

Appendix 1 – Summary of proposed changes

Description of change	Current Policy	Proposed policy
Admission to the Housing Register	<p>All applicants, aged 16 or over, are eligible to apply to join the Housing Register except where:</p> <ul style="list-style-type: none"> i. The are not eligible to make an application, because they do not have a right to reside in the UK ii. The applicant or a member of their household has been guilty of unacceptable behaviour, which would make them unsuitable to be a tenant 	<p>It is proposed that entry to the housing register be restricted to those who need accommodation most. Therefore we will not consider an applicant to be a 'qualified person' and will not accept an application to join the housing register where:</p> <ul style="list-style-type: none"> i. The applicant is not eligible for an allocation of accommodation because they do not have a right to reside in the UK, or ii. The Council (or in the case of transfers, the relevant Housing Association) is satisfied that the applicant or a member of their household has previously been guilty of unacceptable behaviour, or iii. The applicant or a member of their household has been served with an injunction by a council or their landlord to stop them behaving in a way which causes nuisance or annoyance to others, or iv. The applicant or a member of their household has current tenancy arrears in excess of 8 weeks rent, or v. The applicant or a member of their household has former tenant arrears with a local authority or Registered Social Landlord (RSL), or vi. The applicant or a member of their household own a property or have sufficient financial resources to secure a suitable property by way of purchase or rental in the private sector, or vii. The applicant does not have a local connection with Peterborough, or viii. The applicant does <u>not</u> fall into at least one of the reasonable preference categories as set out in s.166A(3)

		<p>of the Housing Act 1996</p> <ul style="list-style-type: none"> a) people who are accepted as homeless (within the meaning of Part 7 of the Housing Act 1996) <i>this includes people who are intentionally homeless, and those who are not in priority need</i> b) people who are owed a duty by any housing authority under section 190(2), 193(2) or 195(2) of the 1996 Act (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by any housing authority under s.192(3) c) people occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions (see section 9.6 for further information) d) people who need to move on medical or welfare grounds, including grounds relating to a disability, and e) people who need to move to a particular locality in the district of the housing authority, where failure to meet that need would cause hardship (to themselves or others).
Additional Preference	There is no provision to give additional preference under the current allocations policy	<p>it is proposed that in Peterborough additional preference will be awarded where applicants can demonstrate:</p> <ul style="list-style-type: none"> i. a strong local connection with Peterborough, or ii. a commitment to and contribute towards the economic growth of the Peterborough City Council district as working households, or iii. that they make a significant impact by their contribution to their local community, or iv. that they are a former member of the armed forces (where the application is made within 5 years of discharge)
Bedroom Standards Policy	The current bedroom standards policy is quite generous and calculates the number of bedrooms required as follows:	In light of the recent welfare benefits reforms and the in particular the reduction in housing benefit, which will be applied to working age tenants where they are under occupying social

	<ul style="list-style-type: none"> • one bedroom for the applicant and partner (over 16 - including same sex couples) • one bedroom for any other person aged 10 or over • one bedroom for any two children of the same sex aged under 10, except where there are more than 5 years age difference between them • one bedroom for any other child <p>We will also allocate an extra bedroom when a disabled member of the household, or someone with a long term health condition, has a proven need for overnight care and this is provided by a non-resident carer and where medical advice has established that a larger property is required on medical grounds.</p>	<p>housing it is proposed that the future bedrooms standards policy mirrors the eligibility criteria applied when assessing Local Housing Allowance (LHA).</p> <p>LHA is calculated on the number of rooms the applicant's household needs not the number of rooms in the property or the amount of rent charged. The number of bedrooms needed is based on the number, age and gender of people who form their household. It is proposed that the bedroom requirement is calculated as follows:</p> <ul style="list-style-type: none"> • one bedroom for the claimant and partner (over 16 - including same sex couples) • one bedroom for any other person aged 16 or over • one bedroom for any two children of the same sex aged under 16 • one bedroom for any two children regardless of sex who are less than ten years old • one bedroom for any other child <p>We will also allocate an extra bedroom when a disabled member of the household, or someone with a long term health condition, has a proven need for overnight care and this is provided by a non-resident carer and where medical advice has established that a larger property is required on medical grounds.</p>
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