

Update: Allocations Review



- Recommendations approved at Cabinet on 4th April 2023
- Phased implementation linked to new IT:
 - Where we can changes will be made ahead of the roll out of new technology.
 - Some changes can only be made when the new technology is available (e.g improving the application form and process)
- What's changing – next 3 slides
- More work to do – review how we assess the need for an additional bedroom where children have SEND
- Implementation board

A small version of the 'Bristol's big housing conversation' logo, consisting of a pink speech bubble with the text 'Bristol's big housing conversation' inside.



What's changing?

Starting changes (est Q1 2023/2024)

- Moving to 'Managed Choice' in which up to 50% of allocations can be made by means of direct offer
- Care Leavers priority to be changed to band 1, and improved access to general needs housing for those exiting supported care (Adults and Young People)

Other changes to be introduced in phases (est Q2 2023/2024 to Q3 2024/2025)

- Certain additional under-occupiers to be prioritised to band 1 (improve ability to access in-demand stock)
- All categories of homelessness to be prioritised to band 2 (to encourage those threatened with homelessness to approach the council earlier and reduce the risk of homelessness through earlier intervention)
- Introduction of a 'new deal for the homeless at home' placing those faced with eviction from the family home on an equal footing with those in main homelessness, and incentivising them to stay put provided it is safe to do so

What's changing

Other changes continued

- Composite need – increase the backdating of effective date to 12 months for those with three or more qualifying needs (Change not retrospective)
- Extended use of Local Lettings Policies (Already in development in Knowle)

Changes to be implemented only when new technology is available

- Revised approach to savings and income thresholds, making greater provision for a variety of household circumstances
 - Note - The current debt threshold will not be changed
- We intend targeting those in band 4 with additional information to better manage expectations. When new tech is available we will review whether to restrict band 4 bidding to age-restricted/ SHOP and targeted properties only.
- Application form and process improvements
- Introduction of more automated functionality (annual renewals, auto-matching and auto-bidding etc)

What's changing?

Other actions to be taken

- A pilot to test the value of different approaches to incentivising downsizing
- Enhancements to communication, information and guidance, and information / data insight provision to better manage people's expectations and increase individual agency through the process of seeking housing
- Improvements are also being considered for associated policies and processes including the Priority Move On Scheme (prioritisation of clients in homelessness supported housing), and Mutual Exchange to make sure they are used effectively

Implementation

- Implementation Board – led by Housing Options with key BCC colleagues attending and Cabinet member, Cllr Tom Renhard. The board will do the following:
- Prioritising operational work and the work required to implement the revised Allocation Policy so as to ensure safe and complete delivery of the agreed changes.
- Providing direction and guidance on the prioritisation of changes to be implemented.
- Ensuring progress is effectively monitored and tracked and that action is taken to address issues and risks.
- Being the decision-making forum for escalated issues, risks and other matters affecting delivery.
- Providing active support to the implementation co-ordinator and delivery team to deal with obstacles and challenges.
- Actively managing the wider stakeholder community both internally and external to BCC