

## Feedback and actions from consultation with Members, RP's and other stakeholders

Proposals	You Said	We Did	Actions
1. Age restrictions: Aged 18 or over, unless full duty owed by LDC, or care leaver.	No concerns raised. Would like more involvement with social services with cases.	To include within policy as stated.	To create and publish better move-on pathways and protocols with social services. Invite RPs to meetings to discuss and enable move-on and the level of support required to ensure sustainable tenancies are created.
2. Qualification Criteria	Concerns changes will mean RPs have to bypass own policies to comply with the scheme.	Qualification criteria is in relation to the nominations only, therefore outside of this percentage RPs can set own criteria.	Disclaimer added into the policy to cover RPs own lettings rules. Nominations Agreement to include reporting on RP refusals and process for challenge where unreasonable to do so.
2.1 Unacceptable Behaviour	Concerns raised over 12 month time limit. Would like clarification on stance on unspent convictions.	To include in policy as stated: open ended option would be unlawful and disproportionate, 12 months is a baseline for acceptance. Applicants will be asked to declare unspent convictions at application stage.	Disclaimer added into the policy to cover RPs own lettings rules and Nominations Agreement to include reporting on RP refusals and process for challenge where unreasonable to do so. Bromford will assess whether convictions are relevant to be excluded from the allocations scheme.
2.2 Housing Related Debt	Difference between RPs policies of amount of arrears and repayment plan length.	To include in policy as stated: concluded over £100 and 6 months payment plan is a baseline for acceptance onto LDC's allocations scheme and for nominations. Need to balance this with Homelessness duties, proposal of over £100 and repayment plan in place seems a fair way to do this.	Nominations agreement to include an information sharing protocol to enable two way transfer of information where refusals occur. Where clear rent account required, LDC need to work with providers to look at options to how to address this when applicants fall under a Homeless duty.
2.3 Sustainability	No comments.	To include within policy as stated.	To finalise pre-tenancy training and tenancy sustainment offer and circulate to RPs for comment.

2.4 Financial Resources	One RP does not restrict on income level, only value of assets.	To include in policy as stated: qualifying criteria only applies to access to LDC's allocations scheme nominations, homes let outside of scheme RPs can apply own rules.	-
2.5 Home Owners	Two RPs do not restrict home owners.	To include in policy as stated: see above comments.	Exception examples added into the full allocations scheme document.
2.3 No Housing Need	Concerns that exclusion of no housing need applicants lead to unsustainable communities on new builds.	To include in policy as stated: there is a limited supply of social housing which needs to be targeted to those in the greatest level of housing need.	Discuss with individual RPs on new build schemes the use of Local Lettings Plans where appropriate to enable the creation of sustainable communities.
3 Removal of no housing need category.	Concerns over allocating harder to let properties.	Included within this band instead is a need for specialist accommodation or 2 bedrooomed upper floor flats to account for the harder to let properties.	To research the type and size of properties allocated to no housing need applicants, and consider expanding band to include any trends of other harder to let accommodation.
3.2 Local workforce earning <£23k	Threshold is too low, would prefer £30k Would like to be tarified based on preferred area to live.	Following recent case law in Hillingdon, we have decided to remove this proposal as could be open to challenge on discriminatory grounds under the Equality Act for those unable to work due to caring responsibilities or disability.	Removal from proposal.
-	Concerns raised regarding Safeguarding cases.	Would be dealt with via housing options team if moving is considered the only viable option.	-
-	Would like a more local focus, with priority given for people with a local connection to a specific location within the District.	Already have local lettings plans in place for rural exception sites. Will consider expanding these to other areas where an identified local housing need exists as evidenced by a local housing need survey.	-