

Consultation on the Housing Allocations policy for Eastbourne Borough and Lewes District Councils

1. Are you responding as

		Response Percent	Response Total
1	An individual	98.82%	84
2	An organisation or group	0.00%	0
3	Other (please specify):	1.18%	1
Analysis	Mean:	1.02	Std. Deviation: 0.22
	Variance:	0.05	Std. Error: 0.02
		Satisfaction Rate:	1.18
		answered	85
		skipped	0
Other (please specify): (1)			
1	Hampden Park & Willingdon Trees - Area Panel		

2. Where do you live?

		Response Percent	Response Total
1	Eastbourne	100.00%	85
2	Lewes district	0.00%	0
3	Other (please specify):	0.00%	0
Analysis	Mean:	1	Std. Deviation: 0
	Variance:	0	Std. Error: 0
		Satisfaction Rate:	0
		answered	85
		skipped	0
Other (please specify): (0)			
No answers found.			

3. Please tell us the name of the organisation or group you are responding as:

		Response Percent	Response Total
1	Open-Ended Question	0.00%	0
No answers found.			
		answered	0
		skipped	85

4. Where is your organisation or group based?

		Response Percent	Response Total
1	Eastbourne	0.00%	0
2	Lewes district	0.00%	0

4. Where is your organisation or group based?

		Response Percent	Response Total
3	Both areas	0.00%	0
4	Other (please specify):	0.00%	0
		answered	0
		skipped	85
Other (please specify): (0)			
No answers found.			

5. We are proposing the policy enables us to set targets for lettings to particular groups. This change would bring the Eastbourne policy in-line with the Lewes district policy. It would mean we could advertise some properties to applicants seeking a transfer from an existing social home. It would allow us to make better use of housing that becomes available by freeing up the home that the transfer applicant is currently living in. Do you agree with this being included in the policy?

		Response Percent	Response Total					
1	Yes	71.76%	61					
2	No	7.06%	6					
3	Don't know	21.18%	18					
Analysis	Mean:	1.49	Std. Deviation:	0.82	Satisfaction Rate:	24.71	answered	85
	Variance:	0.67	Std. Error:	0.09			skipped	0

6. Currently in Eastbourne, only people who have a housing need are eligible to join the Housing Register. In Lewes district, people with no housing need are able to join the Housing Register and are placed in Band D. We are proposing that people who do not have a housing need should not qualify to join either Housing Register. This would mean there is no longer a Band D on the Lewes district Housing Register. There is a very limited supply of social housing so we need to restrict it to those households who have a housing need which they cannot meet through the private market. This change will also help us reduce the costs of managing unnecessary applications. Do you agree with this being included in the policy?

		Response Percent	Response Total					
1	Yes	63.53%	54					
2	No	24.71%	21					
3	Don't know	11.76%	10					
Analysis	Mean:	1.48	Std. Deviation:	0.7	Satisfaction Rate:	24.12	answered	85
	Variance:	0.48	Std. Error:	0.08			skipped	0

7. We are proposing to exclude people from the register if they or a member of their household has a current conviction for drug dealing. These people are currently excluded from joining the Lewes district Housing Register but not the Eastbourne Housing Register. Do you agree with this being included in the policy?

		Response Percent	Response Total			
1	Yes	90.59%	77			
2	No	5.88%	5			
3	Don't know	3.53%	3			
Analysis	Mean:	1.13	Std. Deviation: 0.43	Satisfaction Rate: 6.47	answered	85
	Variance:	0.18	Std. Error: 0.05		skipped	0

8. Currently only applicants who have lived in the Lewes district as their only or principle home for a continuous period of 2 or more years qualify to join the Housing Register. This is with the exception of homeless households, existing tenants, armed forces personnel and people aged 60 or over with close relatives living in Lewes district. We are proposing to bring the current Lewes district policy on local connection in-line with the Eastbourne policy by allowing the following people to join the Lewes district Housing Register: People who have lived in Lewes district as their only or principal home for at least 3 of the previous 5 years in total. People who are in permanent employment in the district and have been for the previous 2 years. People who have close relatives who live in the district as their only or principal home and have done so for at least the previous 5 years. 'Close relatives' would normally only apply to parents, adult children or siblings. Consideration may be given to other relatives if there is evidence that they provide a substantial supporting role to the applicant. These changes would enable people who have strong reasons for wishing to be housed in the area to join the Housing Register if they have a housing need. Do you agree with this being included in the policy?

