



Service Delivery Committee	Tuesday, 22 March 2016	Matter for Information and Decision
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Title: Choice-Based Lettings Residency Changes

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1. Introduction

At the October 2015 meeting Members discussed changing the Housing Allocations Policy by increasing the residency criteria to 2 years. A consultative exercise took place in January - February 2016 the results of which are reported below.

2. Recommendations

2.1. It is recommended the residency criteria is increased to 2 years.

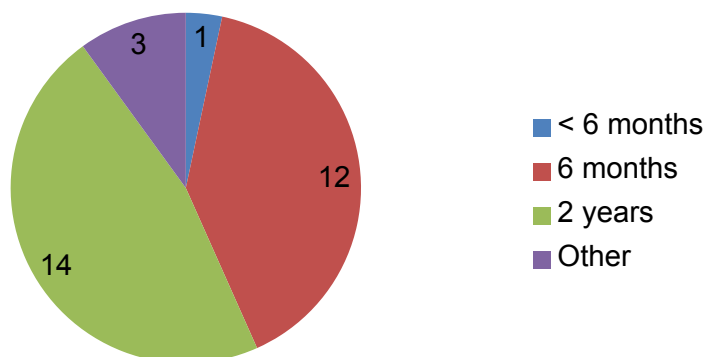
2.2. If a 2-year residency criteria is selected, Members must additionally decide whether this will be applied retrospectively to all existing housing applicants or just to those applying from now on. It is felt however that it would be unfair to apply the new criteria retrospectively and it is recommended that the new rule should apply to fresh applications only.

3. Consultation

3. Two surveys were carried out, one aimed at Private Registered Providers (Housing Associations) and other agencies and a second aimed at residents with connections to the area forums.

Chart 1 - Shows the views of the 30 respondents when combined

Consultation Response



Survey 1 – Professionals (PRP, agencies, OWBC website)

10 responses

<6 months	1
6 months	6
2 years	2

1 person suggested 12 months

Survey 2 – Participants in the Area Forums Only

20 responses

<6 months	0
6 months	6
2 years	12

2 residents suggested 12 months

In summary professionals favoured maintaining the status quo whereas , residents favoured an increase to 2 years.

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Implications	
Financial (CR)	No significant implications.
Legal (AC)	CR6 - It is unlikely to be subject to a legal challenge as it is in accord with Government guidance.
Risk (SN)	CR4 - There may be a reputational risk in that some applicants may be disadvantaged by the change in policy.
Equalities (AC)	CR4 - The policy will be equally applied to all applicants and will be subject to a full equality assessment.