

Housing Allocations Policy review: summary

August 2019

No housing need	Clarify that those with no housing need including Woking Borough Council's own private rented scheme (See Policy on Discharging the Council's Homelessness Duty into the Private Rented Sector).
Sheltered housing	Sheltered housing is typically for people aged 60 plus except where the allocations panel (SNIP) feels that the nominee would benefit from the facilities of a sheltered scheme. Nine sheltered schemes (with lift access) have been identified and are subject to mandatory independent living charges (see page 20, section 19).
Mutual exchange	Existing Woking Borough Council tenants who have no housing need may apply to www.homeswapper.co.uk . HomeSwapper is open to all Woking Borough Council and housing association tenants wishing to move (see page 21, section 25.2).
Homeowners	Deleted 'the valuation of the property must be less than £300k' (page 23, section 28.1 i).
Affordable housing	Applicants with enough income/resources to purchase a property through a low cost home ownership scheme or to rent a property at affordable rent or intermediate rent levels will be placed into band D. They will also be eligible to bid for Thamesway Housing Limited properties and any other properties advertised at affordable or intermediate rent (see page 22, section 28.1).
Foster carers	Added foster carers to band C (see page 24, section 31.3; and page 33, band C).
Removals from the housing register	An applicant will be removed from the housing register if they have no housing need including Woking Borough Council's own private rented scheme (see page 27, section 37.1).
Reasonable preference: homelessness	Applicants owed a S195 Prevention Duty or Section 189 B Relief Duty (see page 28, section 40.2).
Additional preference: homelessness	Applicants who are homeless and are owed the main Section 193 (2) duty when the 189B Relief Duty comes to an end because they have been assessed as being in priority need and unintentionally homeless (see page 29, section 41.1).
Band B change	Remove word 'Decant' and replace with 'redevelopment' (see page 31, band B).

Band C change	Applicants who are homeless and are owed the main Section 193 (2) duty when the 189 B Relief Duty comes to an end because they have been assessed as priority need and are unintentionally homeless (See page 31, band C).
Band C change	Remove section 'Move on' from supported housing (YP) (see page 32, band C). Amalgamated into 'Move on' from supported accommodation.
Band D change	Homelessness prevention and relief duties. Applicants owed a Section 195 prevention duty or Section 189B Relief Duty (see page 33, band D).
Selecting successful bids (redevelopment)	Where the applicant is in a high priority due to a redevelopment project then priority is decided as follows: first by band, second based on phasing programme, third by band date and fourth by effective date (date application was registered), (see page 43, section 63.2).