		Response Percent	Response Total			
1	Yes	84.71%	72			
2	No	8.24%	7			
3	Don't know	7.06%	6			
Analysis	Mean:	1.22	Std. Deviation: 0.56	Satisfaction Rate: 11.18	answered	85
	Variance:	0.31	Std. Error: 0.06		skipped	0

9. We are proposing that applicants should not be allowed to join the Housing Register if they: Have over £32,000 of savings or assets, or Own accommodation or have a legal interest in home ownership, or Have the financial resources to meet their housing needs in the private market. We would allow some exceptions to this for applicants who are of state pension age or have a substantial disability whose current home is not suitable for their specific needs and they have insufficient financial resources to buy accommodation that meets their needs in the private market. We are proposing to increase the level of savings someone can have and still be eligible to join the Housing Register in Lewes district from £16,000 to £32,000. This brings Lewes district in-line with the current Eastbourne policy. This reflects the increased costs of securing housing, particularly for those people on low incomes who may have some savings but do not have the on-going income to afford to rent a home in the private market. Do you agree with this being included in the policy?

		Response Percent	Response Total
1	Yes	83.53%	71
2	No	9.41%	8
3	Don't know	7.06%	6

9. We are proposing that applicants should not be allowed to join the Housing Register if they: Have over £32,000 of savings or assets, or Own accommodation or have a legal interest in home ownership, or Have the financial resources to meet their housing needs in the private market. We would allow some exceptions to this for applicants who are of state pension age or have a substantial disability whose current home is not suitable for their specific needs and they have insufficient financial resources to buy accommodation that meets their needs in the private market. We are proposing to increase the level of savings someone can have and still be eligible to join the Housing Register in Lewes district from £16,000 to £32,000. This brings Lewes district in-line with the current Eastbourne policy. This reflects the increased costs of securing housing, particularly for those people on low incomes who may have some savings but do not have the on-going income to afford to rent a home in the private market. Do you agree with this being included in the policy?

						Response Percent	Response Total	
Analysis	Mean:	1.24	Std. Deviation:	0.57	Satisfaction Rate:	11.76	answered	85
	Variance:	0.32	Std. Error:	0.06			skipped	0

10. Homeless households We are proposing that homeless households who we have a duty to re-house are prioritised in Band A if they are in emergency accommodation or their temporary tenancy is due to end within the next two months. This policy is in-line with Eastbourne's current policy but is a change to the Lewes district policy which currently awards Band A to 'homeless households where the landlord requires the property back or the property is unsuitable to meet the applicant's needs'. The banding is intended to avoid the significant costs to the councils of placing people in bed and breakfast accommodation as well as the negative impact of this on the household themselves. This covers the temporary accommodation landlord requiring the property back as 2 months is standard notice period. Whilst we encourage everyone in temporary accommodation to look for housing in the private market rather than assuming they will be re-housed in social rented housing, we are concerned that there would be more households in high-cost bed and breakfast accommodation if they are not re-housed quickly. Do you agree with this banding?

						Response Percent	Response Total	
1	Yes					77.65%	66	
2	No					12.94%	11	
3	Don't know					9.41%	8	
Analysis	Mean:	1.32	Std. Deviation:	0.64	Satisfaction Rate:	15.88	answered	85
	Variance:	0.4	Std. Error:	0.07			skipped	0

11. We are proposing add to Band A homeless households who we have a duty to re-house and who are making their own temporary arrangements or suffering family split due to a genuine lack of accommodation. Currently, the Eastbourne policy does not include these households in Band A and could be seen to unfairly penalise those who are making their own temporary arrangements. This change would bring the priority given to these households in-line with those in Lewes district. Do you agree with this banding?

						Response Percent	Response Total
1	Yes					81.18%	69
2	No					9.41%	8

11. We are proposing add to Band A homeless households who we have a duty to re-house and who are making their own temporary arrangements or suffering family split due to a genuine lack of accommodation. Currently, the Eastbourne policy does not include these households in Band A and could be seen to unfairly penalise those who are making their own temporary arrangements. This change would bring the priority given to these households in-line with those in Lewes district. Do you agree with this banding?

						Response Percent	Response Total	
3	Don't know						9.41%	8
Analysis	Mean:	1.28	Std. Deviation:	0.63	Satisfaction Rate:	14.12	answered	85
	Variance:	0.39	Std. Error:	0.07			skipped	0

12. The current policy in Eastbourne is to register households in Band A who need to move urgently because of 'serious personal risk'. The new policy is in-line with the current Lewes district policy which spells out in more detail what this means, adding: The Council has issued a Statutory Housing Order (i.e. the existing accommodation has been assessed by the Council as posing an imminent risk to health). The Applicant's household is statutorily overcrowded or under a court order as defined in s.324 of the Housing Act 1985 or under a court order to re-house. Priority transfer – e.g. Emergency harassment, agreed by the Head of Housing in exceptional circumstances due to significant and insurmountable problems associated with the tenant's occupation and there is imminent personal risk to the household if they remain. These additions give more detail on the circumstances in which applicants will automatically be placed in Band A so that it is clearer to applicants. Do you agree with this banding?

