

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

10 November 2014

**Joint Report of the Director of Planning, Housing and Environmental Health and
Cabinet Member for Housing**

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision

1 PRESENTATION- HOUSING ALLOCATIONS SCHEME REVIEW

Summary

This report updates Member on the suggested revisions to the Housing Allocations Scheme and seeks Member endorsement for the way forward.

1.1 Introduction

1.1.1 Members will recall that the Council's Housing Allocations Scheme was reviewed in 2012/13 following the introduction of the Localism Act 2011 and went live in September 2013.

1.1.2 The revised policy has now been in operation for over a year. Whilst it has generally operated satisfactorily, it is timely to now review the scheme to address some of the operational and strategic issues that have emerged since its implementation; to consider recent government guidance; and to reflect changes in the housing market and economy.

1.1.3 The issues and proposed changes will be addressed with Members by way of a presentation at the meeting. Members will be asked to endorse the proposed content and timetable for revisions to the scheme.

1.1.4 A further more detailed report will be tabled at the next meeting of this Board in February 2015.

1.2 Legal Implications

1.2.1 The Council has a legal duty under Part VI of the Housing Act 1996 (as amended by the Homelessness Act 2002 and the Localism Act 2011) to produce a Housing Allocations Scheme that sets out how affordable housing in the Borough is allocated.

1.2.2 There is some discretion which allows authorities to frame the scheme to meet the needs of their District/Borough, however, emphasis is placed on ensuring that affordable housing goes to the most vulnerable and those most in housing need.

1.3 Financial and Value for Money Considerations

1.3.1 None at this stage.

1.4 Risk Assessment

1.4.1 Failure to properly assess housing need and homelessness would leave the Council open to legal challenge.

1.5 Equality Impact Assessment

1.5.1 See 'Screening for equality impacts' table at end of report.

1.6 Policy Considerations

1.6.1 The Housing Allocation Scheme touches upon a number of key corporate priorities including Housing, Health and Wellbeing, Community Safety and Children and Young People.

1.7 Recommendations

1.7.1 **CABINET** is **RECOMMENDED** to **ENDORSE** the proposed content and timetable for revisions to the Housing Allocations Scheme that is presented to Members at the meeting.

Background papers:

contact: Satnam Kaur

Nil

Steve Humphrey
Director of Planning, Housing and
Environmental Health

Councillor Jill Anderson
Cabinet Member for Housing

Screening for equality impacts:		
Question	Answer	Explanation of impacts
a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?	No	There is no change to the current policy at this time. A more detailed impact assessment will be required prior to drafting the revised policy and going out to public consultation.

Screening for equality impacts:		
Question	Answer	Explanation of impacts
b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	No	There is no change to the current policy at this time. A more detailed impact assessment will be required prior to drafting the revised policy and going out to public consultation. .
c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?		A more detailed impact assessment will be required prior to drafting the revised policy and going out to public consultation..

In submitting this report, the Chief Officer doing so is confirming that they have given due regard to the equality impacts of the decision being considered, as noted in the table above.