Cabinet



Title of Report:	Recommendations of the Overview and Scrutiny Committee: 7 March 2018 – Lettings Policy		
Report No:	CAB/SE/18/020		
Report to and date:	Cabinet	27 March 2018	
Portfolio holders:	Councillor Sara Mildmay-White Portfolio Holder for Housing Tel: 01359 270580 Email: sara.mildmay-white@stedsbc.gov.uk		
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Lead Officer:	Davina Howes Assistant Director (Families and Communities) Tel: 01284 757070 Email: Davina.howes@westsuffolk.gov.uk		
Purpose of report:	On 7 March 2018, the Overview and Scrutiny Committee considered Report No: OAS/SE/18/005 and Appendix 1, which set out proposed revisions to the Lettings Policy. These revisions were required as a result of recent case law and to ensure that the Lettings Policy is compliant with the requirements of the Homelessness Reduction Act 2017 which comes into force on 3 April 2018.		
Recommendation:	It is <u>RECOMMENDED</u> that the revised Lettings Policy, attached at Appendix 1 to Report No: OAS/SE/18/005, be approved.		

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1. Key issues and reasons for recommendations

1.1 **Key Issues**

- 1.1.1 The Committee received Report No: OAS/SE/18/005, which set out proposed revisions to the Lettings Policy. Revisions were required as a result of recent case law and to ensure that the Lettings Policy was compliant with the requirements of the Homelessness Reduction Act 2017 which comes into force on 3 April 2018.
- 1.1.2 Attached at Appendix 1 to the report was the revised Lettings Policy, which included the proposed changes, and these were also summarised in paragraph 1.1.8 of the covering report, as follows:

Lettings Policy section	Summary of change
1.5 – equal opportunities and diversity	Section updated to refer to Equality Act 2010.
3.4.1 d local connection	Connection to the local area Change of relevant legislation sections applicable.
3.4.1 k special circumstances	This relates to proposed changes to allow applicants in one of the reasonable preference groups, but with none of the local connection reasons listed, to be considered.
4.6 b Current Supported Housing Resident	Proposed change to remove the requirement to demonstrate that an applicant needs to demonstrate that their housing need is for social housing.
4.6 g Homeless Households	Change of relevant legislation sections applicable.
4.7 - Band b - high medical needs	Included a new category for those who are owed a prevention or relief duty. These new duties have been introduced under the Homelessness Reduction Act.
4.7 f Band B Homeless Prevention	Changes to current wording to give preference whist we look to prevent or relieve homelessness. This will apply to those applicants actively working with us for a period of 56 days.
4.8 – Band c – medium needs	In section D, new criteria introduced to reflect the new prevention and relief duties.

Lettings Policy section	Summary of change
4.8 Other homelessness	Changes to existing wording: d) Other homelessness. Applicants who are homeless or threatened with homelessness and are:
	 a) Intentionally homeless. b) Homeless or threatened with homelessness but not in priority need. c) Owed a main homelessness duty by a local authority that is not a partnership organisation in the sub-region.
5.2	Removing paragraph: Where a person is threatened with homelessness within a period of more than 28 days, the Council will work with the applicant to try and prevent their homelessness. Those persons, who appear likely to have a priority need in the event of a homelessness application being made, will be placed in Band B whilst the prevention measures are being pursued.
5.10 - Direct Lets	Additional reason added in order to have the option to make a direct let offer to an applicant owed the "relief" duty.
8.2 – Data protection	Remove this if no changes are made.

- 1.1.3 A four week consultation has been carried out with registered providers operating across the sub-region.
- 1.1.4 The Committee considered the revised Lettings Policy and asked a number of questions to which officers provided responses.
- 1.1.5 The Overview and Scrutiny Committee has put forward a recommendation as set out on page one of this report.