

Summary of Changes to Common Housing Register - Cornwall Homechoice Scheme

Policy Area	Current policy	Change	New policy
Access to Common Housing Register	Applicants with the financial resources to meet their own housing need would generally be placed in Band E.	Assets	Applicants who have assets valued at over £50,000, will not qualify to join the Common Housing Register.
	No current policy.	Income	Applicants who have a net earned income of £60,000 or more will not qualify to join the Common Housing Register.
	The Cornwall Homechoice register is open to all applicants except persons where they or any member of their household, have been guilty of unacceptable behaviour serious enough to make them unsuitable to be a social housing tenant, within the meaning of section 160A of the Housing Act 1996.	Unacceptable Behaviour	A household where anyone has demonstrated unacceptable behaviour within the last 2 years will not qualify to join the Common Housing Register. As set out in the Housing Act 1996 and the Anti-social Behaviour Act 2014. Other than in exceptional circumstances.
Access to Housing	<p>Within each band applicants with a qualifying local connection to Cornwall will be considered before applicants who do not have a local connection to the County.</p> <p>Connection criteria re family members is silent regarding brother/sister and any requirement for the applicant to have a need to give or receive support for the foreseeable future/ on an ongoing basis; Policy should be applied as if this is included.</p>	Local Cornwall Connection	<p>Within each band applicants with a qualifying local connection to Cornwall will be considered before applicants who do not have a local connection to the County.</p> <p>In order to be allocated a council home or a home managed by one of our partner registered providers to which the Council has nomination rights, applicants must be able to demonstrate a 3 year local connection.</p> <p>Connection criteria re family members includes brother/sister and a requirement for the applicant to have a need to give or receive support for the foreseeable future/ on an ongoing basis is make explicit</p>
	<p>Parish preference label will be applied to 50% of social housing (Registered Social Landlords and Council) lettings in the rural areas , and in addition that it be applied to 100% of local authority lettings in rural where there are fewer than 40 social housing dwellings. This will not be applied to vacancies that arise in the key urban centres and main towns.</p> <p>Connection criteria re family members is silent regarding brother/sister and any requirement for the applicant to have a need to give or receive support for the foreseeable future/ on an ongoing basis; Policy should be applied as if this included.</p>	Parish connection	<p>Parish preference label will be applied to 100% of all social housing lettings in the rural parishes where there are fewer than 50 social housing dwellings. In all other areas (large villages and towns) preference will be given to somebody with a parish connection within the band if it is a letting to a Council owned property or a registered provider property to which the Council has a nomination right.</p> <p>Connection criteria re family members includes brother/sister and a requirement for the applicant to have a need to give or receive support for the foreseeable future/ on an ongoing basis is made explicit</p>

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	<p>Band E currently contains –</p> <ul style="list-style-type: none"> • Nil welfare priority • Nil disrepair priority • Applicants who are owner occupiers/savings over £75,000 • Applicants with history of ASB • Applicants who are adequately housed <p>Statutory Homeless applicants will be in Band B. Homeless other applicants will be in Band C. Applicants awarded a Low Welfare priority by the Welfare Assessment Panel will be in Band D. Applicants awarded a Medium Disrepair priority will be in Band C. Applicants awarded a Low Disrepair priority will be in Band D.</p>	Banding	<p>Band E – now referred to as applicants with no reasonable preference.</p> <p>Statutory Homeless applicants will be in Band C. Homeless other applicants will remain in Band C.</p> <p>Removal of Low Welfare priority. Removal of Medium and Low Disrepair priority. Review of Welfare Panel Procedures will take place.</p>
Policy Area	Current policy	Change	New policy
Applicant	Applicants can bid for up to 3 properties per advert.	Bidding	<p>Bidding - applicants are only able to bid for 1 property per advertising cycle.</p> <p>Failure to bid - applicants who have not bid on any property for 12 months are removed from the housing register and cannot reapply for a period of 12 months unless they can demonstrate exceptional circumstances.</p>
	There is generally no penalty if an applicant decides to refuse an offer of accommodation (with the exception of homeless households owed a main housing duty).	Refusals	<p>Refusals - Applicants who turn down 2 suitable and reasonable properties that are offered to them are removed from the register and cannot reapply for a period of 12 months.</p> <p>Homeless applicants will receive one offer of reasonable and suitable accommodation only.</p>
	No current policy.	Income preference	At the point of allocation additional preference will be given for applicants with a net earned income of below 30k for the allocation of council owned properties.
	If an applicant qualifies under two or more of the lower band criteria their banding is increased.	Multiple Needs	Removal of multiple need criteria from band assessment.

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Applicants requiring an Adapted Property	No current policy for adapted property categorisation. No current policy for applicant adapted property categorisation.	Categories	Applicants and adapted property assessment to enable matching of applicant to property suitable for their needs. When adapted properties are advertised, the landlords will label their properties with one of three mobility assessment categories.
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