



**Service Delivery  
Committee**

**7 July 2015**

**For Information and  
decision**

Title: **The Right to Move**

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## **1 Introduction**

The purpose of the report is to inform Members of the introduction by the Government on “Right to Move” proposals in April 2015 which gives certain new rights to secure and introductory Council tenants and assured tenants of Housing Associations.

This report recommends changes to the Housing Allocation Policy to ensure the Council continues to meet their statutory obligations.

## **2 Recommendations**

To revise the Housing Allocations Policy to reflect the statutory changes as outlined in Appendix 1.

## **3 Information**

The changes imposed by Government aim to ensure that tenants are not prevented from taking up an employment opportunity because they cannot find a suitable place to live.

The two key features of the guidance are:

- 1) Applying the existing “hardship” reasonable preference category to social tenants who need to move for work related reasons and
- 2) Setting aside a quota of at least 1% of properties each year to allocate to transferring tenants who need to move in to the Borough for work related reasons

To Council is expected to insert an exception to permit acceptance onto the Housing Register of tenants who meet the qualifying criteria. In addition, the Council Policy needs to decide and determine applications upon which these criteria are to be used.

Government has provided guidance on the quota of lettings that are required to be set aside for such tenants under appropriate criteria, as advised in the attached Appendix 1 which will be published.

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<b>Implications</b>	
Financial (PL)	No Significant Impact
Risk (APM)	CR4 Reputational Damage
Equalities (AC)	No Significant Impact
Legal (AC)	Statutory requirement to amend policy.

## Right to Move

The Housing Allocations Policy will be amended as follows:

The Council are being required to grant a local connection to social housing tenants who live outside of the Borough who have a job or job offer in the Borough. The specific definitions are outlined in the statutory guidance (Right to Move guidance paragraphs 16-34).

The Right to Move will give such tenants the same access to the waiting list as those Borough residents who already live in or have close family connections with the Borough. Equally, the residents of the Borough will have the right to exercise their Right to Move, should they secure a job or have an offer of a job in other local authority area.

A specific exemption will be included in the policy as has already been done for members and former members of the Armed Services.

The Council will have to give such tenants an appropriate priority under the allocation scheme.

The current scheme gives those with a welfare need to move a reasonable preference through giving them the 'medium' band. It is proposed to retain the 'medium band' for such cases.

## Lettings quota

Government guidance suggests a minimum of 1% of lettings should be assumed to be let each year through tenants exercising the 'Right to Move'. The actual percentage will vary however there is a requirement to publish the quota and explain the reasons for the specific quota. The Council undertakes approximately 60 lettings each year hence the following will be published:

Oadby & Wigston Borough Council expects 1% of lettings to go to social tenants exercising their 'Right to Move'. 1% has been chosen for the following reasons:

The Borough is a compact geographical area of 9 square miles and is well served by transport including a train station, buses and a network of cycle-ways from the main residential areas both in and outside the Borough. As such claims to exercise the Right to Move on distance and travel grounds are anticipated to be lower than would be the case in more extensive and rural areas. In addition whilst there are specialist employers in the Borough much of the employment opportunities are of a type and nature which are abundantly available elsewhere such as the neighbouring City of Leicester which may also mitigate the number of successful claims under the Right to Move.