

Decision Number: 17 (2017/18)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

Subject: Sevenoaks District Housing Allocations Policy amendments

Details of Decision taken

1. To reduce the minimum age for someone applying for a social housing property to 16 and include further information regarding support and trust arrangements for those under 18 (section 2.1).
2. To remove the reference to: non-traditional dwellings that are not placed on a residential site in the District from local connection exclusions (section 2.10).
3. To add new wording relating to the Joint Allocations Panel process for advertising and allocating Extra Care Scheme properties in the District (Section 4.10 and 10.1).

Please see Appendix A for the full wording relating to the amendments and additions to the three points above for the current Sevenoaks District Housing Allocations Policy.

Reason for Decision

To agree the above three amendments to the Sevenoaks District Housing Allocations Policy to ensure this Policy complies to the Equalities Act 2010 and reflects local needs for extra care schemes in the District. This provides clear and transparent information within the current Policy for Social Housing Register applicants.

All Documents considered:

Appendix A - Summary of new and amended wording for the Allocations Policy

Appendix B - Revised Sevenoaks District Housing Allocations Policy

Details of any alternative options considered and rejected by the Member when making the Decision:

None

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Financial implications

None

Legal Implications and Risk Assessment Statement

Amendments in points 1 and 2 ensure this Council is fully compliant and supporting the Equalities Act 2010.

Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups.

The decisions recommended through this paper will result in greater definition and transparency regarding 16-18 year olds wanting to join the Social Housing Register and over 55's being assessed for Extra Care Schemes in the District, to respond to these identified needs. It provides great opportunities for people with these identified needs.

Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted

Cllr Michelle Lowe - Deputy Leader & Portfolio Holder for Housing & Health

Lesley Bowles - Communities & Business Chief Officer

Hayley Brooks - Head of Housing & Health

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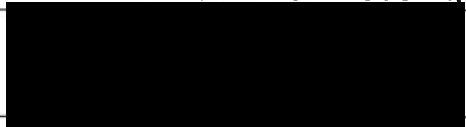
Details of any conflicts of interest

a) declared by any executive member who is consulted by the Decision Taker

None

b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict

None

Decision taken by:	Portfolio Holder for Housing & Health
Signed by Portfolio Holder	
Date of Decision	8/12/17
Record made by:	H. Brooks
Date of record:	8.12.17

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Portfolio Holder Decision – 24 November 2017

Amendments to the existing wording of the Sevenoaks District Housing Allocations Policy

Section Ref. No.	Current Wording	New Wording
2.1	Anyone living in the United Kingdom who is at least 18 years old and who is applying for a social housing property to use as their only or principal residence and who has a local connection to the Sevenoaks District may apply to the SDHR.	<p>Anyone living in the United Kingdom who is at least 16 years old and who is applying for a social housing property to use as their only or principal residence and who has a local connection to the Sevenoaks District may apply to the SDHR.</p> <p>If an applicant is under 18 years of age their ability to manage a tenancy will need to be assessed. This is to make sure that they can cope with being a tenant at a young age and that they do not lose any tenancy offered through a lack of support. This may include a referral and the need for an assessment to Kent Social Services or other support services to ensure the appropriate support is in place. If a person is 16 and if they are given a tenancy, this will be held in trust until they reach 18. This means that another suitable person (such as a parent, legal guardian, social worker or relative) will be responsible for the property.</p>
2.10	<p>For the purposes of determining local connection the Council will not take the following into account:</p> <ul style="list-style-type: none"> Residency in a non traditional dwelling – e.g. a mobile home, tent, caravan or motor caravan that is not placed on a residential site in this District 	Remove this exclusion for non traditional dwelling
4 & 10	<p>No wording currently - new wording to be added.</p>	<p>Applicants for extra care housing schemes in the District will be assessed by a Joint Allocations Panel who will consider the applicant's care, support, social and housing needs of individual applicants. The Panel will include representatives from Sevenoaks District Council, Kent County Council, the relevant housing association and care provider. On occasions extra care properties may be advertised and allocated outside the Choice Based Lettings scheme. (added to Section 4.10).</p> <p>Applicants for extra care housing schemes in the District will be assessed by a Joint Allocations Panel who will consider the applicant's care, support, social and housing needs individual applicants. The Panel will include representatives from Sevenoaks District Council, Kent County Council, housing association and care provider. On occasions extra care properties may be advertised and allocated outside the Choice Based Lettings scheme (added to Section 10.1).</p>

