

APOLOGIES Committee Services
Email: Committee.clerk@maldon.gov.uk

DIRECTOR OF STRATEGY,
PERFORMANCE AND
GOVERNANCE
Paul Dodson

6 July 2022

Dear Councillor

You are summoned to attend the meeting of the;

STRATEGY AND RESOURCES COMMITTEE

on **THURSDAY 14 JULY 2022 at 7.30 pm**

in the **Council Chamber, Maldon District Council Offices, Princes Road, Maldon.**

Please Note: All meetings will continue to be live streamed on the [Council's YouTube channel](#) for those wishing to observe remotely. As well as physical attendance public participants wishing to speak remotely at a meeting can do so via Microsoft Teams.

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A copy of the agenda is attached.

Yours faithfully



Director of Strategy, Performance and Governance

COMMITTEE MEMBERSHIP:

CHAIRMAN	Councillor S White
VICE-CHAIRMAN	Councillor M F L Durham, CC
COUNCILLORS	M G Bassenger Mrs P A Channer A S Fluker K M H Lagan N G F Shaughnessy R H Siddall W Stamp, CC C Swain Mrs M E Thompson





AGENDA STRATEGY AND RESOURCES COMMITTEE

THURSDAY 14 JULY 2022

1. **Chairman's Notices**

2. **Apologies for Absence**

3. **Minutes of the Last meeting** (Pages 5 - 12)

To consider the Minutes of the Strategy and Resources Committee held on 25 May 2022 (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interest or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6 – 8 of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interest as soon as they become aware should the need arise through the meeting.)

5. **Public Participation**

To receive the views of members of the public, of which prior notification in writing has been received (no later than noon on the Tuesday prior to the day of the meeting).

Should you wish to submit a question please complete the online form at:
www.maldon.gov.uk/publicparticipation.

6. **Supplementary Estimates, Virements, Procurement Exemptions and Use of Reserves** (Pages 13 - 16)

To consider the report of the Director of Resources (copy enclosed).

7. **Provisional Outturn** (Pages 17 - 28)

To consider the report of the Director of Resources (copy enclosed).

8. **UK Shared Prosperity and Levelling Up Funding Update** (Pages 29 - 32)

To consider the report of the Director of Strategy, Performance and Governance, (copy enclosed).

9. **Lead Specialist Prosperity Resource Options** (Pages 33 - 36)

To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).

10. **Approval in Principle to Apply for Grant Funding for Woodfield Cottages, Heybridge through Historic England's Partnership Schemes in Conservation Areas (PSICA)** (Pages 37 - 46)

To consider the report of the Director of Service Delivery (copy enclosed).

11. **Maldon District Council Allocations Policy** (Pages 47 - 104)

To consider the report of the Director of Service Delivery, (copy enclosed).

12. **Customer Strategy - Key Principles** (Pages 105 - 108)

To consider the report of the Director of Service Delivery (copy enclosed).

13. **Planning Policy Working Group Annual Report 2021 / 22** (Pages 109 - 112)

To consider the report of the Chairman of the Planning Policy Working Group (copy enclosed).

14. **Any other items of business that the Chairman of the Committee decides are urgent**

15. **Exclusion of the Public and Press**

To resolve that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

16. **Burnham-on-Crouch - Long Lease Agreement** (Pages 113 - 116)

To consider the report of the Director of Service Delivery, (copy enclosed).

17. **Supplementary Estimate Request - Service Delivery** (Pages 117 - 132)

To consider the report of the Director of Service Delivery (copy enclosed).

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

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**MINUTES of
STRATEGY AND RESOURCES COMMITTEE
25 MAY 2022**

PRESENT

Chairman	Councillor S White
Vice-Chairman	Councillor M F L Durham, CC
Councillors	M G Bassenger, Mrs P A Channer, A S Fluker, K M H Lagan, N G F Shaughnessy, R H Siddall, W Stamp, CC, C Swain and Mrs M E Thompson
In attendance	Councillor M W Helm

1. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

2. APOLOGIES FOR ABSENCE

There were none. It was noted that Councillor Mrs P A Channer had been delayed and would be joining the meeting later.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the Strategy and Resources Committee held on 3 February 2022 be approved and confirmed.

4. DISCLOSURE OF INTEREST

Councillors M F L Durham and Mrs J L Fleming declared a non-pecuniary interest as a Member of Essex County Council.

5. PUBLIC PARTICIPATION

No requests had been received.

6. NOTICE OF MOTION

The Committee received a Motion (set out below) from Councillor A S Fluker, duly seconded by Councillors R P F Dewick and M W Helm, which in accordance with Procedure Rule 4 had been referred to this Committee by the Council at its meeting on 18 May 2022.

Motion:

With regards fiscal propriety, public interest, and value to customers the Director of Resources in his role under S151 Local Government Act 1972 brings forward an Autumn Budget for consideration by Council.

Councillor Fluker presented his Motion to the Committee and provided further background information regarding it. He proposed that the Committee accept his Motion, this was duly seconded.

