

Housing Allocation Policy - your questions answered

<p>Why are you changing the allocations scheme?</p>	<p>The number of households seeking social housing in Hackney now significantly exceeds 13,000, while the proportion of these families considered to be in high priority has also increased; from 18% in April 2014 to 35% in July 2020. There are now over 4,700 households identified as in urgent or very urgent need. Demand has increased but the number of social properties becoming available to be let has reduced. The number of social rented homes becoming available has reduced by almost 50% over the last 5 years: in 2018/19 only 640 lettings became available.</p> <p>We want to create a simpler, more transparent housing register, better suited to the housing crisis and the housing situation in Hackney today.</p>
<p>Will I have the same priority under the new scheme?</p>	<p>Most households who remain on the register will be in Band B and their priority will be based on their existing band or application date. This will mean that households previously in the priority/homeless band may see a slight increase in their priority, those in the urgent band may see a slight decrease in their priority. Applicants who qualify for Band C will see little change in their priority.</p>
<p>I have a medical need, how will the change affect me?</p>	<p>Households with a high medical priority will be accepted onto the register.</p>
<p>I have been accepted by the Council as homeless and live in temporary accommodation provided by the council. How will the change affect me?</p>	<p>You will not be affected by the changes.</p>
<p>I am a social housing tenant and overcrowded. Will I still be eligible to join the register?</p>	<p>If you require two more rooms (rooms that can be used as bedrooms) than you currently have you will still be able to join the register.</p> <p>If you require less than two more rooms you will not be able to join the register but will be given advice and assistance to move through mutual exchange, Homeswapper or other rehousing schemes such as Housing Moves, Seaside & Country Homes. Tailored advice and assistance will be available to help identify and pursue other options.</p>
<p>What happens if I don't satisfy the new qualifying/eligibility criteria?</p>	<p>If you do not qualify or are not eligible to join the register following the changes, you will be offered advice and assistance to pursue other rehousing solutions that meet your household needs. Tailored advice and assistance will be available to help identify and pursue other options.</p>
<p>Why can't the Council build more properties to meet the needs of Hackney residents?</p>	<p>We're doing everything we can to tackle the housing crisis, and our pioneering housebuilding approach is delivering one of the most ambitious programmes of new genuinely affordable Council homes in the country. However, since 2010 the Government has provided no government funding to build Council housing, and although some funding is now available</p>

	<p>from the Mayor of London, it is barely a fraction of what is needed to build the thousands of genuinely affordable Council homes that we need most.</p> <p>This means that, although the Council will continue to deliver as many genuinely affordable homes for local people as possible, the changes to the allocations policy are still needed to manage the current demand.</p>
Do the changes mean I will get a property sooner?	Waiting times are not likely to change significantly for those that remain on the register.
How do you decide if I am overcrowded?	Identifying whether or not you are living in overcrowded accommodation is based on the number of rooms you need and the number available within your accommodation. If your household lacks two or more rooms, (rooms that can be used as bedrooms) you will be considered as severely overcrowded.
I was born and bred in Hackney. Will I be prioritised for social housing?	The current housing crisis has meant that there is not enough social housing in the borough to meet demand, and these proposals aim to prioritise those most in need.
How am I supposed to get a larger property if I can't go on the housing register?	<p>There are a range of other housing options available and, as part of these changes, we are keen to assist households who will not be prioritised for social housing to consider and take up these options.</p> <p>If you have a social housing tenancy with the Council or a housing association you can register for rehousing schemes such as Housing Moves, Seaside & Country Homes, Homeswapper or Homefinder UK. You can also have a mutual exchange; tailored advice and assistance will be available to help identify and pursue other options</p> <p>If you are renting in the private rented sector the Council can provide you with advice and assistance to secure more suitable privately rented accommodation.</p>
Will I lose the priority I have due to the number of years I've already been on the list?	If you qualify to go onto the new register you are unlikely to lose your priority on the list as long as there have been no changes to your household.
Will the Council be honouring any cases which were previously accepted?	<p>Everyone will have to reapply and only those applicants that meet the new conditions will be able to join the register. Where the applicant's circumstances are unchanged they will retain the same band date as before.</p> <p>Many applicants who are currently on the register, mostly those in the General and Reserve Bands, will not meet the new conditions and will not be able to join the register after the changes. We will offer specific advice and assistance to these residents to help them find a suitable home.</p>

How can you have your say?	You can have your say by completing the online questionnaire by Monday 8 March 2021. You can also request a paper copy by calling the Benefits and Housing Needs service on 020 8356 2929.
What happens next?	Following the closure of the consultation on Monday 8 March 2021, responses will be collated during Spring 2021. A report will be written setting out the Council's recommendations. This will be submitted for approval to the Full Council, the elected councillors who represent the people of Hackney.

Current Banding	Proposed Banding
Emergency	BAND A - Those needing emergency rehousing
Urgent	BAND B - Those who have a significant housing need
Homeless	BAND B - Those who have a significant housing need
	BAND C - Other households meeting specific conditions and who are to be restricted in the type of accommodation they can apply for e.g. Older Persons Housing, quota cases
General	Removed - Offer of alternative rehousing options with tailored advice and assistance available to help identify and pursue other options
Reserve	Removed - Offer of alternative rehousing options with tailored advice and assistance available to help identify and pursue other options.