

Overview: Allocations Review



Bristol's big housing conversation

Help us improve the way we let our homes.



Letting Council and Social Housing

www.bristolhousingconversation.co.uk

The graphic features a pink speech bubble on the left containing the text 'Bristol's big housing conversation'. To its right is a yellow dotted-line box containing the text 'Help us improve the way we let our homes.' Further right is a colorful illustration of a family (a man, a woman, and a child) and another person standing next to a house and a large key. Below the speech bubble is the text 'Letting Council and Social Housing', and below the dotted box is the website address 'www.bristolhousingconversation.co.uk'.



Goals of the review

To improve the scheme so that the service is better at:

- Housing those in the greatest need
- Being efficient and user friendly for applicants, the council, housing associations and other partner organisations
- Giving realistic expectations about being housed to those who have joined the Home Choice Bristol register
- Supporting more mixed, balanced and sustainable communities

Last reviewed in 2014 – LOTS has changed since then!!

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What's under review?

- ❖ The Policy – affected by regulations and legal requirements that dictate what we MUST do versus what we COULD do
- ❖ Processes
- ❖ Tools and technology
- ❖ Organisation
- ❖ Information

BUT..... We also need to think about the best way to use money available to the council..... How do we deliver the most important services in the best way with what we have

What have we done / What are we doing

- ✓ Review Written Communication
- ✓ Gather Input – wide, many avenues *(See report/final slide)*
- ✓ Analyse the input and develop proposals
- ✓ Engagement at City Hall to play back the proposals
- ✓ Develop the survey and engagement plan
 - Public Consultation (12 weeks) ← **We are here**
 - ❑ Finalise proposals, rewrite the policy, write papers for council decision-making
 - ❑ Review the Housing Partnership Agreement
 - ❑ Get Finance and Cabinet Decisions *(Nov 2022 and Jan 2023)*

1210 responses submitted as at 1 Sept

- 809 complete
- 401 partial

Consultation Overview

Theme	Explanation
Choice of Model	The challenge of choice-based letting when there is no real choice. Proposing a “Managed Choice” approach (up to 50% Direct offers)
Prioritisation (Banding)	Changes to how we prioritise various needs e.g. Increasing provision for Adult Supported pathway exits. Increasing priority for Care Leavers and under-occupancy. Combining homelessness duties to one band
Demand / Supply Controls	Reducing / redirecting demand and finding ways to access more in-demand properties e.g. Incentivising down-sizing, local lettings, imposing B4 bidding restrictions and providing more information about alternative housing options
Other Policy Amendments	‘New Deal’ for homelessness @ home, financial threshold changes
<i>Process Amendments (Not in consultation)</i>	<i>Application, Information & Guidance, Communication, Reporting, Advertising, Other pro-active management measures</i>

Consultation

- Consultation Hub: www.ask.bristol.gov.uk/housing-allocations
- Also linked from HCB and [The Big Housing Conversation](#) sites
- Target: Housing Register Applicants
- Paper forms are available at libraries and CSP, and can be requested by email
- Translations will be produced if requested
- Engagement Events across the city
- Posters in libraries and community locations
- Social Media and Press Release, plus wide internal comms

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Thank you – Any questions?



Inputs gathered

- Initial Research & Analysis
 - 2019/2020 Evidence Base Findings,
 - Rethinking Allocations Summary
- 2020 Survey Report
- 2020 Locality Report on Community Events
- Opinion Papers (Andy Gale Housing, Shelter, Bristol Law Centre)
- Focus Groups Input (DV and Hate Crime, Adult Social Care, Young People, Older People, Healthcare, Disability, Multiple Disadvantage, Immigrants and Refugees, CSC and various staff groups)
- Journey Mapping Events Output : A cross-sectional views on the *experience* of engaging with the housing scheme
- Other LA's – Particularly those recently updated e.g. Manchester, Birmingham

ALL of the above was used to consider WHAT needs to be changed and HOW it needs to change

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