

Housing Change Programme

Case Studies

Annex A

Client Group	Household Composition	Reasonable Preference? Current Scheme Yes/No	Current Scheme of Allocation outcome	Change of Status in New Scheme Yes/No	Post New Scheme of Allocation Outcome	Comments
Home Buy Register (Not homeless)	Working household - Man+Woman+2 children aged 3(f), 4(m)	No	No Priority for social housing allocation	Yes	Flexible tenancy in affordable rented accommodation. 2 bedrooms. PRS/Social Housing. 2 year tenancy within Local Lettings Plan– provision for renewal for a further 2 years – maximum 4 years.	Must meet Home Buy income bands. Enables household to save for future purchase
Working Household (Housing Register/PRS homeless)	Man+woman+3 children aged 9(m),16(f),24(m)	Yes – if housing need or homelessness accepted	Secure/Assured Social tenancy. Option of PRS accommodation – cannot be enforced. 4 bedrooms. All children, inc. non-dependant are included as part of household for bedroom allocation.	Yes	Additional preference, flexible tenancy. PRS (enforceable)/Social housing. 5 year tenancy, application can be made for renewal. 3 bedrooms – oldest child, non-dependant, not part of the household for bedroom allocation.	Could be affordable rented accommodation. 2 year fixed term tenancy if on home buy register.
Parental exclusion (Homeless application, TA provided, non-working)	Man+woman+3 children aged 2(m), 10(f), 15(f)	Yes	Secure/Assured Social tenancy. Option of PRS accommodation – cannot be enforced. 3 bedrooms. Children over 10 considered for additional bedroom.	No	Flexible tenancy- PRS (enforceable)/Social housing. 5 year tenancy, application can be made for renewal. 3 bedrooms	Band 3
Parental exclusion (Self Placement, non-working)	Man+woman+3 children aged 2(m), 10(f), 15(f)	Yes	Secure/Assured Social tenancy. Option of PRS accommodation – cannot be enforced. 3 bedrooms. Children over 10	No	Flexible tenancy- PRS (enforceable)/Social housing. 5 year tenancy, application can be made for renewal. 3 bedrooms	Band 3

			considered for additional bedroom.			
Young Person (Homeless – no priority need)	Single Aged 18 – 25	No	Advice and assistance to source accommodation in the private sector. Room in shared accommodation	No	Advice and assistance to source accommodation in the private sector. Room in shared accommodation	
Young Person (Homeless, priority need) No Community Contribution	Single Aged 18 - 25	Yes	Secure/Assured Social tenancy. Option of PRS accommodation – cannot be enforced. Studio/1 bedroom.	No	Flexible tenancy- PRS (enforceable)/Social housing. 2 year tenancy, application can be made for renewal. Studio/1 bedroom	1 bedroom rate for housing benefit purposes (leaving care or supported accommodation). If not leaving care – only single room rate
Young Person (Homeless, Care Leaver) Community Contribution	Single Aged 18-25	Yes	Placement & Assessment Team for Homeless Singles (PATHS) assessment. Care Leavers Pathway with a view to finding suitable accommodation in the PRS dependant on vulnerability. Secure social housing if homeless. Option of PRS offered but not enforceable.	Yes	Additional preference. Flexible tenancy- PRS (enforceable)/Social housing. 5 year tenancy, application can be made for renewal. Studio/1 bedroom	
Vulnerable Adult (Mental Health) Homeless Community Contribution	Single Aged 25+	Yes	PATHS assessment. Supported accommodation. “Move on” accommodation in the private sector – dependant on vulnerability (not enforceable). Room/1 bedroom. Secure/Assured Social tenancy if homeless.	Yes	Additional preference. PATHS assessment. “Move on” accommodation in the private sector dependant on vulnerability (enforceable). Flexible social tenancy. Studio/1 bedroom. 5 year tenancy	

