

Salford Council: Housing Allocation Scheme 2016

If a person does not qualify under the Homeless Regulations, they can apply to the Housing Register.

Salford City Council's Allocation Scheme is an expression of interest based scheme used to allocate most social housing in Salford. The aim is to enable applicants to exercise a greater degree of choice in where they live compared to traditional housing allocations systems.

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Introduction

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The scheme incorporates systems that enable the council to fulfill its statutory duty to give reasonable preference to those in urgent need of housing, whilst allowing fair access to all eligible applicants.

Eligibility

The tenancy of a property will only be offered to a person who has completed a housing application form and is accepted onto the register as a qualifying applicant.

Ineligible applicants

Applicants must be resident in Salford for a minimum of 2 years

Applicants will be ineligible to join the register if:

1. **They are subject to immigration control** within the meaning of the Asylum and Immigration Act 1996 or fall within a class of persons from abroad prescribed as being eligible.



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2. **They are not habitually resident in the UK** and do not have recourse to public funds.
3. **They are guilty of serious unacceptable behaviour** that is serious enough to make them unsuitable to be a tenant. This could include former rent arrears, anti-social behaviour or having previously knowingly provided false information in order to obtain housing.

16 and 17 year olds

Applicants aged 16 and 17 years of age are eligible to join the register but will have their application suspended until they reach their 18th birthday. Some applicants may have their application unsuspended prior to their 18th birthday following an assessment by the Housing Advice and Support Service.

Applicants who have housing related debts

Some applicants may be ineligible to appear on the register as a result of housing related debts. For most applicants who owe either current or former tenant arrears, they will be eligible to appear on the register but their application will be suspended until the debt has been cleared in full.

Bandings

Band A

Applicants designated as regeneration applicants by the local authority.

Band B

Statutorily homeless applicants who have been assessed and meet the legislative requirements under the Housing Act 1996, as amended by the Homelessness Act 2002.

Band C

Applicants in housing need:

- Overcrowding
- Lodgers
- Non-priority homeless and intentionally homeless households
- Care and support needs
- Minor medical

Band M

Assessed medical need requiring accessible accommodation.



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Re-registration and Review of Priority Status

Every 12 months, all applicants will be asked to confirm that their circumstances have not changed and that they wish to remain on the housing register. If applicants do not reply within 3 months, their application will be removed from the housing register.

How the scheme operates

Properties that are available for renting will be advertised for one week at all partner landlords' offices accessible to the public and on the internet. Adverts will clearly show the letting criteria for each property. Applicants may express an interest for up to 3 properties but preference will be given to those that meet the letting criteria. At the end of the advertised period, the tenancy of each property will be offered to the person, or representative, who meets the letting criteria. If the selected applicant refuses the offer, the property will be offered to the next ranked applicant from the original bidding list. Should an applicant refuse an offer their application will be cancelled, and unable to re-apply for 12 months. Properties will be advertised in to each band to ensure all statutory duties are met. The percentage of properties allocated to each band may vary from time to time.

Exclusions

Some homes will be allocated directly, without being advertised. It is intended that these will be kept to a minimum, but will include for example, in order housing applicants in exceptional circumstances such as fire or flood and for the council to discharge its statutory duties.

Appeals and right to review

Any applicant who is dissatisfied with a decision may request a review of that decision. A request for a review must be made in writing, there is no time limit between registration and the applicants right to appeal. An officer of Salford Council who is senior to the person who made the decision will carry out the review, which will be completed within 28 days. An applicant dissatisfied with a review decision may refer their case through Salford Council's formal complaints procedure.



For further information:

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