						Response Percent	Response Total	
1	Yes						88.24%	75
2	No						4.71%	4
3	Don't know						7.06%	6
Analysis	Mean:	1.19	Std. Deviation:	0.54	Satisfaction Rate:	9.41	answered	85
	Variance:	0.29	Std. Error:	0.06			skipped	0

13. We are proposing to include in Band A Armed Forces Personnel who are serving or have served in the reserve forces and who are suffering from serious injury, illness or disability as a result of their service. We are also proposing to include the spouse or civil partner of Armed Forces Personnel who has recently ceased, or will cease to be entitled to reside in accommodation provided by the Ministry of Defence following the death of their spouse or civil partner who had service in the regular forces and whose death was attributable to their service. We are proposing these changes to comply with the Housing Act 1996 regulations (Additional Preference for Former Armed Forces Personnel) which came into force in 2012. This change would align the policy for Eastbourne with the existing Lewes district policy. Do you agree with this banding?

						Response Percent	Response Total	
1	Yes						94.05%	79
2	No						3.57%	3
3	Don't know						2.38%	2
Analysis	Mean:	1.08	Std. Deviation:	0.35	Satisfaction Rate:	4.17	answered	84

13. We are proposing to include in Band A Armed Forces Personnel who are serving or have served in the reserve forces and who are suffering from serious injury, illness or disability as a result of their service. We are also proposing to include the spouse or civil partner of Armed Forces Personnel who has recently ceased, or will cease to be entitled to reside in accommodation provided by the Ministry of Defence following the death of their spouse or civil partner who had service in the regular forces and whose death was attributable to their service. We are proposing these changes to comply with the Housing Act 1996 regulations (Additional Preference for Former Armed Forces Personnel) which came into force in 2012. This change would align the policy for Eastbourne with the existing Lewes district policy. Do you agree with this banding?

				Response Percent	Response Total
Variance: 0.12 Std. Error: 0.04				skipped	1

14. We are proposing to include Transfer Tenants needing a permanent or temporary decant to Band A where the property is imminently required for major repair or redevelopment. This would bring the Eastbourne policy in-line with the Lewes district policy. Where tenants are forced to move because of an urgent major repair need or because their property – e.g. a sheltered housing scheme – is being refurbished or redeveloped, we believe it is fair that they should have priority to move. In practice, Eastbourne has given Band A priority to these applicants in the past because of the need to move tenants quickly and to reflect that these tenants are being asked to move rather than doing so from their own choice. The change in the policy is designed to make this clearer to applicants. Do you agree with this banding?

						Response Percent	Response Total	
1	Yes						90.48%	76
2	No						3.57%	3
3	Don't know						5.95%	5
Analysis	Mean:	1.15	Std. Deviation:	0.5	Satisfaction Rate:	7.74	answered	84
	Variance:	0.25	Std. Error:	0.05			skipped	1

15. We are proposing that households lacking two or more separate bedrooms are placed in Band B. This is a change from the Lewes district policy which currently places these households in Band A. Our proposal is that only those households with the highest level of overcrowding – i.e. statutory overcrowding – are placed in Band A. This is to ensure that Band A priority is only awarded to those applicants with the most urgent need to move. Do you agree with this banding?

						Response Percent	Response Total	
1	Yes						81.18%	69
2	No						11.76%	10
3	Don't know						7.06%	6
Analysis	Mean:	1.26	Std. Deviation:	0.58	Satisfaction Rate:	12.94	answered	85
	Variance:	0.33	Std. Error:	0.06			skipped	0

16. We are proposing to include Armed Forces Personnel who are serving in the regular forces or who have served in the regular forces within the previous five years in Band B. This meets the legal requirement introduced in 2012 to give 'reasonable priority' to Armed Forces personnel but gives them a lower priority than those who have a serious injury, illness or disability as a result of their service. Do you agree with this banding?

		Response Percent	Response Total
1	Yes	80.49%	66
2	No	17.07%	14
3	Don't know	2.44%	2
Analysis	Mean:	1.22	Std. Deviation: 0.47
	Variance:	0.22	Std. Error: 0.05
		Satisfaction Rate:	10.98
		answered	82
		skipped	3

17. We are proposing to place applicants who have deliberately worsened their circumstances or become homeless intentionally in Band C. We need to understand the level of housing need and give all those with a housing need an opportunity to bid for properties, but are we are proposing that anyone who has deliberately worsened their circumstances is not given the same priority as an applicant who has found themselves in urgent need through no fault of their own. We believe placing applicants who have worsened their circumstances deliberately into Band C should discourage potential applicants from doing this. Do you agree with this banding?

