

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	20 May, 2019
Subject:	The Allocations Policy – consultation on including local connection within the banding system
Portfolio Holder(s):	Cllr Alun Mummery
Head of Service:	Ned Michael
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Local Members:	N/A

A –Recommendation/s and reason/s

It is recommended that the Executive approves as follows:-

R1 following further research, that a period of consultation takes place on including local connection within the current Common Allocations Policy

R2 that the consultation period provides an opportunity to improve the administration of the register

Background

There are 4734 units of social housing on Anglesey. The following table indicates the percentage of the stock owned by each landlord:

Landlord	Number of Units	Percentage of the Stock
Isle of Anglesey County Council	3819	81%
Grŵp Cynefin	524	11%
North Wales Housing	143	3%
Clwyd Alyn	248	5%

On average, the Housing Options Team allocates around 260 Council houses every year.

During 2015/16 the Common Housing Allocations Policy was reviewed and revised from being

a points-based system to a band-based system. The new Policy came into effect officially in July 2016.

The procedure is based on a banding system as follows:

- Urgent – Local connection and an urgent need for a house
- Band 1 – Need and local connection
- Band 2 – Urgent need but no local connection
- Band 3 – Need but no local connection

The revised Housing Allocations Policy was introduced in order to remove the inefficiency in the housing allocations process, ensuring that social housing are let to those individuals that have the greatest need for a house, and to ensure consistency in terms of how every Registered Social Landlord operates when a property becomes available to be let.

Several changes have been introduced following the implementation of the Common Allocations Policy, in order to support efficiency, which are as follows:

- a) Applicants must provide 'proof' in the assessment for accommodation interview.
- b) Registered Social Landlord let their own houses.
- c) The applicant can no longer select a street.
- d) We will only accept one applicant on the Application Form for accommodation.
- e) The use of Orchard.
- f) The use of the banding system in order to reduce the waiting list.
- g) Applicants cannot register unless they have housing needs.

The Housing Services are keen to contribute towards sustainable communities by ensuring that family and community connections are maintained. Our aim is to review the Common Housing Register Policy in order to see whether our current Policy contributes towards sustainable communities.

We will be conducting a review and will also be consulting on the proposed change before the final Policy is submitted to the Executive Committee in October, 2019.

In order to qualify for inclusion on the Common Housing Register, a person must be in housing need, and this is defined in the Housing Act 1996 and connection in terms of local connection is part of the Housing Act 2014.

At present, it is a requirement that any applicant has a minimum of 5 years' connection with the Island. If a person does not have a connection with the Island but has a need for a house, they will be in a lower band.

Applicants are not required to have a connection with a particular parish / village or town, they

can be considered for any area where we have social housing stock.

During 2018 a review of the Policy's implementation was conducted by the Strategic, Policy and Commissioning Team in the Housing Service, and this consultation period would offer an opportunity to review some elements of the Policy to ensure that it is fit for purpose in the future. Research and consultation will be key for introducing any changes to the current Allocations Policy.

Consultation with local partners and key stakeholders

Communication Plan

The aim of the consultation is to conduct further research on defining local connection, and to receive feedback on how this could be achieved.

Target Audience:

- a) By undertaking consultation with the public and the following key stakeholders:
 - Social Landlords; North Wales Housing, Pennaf and Grŵp Cynefin
 - Supporting People providers; The Wallich, Digartref Ynys Môn, CAIS etc.
 - Those providing advisory services
 - The Welsh Government
- b) Service users that are likely to be affected
- c) Elected Members
- d) Town and Community Councils
- e) Council Officers, including Senior Managers

Engagement:

	Description	Method	Date
1.	Report to the Executive Committee	Agree on the information provided in this report and the communication plan.	April
2.	Conduct further research on other Common Allocations Policies in Wales	Conduct desktop research and meetings with Housing Associations and establish and in-house task and finish group	April

3.	Public consultation – final draft	Available on-line.	May – June
4.	Assess responses and carry out impact assessment		July
5.	Final draft to be approved by the Corporate Scrutiny Committee following the consultation.		September
6.	Approval by the Executive Committee		October

B – What other options did you consider and why did you reject them and/or opt for this option?

The consultation process gives us an opportunity to consider changes to the implementation of the Common Allocations Policy. Without changing the policy, it will be impossible to change any arrangements in terms of how social housing is allocated.

C – Why is this a decision for the Executive?

Changes to the Common Allocations Policy is a decision for the Executive.

D – Is this decision consistent with policy approved by the full Council?

Yes

DD – Is this decision within the budget approved by the Council?

Yes

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	No comments
2	Finance / Section 151 (mandatory)	No comments
3	Legal / Monitoring Officer (mandatory)	No comments
5	Human Resources (HR)	No comments
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other

FF - Appendices:

G - Background papers (please contact the author of the Report for any further information):