATIONS MANAGER X5797	DOC:
SUBJECT:	TRANSFERS FROM ONE SDDC PROPERTY TO ANOTHER	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: HCSO1

---

### **1.0 Recommendations**

- 1.1 Members receive and accept information provided about transferring from one property to another.

### **2.0 Purpose of Report**

- 2.1 This report has been produced at the request of members following a discussion at the Committee meeting held on the 20<sup>th</sup> July regarding transfers of property. The aim of the report is to provide clarity to members in relation to policy and procedure.

### **3.0 Detail**

- 3.1 Secure tenants with the local authority may move house, within our stock, by either of two ways.
- 3.2 Firstly a secure tenant may choose to opt for a mutual exchange, where they literally swap homes with another secure tenant of a local authority or an assured tenant of a Registered Social Landlord. The secure tenant approaches other tenants from lists that are kept at Housing Services, arranges to view the property, and if chosen as suitable, approaches Housing Services to administer the exchange. Further information about mutual exchanges can be found in the report titled 'Mutual Exchange' presented to this committee.
- 3.3 The alternative option is to complete a housing application form for admission back onto the housing register. The application form receives points as detailed in the Allocations Policy attached as appendix one to this report.
- 3.4 Members have asked why we do not transfer tenants into like for like properties. Although there is not a prohibition of this within the policy it tends not to happen because our policy is aimed at meeting housing need rather than social desire. In short, if an applicant is in need of a three-bedroom house and is already living in a three-bedroom house, their application will not receive any points for overcrowding therefore lessening the priority of their application against someone who needs a larger property than the one they already occupy.

- 3.5 Transfers via re-application to the housing register are designed to meet a tenant's changed needs. For example, section 4.9 of the policy awards 20 points to an applicant who now has a spare bedroom and wishes to transfer to a smaller property. These points awards are designed to ensure that our housing stock is used as appropriately as possible. In addition, section 4.10 awards points to existing tenants who occupy general needs properties but are now in need of sheltered accommodation. This again helps to ensure that our stock is used more effectively helping us to meet the needs of the residents of South Derbyshire.
- 3.6 As stated the policy is focussed on meeting housing need rather than social desire. In some circumstances though 'measurable' social grounds are taken account of. Section 4.17 of the policy states that points may be awarded to reflect a reason that has a severe effect on the applicant's household that would be eased by re-housing. For example, if an applicant wanted to move from a two bedroom house to another two bedroom house to be close to another family member in need of support.
- 3.7 Demand for our properties continues to outweigh supply. There are currently 1,108 applicant households on our waiting list (the waiting list is reviewed annually to ensure all applications are current and 'live'). During 2005/06 we re-let 275 properties across the whole of South Derbyshire. Therefore the Allocations Policy has been written to ensure that we allocate properties to those applicants with highest need.
- 3.8 This Committee though will be asked to reconsider its allocations system in the near future. The Government are keen to promote Choice Based Lettings Schemes, the essence of which is that each vacancy is advertised and applicants have to take a positive action in order to be considered for each vacancy. The background to such a system is trying to encourage more Sustainable Communities in that applicants have expressed a positive desire for a particular property. There are though, as with the current system, pros and cons with Choice Based Lettings and a report to Committee will outline these to enable a full discussion of the issue.

#### **4.0 Financial Implications**

4.1 None

#### **5.0 Corporate Implications**

5.1 None

#### **6.0 Community Implications**

6.1 None

#### **7.0 Conclusions**

7.1 None as this report is presented for information purposes only.