

What we do now	Suggested amendments	Reasons for change	Timescale	Effect
<p>Eligibility Housing Register is open to anyone over 16 unless subject to immigration control and do not have refugee status or exceptional leave to remain in the UK. Priority is given to applicants who have been living or working in the Lewes District when property is allocated</p>	<p>Restrict to those who have been living in the Lewes District for two years out of the past four, to be confirmed by documentary evidence</p>	<p>Changes in Welfare rules may mean that applicants from other areas may seek to move into the district looking for cheaper accommodation placing greater pressure on housing resources and local services and disadvantaging local applicants</p>	<p>Urgent</p>	<p>Removes 465 from list Affects those who want to move to be near relatives – eg sheltered applicants</p>
<p>Exclusions Council reserves the right to restrict where applicant has been guilty of unacceptable behaviour which if they were a tenant of the council, would enable a Possession Order to be obtained, and it is serious enough to make the applicant unsuited to be a tenant. A fresh application can be considered if good behaviour can be demonstrated for 12 months. Reserves the right not to accept owner occupiers with a “substantial” amount of savings</p>	<p>Extend to include: Former LDC tenants who have been evicted for rent arrears Former tenants or members of their household have been evicted for Anti-social behaviour Applicants or members of their household have been convicted of drug dealing Possible need to quantify the amount of savings/capital</p>	<p>Tenants that LDC has evicted have had every opportunity to prove themselves capable of managing a tenancy and have been unable to do so Sends a clear message that ASB will not be tolerated Sends clear message that drug dealing will not be tolerated Ease of administration</p>	<p>Urgent Not urgent</p>	<p>Numbers minimal but individuals concerned have substantial impact Relatively few cases but could escalate</p>

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or equity in a property				
<p>Number of bedrooms :</p> <p>1 bedroom = single person or couple</p> <p>Two bedroom= single parent or couple and</p> <ul style="list-style-type: none"> • One child or additional adult or • Two children either sex under 7 or • two children same sex under 12 <p>three bedroom = single parent or couple and :</p> <ul style="list-style-type: none"> • Two children either sex one over 7 or • two children same sex one over 12 and age gap 5+or • three children any age or • four children all under 18 	<p>Revise to bedroom standard under Welfare Reform</p> <p>1 bedroom =single person or couple</p> <p>Two bedroom= single parent or couple and:</p> <ul style="list-style-type: none"> • one child or additional adult or • two children either sex under 10 or • two children same sex under 16 <p>three bedroom= single parent or couple and:</p> <ul style="list-style-type: none"> • two children either sex one over 10 or • two children same sex one over 16 or • three children any age or • four children under 10 	<p>Families dependent on Housing benefit to pay rent may otherwise be allocated a property they cannot afford</p>	<p>Very urgent</p>	<p>children of opposite sex will share a bedroom until age 10 not 7</p> <p>children of same sex will not get own room until one reaches 16</p> <p>Applicants requiring separate bedrooms for health reasons will not be entitled to (exception for pensioners?)</p> <p>Also exemption for children with disability where medical evidence states they are unable to share and families with</p>

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<p>(2m 2f) or</p> <ul style="list-style-type: none"> • as two bedroom but plus additional adult eg granny or older sibling <p>four bedroom=single parent or couple and:</p> <ul style="list-style-type: none"> • three children one 12+ or • four children one different sex any age or • more than 4 children any age 	<p>regardless of sex or</p> <ul style="list-style-type: none"> • as two bedroom with additional adult <p>four bedroom = single parent or couple and</p> <ul style="list-style-type: none"> • five or more children any age/sex or • as three bed with additional adult 			
<p>Foster carers No allowance given for an extra bedroom until the child has actually been placed</p>	<p>Consider granting additional bedroom to person applying to be a foster carer- discussions taking place with ESCC but not finalised</p>	<p>High demand for foster carers in LDC area. ESCC refuse to assess unless they know accommodation is available for child</p>	<p>Not urgent</p>	<p>Very few cases but if offered larger accommodation and then do not foster the property is wasted and tenants over occupying</p>

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<p>Refusing a property No penalty for refusing a property even if applicant has placed bid themselves</p>	<p>If applicants unreasonably refused two properties within 1 year should be suspended from bidding for 6 months</p>	<p>Applicants at the top of the list can cherry pick Often applicants bid for every property they are eligible for and have no intention of accepting. This delays turnaround of properties and wastes staff time, also frustrates other applicants</p>	<p>Urgent</p>	<p>Applicants will only bid for what they are willing to accept -</p>
<p>Reasons for banding The system for CBL bands applicants from A to D, A being priority. Generally the Banding system works well however A band reason 'Households lacking two or more bedrooms assessed under the Council's minimum provision of bedrooms' is proving problematic and a small number of households are moving in with relatives and claiming Band A status under this clause</p>	<p>Amend to 'Households in permanent accommodation lacking two or more bedrooms'</p>	<p>It is felt this is open to abuse</p>	<p>Urgent</p>	<p>Removes the priority of households who have moved in with relatives and discourages this</p>

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<p>Village connection In the cases of rural properties, priority is given to applicants with a local connection to that village above banding except in the case of Band D, no need. If no local connection then look for local connection to neighbouring village</p>	<p>Introduce a quota so that some of these properties can be allocated to those in need without the village connection</p>	<p>Some villages now have little demand for particular types of accommodation. In the case of an adapted property there may not be any suitable applicants requiring the adaptation Some applicants from other areas may require rural location for other reasons, safety health etc</p>	<p>Not urgent and likely to be controversial</p>	<p>Better use can be made of specialised properties</p>
<p>Priority for Medical reasons : all forms completed are assessed by our Medical Advisor into 4 categories: Band A – overriding medical priority (need special equipment/nursing) Band B – Very High /High Medical Priority (move improves serious health condition substantially) Band C Medium/low Medical Priority –(move improves moderately serious health condition substantially) None – No medical Priority –(no evidence of a health condition</p>	<p>Amend to very urgent as member of household is unable to access part or all of the accommodation – Band A – and no priority – everyone else – 2 categories only.</p>	<p>Applicants submit multiple forms on behalf of each member of family in the hope of raising banding and leapfrogging those who have been unable to identify such a condition. Many of the conditions identified are not likely to be affected by the accommodation. A large amount of administration is taken up in assessing forms, writing to applicants and dealing with appeals and reassessments.. It is suggested forms are assessed by Housing Officer purely on the basis of whether or not an applicant can access</p>	<p>Fairly urgent to save administration costs</p>	<p>Will be controversial Will lead to allocation by Date Order (waiting time) rather than medical condition which may be perceived by majority of applicants as fairer Substantial cost saving..</p>

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<p>which will be improved by housing.) All assessed at cost £10 each. Reassessment may be charged for. Appeals to Independent advisor cost £35</p>		<p>their current accommodation.</p>		
<p>Working households and those making a positive contribution No priority</p>	<p>Give priority by means of a quota system to those in full time employment or volunteering on a regular basis – by advertising certain properties for this category only Further consultation required to define terms</p>	<p>Reward for those contributing to society, encourage work.</p>	<p>Not urgent</p>	<p>Disadvantages those not in this category – who may be the most needy and incapable of working or volunteering</p>