		Response Percent	Response Total
1	Yes	81.18%	69
2	No	16.47%	14
3	Don't know	2.35%	2
Analysis	Mean:	1.21	Std. Deviation: 0.46
	Variance:	0.21	Std. Error: 0.05
		Satisfaction Rate:	10.59
		answered	85
		skipped	0

18. The Lewes district policy currently includes 'Emergency Housing Status'. This is used in circumstances where remaining in their accommodation may cause risk of death or serious injury or where the applicant has been assessed as having multiple needs that fall within Band A. We have included these circumstances in the list in which we may make direct allocations to allow us to take action to re-house these applicants in an emergency, and subject to the same rules as now. Do you agree with this being included in the policy?

		Response Percent	Response Total
1	Yes	90.59%	77
2	No	3.53%	3
3	Don't know	5.88%	5
Analysis	Mean:	1.15	Std. Deviation: 0.5
	Variance:	0.25	Std. Error: 0.05
		Satisfaction Rate:	7.65
		answered	85
		skipped	0

19. The Lewes district policy currently allows people to bid for: 1 bedroom for every adult couple 1 bedroom for any other person aged 18 or over 1 bedroom for any two children under 18 of the same sex 1 bedroom for any two children aged under 10, regardless of sex 1 bedroom for any additional child under 18 subject to a maximum of 4 bedrooms in total. We are proposing to reduce these ages from 18 to 16 and from 10 to 8 so that we allow bids for: 1 bedroom for every adult couple 1 bedroom for any other person aged 16 or over 1 bedroom for any two children under 16 of the same sex 1 bedroom for any two children aged under 8, regardless of sex 1 bedroom for any additional child under 16 subject to a maximum of 4 bedrooms in total. This is in-line with the current Eastbourne policy. Eastbourne Borough Council amended its policy in 2014 to allow applicants to bid for properties which would meet their needs in the near future rather than bidding only for properties which will become overcrowded within months. The proposed change would avoid the need for households who have recently been allocated housing to join the Housing Register again and wait for a transfer. It will reduce both the cost to the authorities and the inconvenience to customers in not anticipating these predictable changes in the number of bedrooms a household needs. Do you agree with this being included in the policy?

		Response Percent	Response Total
1	Yes	81.18%	69
2	No	16.47%	14
3	Don't know	2.35%	2
Analysis	Mean:	1.21	Std. Deviation: 0.46
	Variance:	0.21	Std. Error: 0.05
		Satisfaction Rate:	10.59
		answered	85
		skipped	0

20. We are proposing that homeless households who we have a duty to re-house that we have placed into temporary accommodation with an assured shorthold tenancy are still able to bid for accommodation and are placed in Band B. In this instance temporary accommodation would not include emergency or bed and breakfast accommodation. Currently the Lewes district policy places these households in Band A which can result in households securing an alternative property within weeks of moving to temporary accommodation. This is at cost to the household and the council. The Eastbourne policy places people into Band C and very few people are able to move on. The proposal of Band B status is to allow the household a settled period of time in temporary accommodation before moving to permanent housing. Do you agree with this being included in the policy?

		Response Percent	Response Total
1	Yes	82.14%	69
2	No	9.52%	8
3	Don't know	8.33%	7
Analysis	Mean:	1.26	Std. Deviation: 0.6
	Variance:	0.36	Std. Error: 0.07
		Satisfaction Rate:	13.1
		answered	84
		skipped	1

21. We are proposing to continue giving applicants choice through a Choice Based Lettings system. Previously both Eastbourne Borough Council and Lewes District Council have set time limits for some applicants for bidding for homes. We are proposing to remove all time limits apart from the limits we set for homeless households. Under homelessness legislation, councils are allowed to discharge their duty to re-house a homeless household by offering suitable housing in either the private rented sector or in social housing. We do not wish to restrict the choices open to homeless households, but councils have a duty to re-house them and, in many cases, this means we have to place them in bed and breakfast temporary accommodation until we can find a secure home. As well as being expensive for the councils and council tax payers, bed and breakfast accommodation can have a negative effect on the household. The proposed change would enable us to continue to meet our legal obligations to re-house homeless households through making a direct allocation and would enable us to continue offering a short-period where homeless households may exercise some choice. Do you agree that we should retain a period where homeless households have a right to bid?

		Response Percent	Response Total
1	Yes	78.82%	67
2	No	8.24%	7
3	Don't know	12.94%	11
Analysis	Mean:	1.34	Std. Deviation: 0.7
	Variance:	0.48	Std. Error: 0.08
		Satisfaction Rate:	17.06
		answered	85
		skipped	0