

## **Housing Allocations**

### **Housing Stock**

We retain approx. 12,000 council dwellings.

Housing Stock is spread right across the town. There are no areas really without any stock, although villages etc have much less stock now due to Right To Buy (RTB).

We have no plans to build/acquire, but Localism does allow Local Authorities more freedoms on budgets, and so ring fencing could be removed in the future.

There is a stock options project going on at the moment regarding the future management/ownership of the stock, but tenants are involved in the project.

### **Housing Policy**

The Housing Allocations policy is available on line. The NBC pages have a guide.

[http://www.northampton.gov.uk/downloads/file/5550/housing\\_allocation\\_policy\\_agreed\\_december\\_2012](http://www.northampton.gov.uk/downloads/file/5550/housing_allocation_policy_agreed_december_2012)

The Housing Allocation policy was changed following a 12 week consultation. It was agreed by Cabinet and the implementation began in Jan 2013.

The changes were necessary due to welfare reform and the Localism Act. The Localism Act gave local authorities greater powers to determine their own schemes.

The main changes to our policy were around local connection which was changed from 6 months residence in the town to 3 years.

Also council tenants were not allowed access to the register unless they could demonstrate a reasonable preference.

The eligibility for property types was also changed in line with the welfare reforms and the Local Housing Allowance rates.

### **Impact on BME**

The changes that could impact BME groups are the local connection policy and those families who are socially overcrowded both in private or council tenancies, as only those who are statutory overcrowded are allowed access to the register.

Homeless legislation is different – to be discussed at September meeting.