Ex-Service Personnel (where meeting the reasonable preference criteria)	Single Aged 25+	Yes	Advice & Assistance to source accommodation in the private sector. Room in shared house until age 35. 1 bedroom 35+	Yes	Additional preference as they meet reasonable preference criteria – Community Contribution Award. Flexible tenancy- PRS (enforceable)/Social housing. Studio/1 bedroom. 5 year tenancy, application can be made for renewal.	Band 2
Existing tenant (transfers) Need to move – overcrowding (in 2 bedroom accommodation)	Man+woman+3 children aged 7(m), 8(m), 13(f)	Yes	Eligible to request a transfer to 3 bedroom accommodation. Secure/Assured tenancy on transfer. PRS option can be offered but not enforceable	No	Not eligible to request a transfer to 3 bed property	Must be 2 bedroom shortage (management discretion)
Existing tenant (transfers) Need to move – overcrowding (in 1 bedroom accommodation)	Man+woman+3 children aged 7(m), 8(m), 13(f)	Yes	Eligible to request a transfer to 3 bedroom accommodation. Secure/Assured tenancy on transfer. PRS option can be offered but not enforceable	Yes	Additional preference. Eligible to request a transfer to 3 bedroom accommodation. Secure tenancy on transfer. PRS option can be offered but not enforceable. 2 offers. If refused, will be demoted to lower band for 1 year	
Existing Homeless clients in temporary accommodation (Duty owed) No community contribution	Man+woman+3 children aged 7(m), 8(m), 13(f)	Yes	Secure/Assured social tenancy. 3 bedrooms. PRS option can be offered but not enforceable.	No	Flexible tenancy. 3 bedrooms. PRS (not enforceable)/social tenancy. 5 year tenancy. If refused, duty discharged potentially intentionally homeless.	Band 3
Existing tenant – discretionary succession. No priority need but satisfies residency criteria	Single	No	Will succeed current accommodation and secure/assured tenancy, regardless of property size and household need	No	Social housing tenancy only. Studio/1 bedroom only. PRS can be offered but not enforceable	
Existing tenant –	Man+woman+3	Yes	Accommodation provided	No	Suitable accommodation to be	

management transfer	children aged 7(m), 8(m), 13(f)		on "like for like" basis. If suitable offer refused, management transfer status removed.		provided.2 offers, with discretion for one more offer - one of which must be secure/assured. If refused, management transfer status removed and demoted to lower band	
Existing tenant – decant	Man+woman+3 children aged 7(m), 8(m), 13(f)	Yes	Suitable temporary accommodation provided while works being carried out – Client returns to existing property – secure/assured tenancy	No	Suitable temporary accommodation provided while works being carried out – Client returns to existing property – secure/assured tenancy	If not returning to current accommodation, "like for like" tenancy to be offered
Applicant in housing need – no local connection	Man+woman+3 children aged 3(f), 5(m), 7(f)	Yes	Can join housing register. If applies as homeless, s198 referral to authority where local connection applies.	No	Can join housing register but advised to seek PRS accommodation with support.	

* **PRS** – Private Rented Sector

* **TA** – Temporary Accommodation

Additional priority = greater priority under the new scheme of allocation

Additional preference = preference in addition to reasonable preference e.g. community contribution

Housing Change

Annex B

Housing Change

The purpose of the Housing Change Project is to achieve a fundamental shift in the way that affordable housing is allocated in Hammersmith & Fulham. The objectives for the approach will be to:

- Give greater priority to households who make a community, economic and/or societal contribution
- Create a fair, transparent and rational housing allocations system that provides for both needs and aspiration
- Make greater and more flexible use of all sectors of the housing market both in the borough and outside to meet all its housing obligations
- Increase choice and access to affordable home ownership

To deliver the change needed, new and revised statutory housing documents will need to be prepared to

1. Scheme of Allocation – Statutory Document that sets out the Council’s approach and mechanisms to prioritising and allocating affordable housing for people in need (and Annual Allocations Plan and Local Lettings Plans)

2. Tenancy Strategy – Statutory document that sets out the Council’s approach to flexible tenure amongst all registered providers including reference to Affordable Rents

3. Homelessness Strategy – Statutory document that sets out the Council’s approach to meeting homeless households needs and preventing future homelessness

4. Delivering a Housing Change Service Model – Establishing, fully road-testing and implementing a mechanism which ensures that all housing options applicants are treated fairly, transparently and rationally. This will feature and implement all aspects of the three (and associated) documents identified above, reflecting the housing change objectives. This element of the change programme will include appraising the Council’s approach to choice based lettings (CBL) and, if necessary, adopting an alternative approach that will effectively deliver the housing change objectives.

Timelines

Agreed Approach
- Feb 2012

Drafting of Documents
- By end of March 2012

Consultation
- May/June 2012

Cabinet Sign Off
– Sept 2012

Road Test and Implement Change – Oct 2012 – Mar 2013

‘Go Live’ – Apr 2013