

**Appendix 1 – Summary of changes under proposed new policy**

	<b>Current Scheme</b>	<b>Proposed scheme</b>	<b>Reason for change</b>
<b>1. Qualification</b>			
<b>Local Connection</b>	<p>Local connection test:</p> <p>Only applicants with ‘close connection’ to Solihull qualify to join the scheme Residence (2 years) employment, close family connections – some exemptions e.g., armed forces,</p>	<p>All applicants that are eligible and meet the qualification criteria can apply to join the register.</p> <p>However, applicants without a local connection will only be registered in exceptional circumstances and placed in Housing Need band C. This will be assessed on a case-by-case basis. (Victims fleeing domestic abuse and armed forces exempted)</p>	<p>Individuals deemed to be guilty of seriously unacceptable behaviour would still not qualify for the scheme</p> <p>Homeowners would continue to be disqualified (subject to specific exemptions e.g., urgent need and unable to access equity in the home)</p>
<b>Local Connection</b>	No reference to Right to Move regulations	Additional text reflecting Right to Move regulations	Local connection restrictions may not be applied to social tenants in England who have reasonable preference because of a need move to the local authority area to avoid hardship and need to move because the tenant works or has been offered work in the district of the local authority and has a genuine intention to take up the offer.
<b>Domestic Abuse</b>	No provision exempting qualifying restrictions where the reason for the application is domestic abuse	Specific provision exempting applicants from qualifying restrictions /reduction of priority where the reason for the application is related to domestic abuse	In line with statutory guidance on improving access to social housing for victims of domestic abuse (published 2018 and updated January 2022).

		Eg exempt from residency or local connection requirement	Note: The Government issued a consultation on introducing regulations to prevent local authorities from applying local connection restrictions that prevent victims of domestic abuse from other areas applying for social housing.
<b>Armed Forces</b>	Certain forces applicants are exempt (specified by secretary of state)	Specific provision exempting armed forces applicants from qualifying restrictions	Any further exemption will be aligned with the regional commitment to the Armed Forces Covenant
<b>Armed Forces – divorced or separated spouses or civil partners</b>	No provision	Extend exemption to divorced or separated spouses or civil partners of Service personnel who need to move out of accommodation provided by the MOD	Aligns with statutory guidance: Improving access to social housing for members of the Armed Forces (June 2020), which strongly encourages adoption
<b>2. Prioritising Applications</b>			
<b>Adjusting priority according to specified factors</b>	No provision	Make provision to use the power contained within the Housing Act 1996, Part 6 (section 166A (5))	Allow for priority to be adjusted considering financial circumstances, behaviour, and local connection. Factors that may reduce priority would not normally be applied to victims fleeing domestic abuse Financial circumstances would include consideration of income and savings threshold (to be set having regard to local housing market conditions and reviewed annually) Descriptors to detail when priority would be adjusted

<b>Management Moves</b>	No provision	Include specific provision for urgent management transfers for tenants affected by domestic abuse or other risk of harm	To allow urgent transfers within the scheme, while retaining compliance with allocations legislation
<b>Homeless Applications</b>	Currently main duty awarded Band B; all other homeless categories Band D	Increased priority for homelessness applicants awarded specific duties under the Housing Act 1996, including main duty, prevention, and relief	Main duty homeless Band A; Relief duty Band B; Prevention duty Band C, Intentional Band D
<b>Band T – no housing need</b>	Currently tenants who do not have housing need but sustain their tenancy well are awarded priority	Remove T band to meet housing need and priorities allocations to those in greatest need	In line with objectives of the allocations scheme
<b>3. Management of the Scheme</b>			
<b>Bedroom entitlement</b>	Use bedroom standard to assess size of property eligibility (based on persons to whom a separate bedroom is allocated)	Retain bedroom standard to measure the extent of overcrowding but introduce some flexibility for larger families	Make provision to allow 4-bedroom need households to be considered for 3-bedroom homes in some circumstances
<b>Annual Lettings Plan</b>		Extend the current, limited, annual lettings plan	To provide for further adjustment of priorities between applicants in different types of housing need (considering likely availability of property types / locations) based on a data informed annual review of allocation outcomes. Formally reported / approved and published for customers
<b>Delegated Authority</b>		Make provision within the Annual Lettings Plans process to make	Increased responsiveness to identified needs, changes in national policy and legal decisions in

		recommended amendments to the scheme	the courts (major changes to the scheme would require consultation)
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### Proposed Main Changes – Banding

	Current Scheme	Proposed scheme	Reason for change
Homeless Priority those owed a main duty	Band B	Band A	To ensure that statutory duty to secure settled accommodation is complied with as soon as possible. These households may also be offered suitable accommodation within the private sector to enable the Council to discharge the main duty.
Homeless Relief Duty	Band D	Band B	Enabling roofless households in hotel or temporary accommodation to be assisted more quickly and so reduce pressures on this limited resource. Involves applicant engaging with the Council to relieve their homelessness through a Personal Housing Plan. If the relief duty ends and does not result in 'main housing duty' this may result in either a lower band award or applicant no longer qualifying for the register.
Homeless Prevention Duty	Band D	Band C	To enable those who are eligible and threatened with homeless within 56 days to engage with all housing options that may be

			available. Involves applicants engaging with the council to prevent their homelessness through a Personalised Plan. This is subject to continuous assessment and duty may be ended if no longer a threat of homelessness.
Intentionally homeless and have a priority need for accommodation	Band D	Band C	Will have a reasonable preference and qualify to join the register but will have a lower priority.
Property affected by redevelopment/regeneration	Band B	Band A	Enable approved schemes to progress within planned timescales and allow more speedy resolutions to households affected.
Social care priority - very urgent housing re child protection or adult safeguarding in consultation with relevant agencies	Band B	Band A	To meet the Council's corporate priority