



**Report Reference Number: PR/20/6**

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**To:** Policy Review Committee  
**Date:** 20 October 2020  
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**Lead Executive Member:** Councillor Chris Pearson, Lead Member for Housing Health and Culture  
**Lead Officer:** June Rothwell, Head of Operational Services

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**Title: The Allocation of Housing – Update Presentation**

**Summary:**

Members have requested an update on the allocation of housing as part of the Committees deep dive into Housing. A presentation will be made to members and will focus on the allocation of Housing.

This report highlights what the presentation will cover.

**Recommendations:**

**That the content of the presentation be noted and any comments provided.**

**Reasons for recommendation:**

To provide the Policy Review Committee with an update on housing allocations.

**1. Introduction and background**

The North Yorkshire Home Choice Policy is our allocations policy. This is the policy we use to allocate our council owned housing and links to the wider sub-regional Housing Strategy and Tenancy Strategy, the Homelessness Strategy and our own Tenancy Policy.

The allocations policy is delivered in partnership with other local authorities and registered providers across North Yorkshire and is focused on meeting housing need, making the best use of stock and supporting sustainable tenancies.

Choice Based Lettings works by the public advertisement of all available social housing vacancies, allowing applicants to select the home they are interested in through a bidding process.

Key elements of the existing allocations scheme are:

- A single unified 'housing register' that covers the whole partnership area.
- A single policy for determining eligibility to the register and/or determining the level of priority of applicants
- Prioritisation of bids for advertised properties on the basis of priority banding
- Bids for properties are ranked in order of Housing Need (e.g. priority banding); local connection to the partnership area; household size and time waiting on Councils should consult with housing associations with which they have nomination agreements over new schemes or major changes in policy
- A summary of the allocation scheme must be published.

The Policy makes clear that some landlords may restrict who is eligible to bid on some of the properties advertised. If restrictions are in place these are stated on the advert.

Restrictions could include:

- Specially adapted properties for those with an identified physical disability or a mobility need
- Section 106 (S106) properties – where there is a legal agreement between Local Authorities and developers linked to planning permissions and applicants must meet specific conditions.
- Properties could have a minimum age criteria
- Rural area restrictions – a landlord can restrict applications for rural properties to applicants with a local connection to the parish. The first advert is a rural initiative and if there are no successful applicants the property will be advertised to the wider partnership area.
- A sensitive let – a landlord can manage specific local housing issues and carry out additional checks on applicants.
- A local letting initiative enables landlords to allocate particular accommodation to people of a particular description. They are used to address a wide range of housing management objectives such as creating balanced and mixed communities.
- Priority band restrictions in local authority areas of high demand.

In some cases, properties may be subject to a direct offer and will not be advertised but offered directly to an applicant. Any direct offers are approved by a senior manager and are monitored by the North Yorkshire Home Choice Partnership Board on a quarterly basis.

On 16 December 2019 a report was presented to Members which considered the objectives of the North Yorkshire Home Choice Policy and demonstrated how they had been met. Inward migration remained a concern for members and therefore this update concentrates on how the needs of the residents of Selby district are being met and provides feedback on the use of the rural area restrictions.

## **2. The allocation of housing through North Yorkshire Home Choice**

A presentation will be made to members and will include information on the following:

- Demand for affordable housing and Homelessness across Selby district.
- Affordable housing delivery across the district
- The acquisition of empty homes and Right to buy, buy backs.
- The allocation of Affordable housing through North Yorkshire Home Choice
- Local lettings and the Rural Area Restrictions.
- The new Affordable Housing Delivery Strategy timeline.

## **3. Next steps**

A new Affordable Housing Development Strategy is currently been developed. This will be brought to Policy Review for consultation in due course.

## **4. Implications**

### **4.1 Legal Implications**

There are no specific legal implications associated with this report.

### **4.2 Financial Implications**

There are no specific financial implications associated with this report

## **5. Conclusion**

The presentation provides an update on the allocation of housing through North Yorkshire Home Choice. The presentation continues to support Policy Review's deep dive into Affordable Housing and update and inform members on the allocation of affordable housing.

## **6. Background Documents**

[North Yorkshire Home Choice Policy \(hold down Ctrl and click to access the link\)](#)

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