A debate ensued, during which a number of questions were raised. Some concern was raised that a secondary budget would tie up Officers' time and take it away from other essential work. The importance for the Council to continue being able to deliver its services to residents, whilst maintaining the budget was highlighted. During the discussion the Director of Resources responded to questions raised and it was noted that:

- the Council's Reserves were at the highest they had been for a number of years.
- within the existing budget framework the Council had a budget monitoring process in place and throughout the year Members received updates on pay awards, budget challenges such as contract renewals etc. and this provided updated budget forecasts;
- as part of the budget setting process proposals were being developed to improve the financial position after going through appropriate governance, including the Finance Working Group. These would come forward to Members in the Autumn along with all the fees and charges policies, options to address any budget gaps, updated forecasts etc.
- some information such as the Local Government Finance Settlement would not be available until February 2023 and as part of the forecasting, assumptions would change from Autumn 2022 to February 2023;
- to replicate the work undertaken by Officers for a secondary budget would be very labour intensive.

Councillor Fluker provided further details on his Motion and the background to it. He clarified he was not asking for statutory accounts but an autumn budget statement to show where the Council was at that time. Councillor Fluker put his Motion to the Committee. Upon a vote being taken the motion was declared as lost.

RECOMMENDED that the Motion in the name of Councillor A S Fluker (as detailed above) not be agreed.

Councillor Mrs P A Channer joined the meeting at this point.

7. SUPPLEMENTARY ESTIMATES, VIREMENTS, PROCUREMENT EXEMPTIONS AND USE OF RESERVES: 1 JANUARY - 31 MARCH 2022

The Committee considered the report of the Director of Resources reporting Virements and Supplementary Estimates agreed under delegated powers. The report also informed on procurement exemptions granted and the use of reserves.

It was noted that there were no virements, supplementary estimates or use of Reserves granted during this period. The report detailed seven procurement exemptions which had been agreed and these were noted.

RESOLVED that the procurement exemptions as set out in paragraph 3.4.1 of the report be noted.

8. MALDON DISTRICT GATEWAYS SIGNAGE

The Committee considered the report of the Director of Strategy, Performance and Governance seeking Members' approval of the proposed new Maldon District Gateways signs.

Members were advised that the Traffic Signs Regulations and General Directions 2016 introduced new options for boundary signing and gave opportunity to produce a suite of signs to enhance the brand, local pride and visitor experience for the area. As part of the Covid Economic Recovery and Transformation (CERT) Programme, and in collaboration with the Reset and Recovery Working Group five proposed designs had been developed. These designs were set out in the report along with a concept town entry sign for Burnham-on-Crouch which was considered during the design stages but was not to be progressed at this time as part of this project.

The Chairman moved the recommendation as set out in the report. This was duly seconded.

A debate ensued and in response to questions raised, the Strategy Theme Lead: Prosperity provided the following information:

- The proposed new signage related to five entry points to the District, Town / Village signs were not included within this. The report set out the approximate locations for the proposed signs and they would replace existing signs at these locations which were currently in a poor standard of condition.
- The proposed colour palette used was the Sense of Place colour palette.
- One of the original images put forward had included a wind turbine but this had been removed to ensure that the image reflected the actual vista.
- The size of the signs would be determined in consultation with Highways and dependent on a number of factors including the size of the verge, distance from the road and speed of the road.

Councillor R H Siddall (a Member of the Covid Reset and Recovery Working Group) provided an outline of the work undertaken by the Working Group, liaising with the designers to come up with the designs before the Committee which he felt would enhance and be of benefit to the District.

The Chairman moved the recommendation as set out in the report and this was agreed by assent.

RESOLVED that the locations, designs and wording of the proposed Maldon District Gateways Signage be approved and Officers be instructed to develop this project, seek Essex Highways approval and investigate how this could be funded, realised and sustained, aligned with UK Shared Prosperity Fund work.

9. UK SHARED PROSPERITY AND LEVELLING UP FUNDING OPPORTUNITIES

The Committee considered the report of the Director of Strategy, Performance and Governance informing Members of the new opportunities presented by the Government's UK Shared Prosperity Fund (UKSPF) and Levelling-Up Funds.

The report provided details regarding the UKSPF which was part of the UK Government's levelling-up agenda and would provide £2.6 billion of new funding for local investment by March 2025. With all areas of the UK receiving an allocation via funding formula with funding starting in 2022 / 23 to 2024 / 25.

Round 2 of the Levelling-Up Fund had been announced by the Government in the 2022 Spring Statement and continued to focus on capital investment in infrastructure which improved everyday life across the UK. It was noted that in this round compared with Round 1 the Council had been moved into the higher priority Category 1. The three investment themes remain unchanged and were set out in the report.

It was noted that both the UKSPF and Levelling-Up Round 2 presented significant opportunity to the District supporting the economy, businesses, communities, cultural and heritage assets, regeneration and transport infrastructure.

Members commented on the Council's staffing resources to assist with the award of such grants and the need to maintain this for the future. The Committee thanked the Lead Specialist: Prosperity and Strategic Theme Lead: Prosperity for their work on this and other funding opportunities.

Councillor A S Fluker left the chamber at this point and returned shortly afterwards.

A debate ensued and in response to a number of questions raised the following information was provided:

- DigiGo was an Essex County Council initiative but the need for green transport in the rural areas could be flagged with them.
- The Council was working to ensure the success of grant bids by looking at what cultural elements within the District could be supported with significant capital investment.
- As well as working with Strategy Theme Leads and other officers across the Council, Officers were looking to buy in consultancy services to support the Council and ensure bids were brought up to the Government's green standard. In addition, as funding was part of the levelling-up white paper to support our investment plan to the UK Shared Prosperity Fund (UKSPF);
- With a deadline of noon on 6 July 2022, the deadline for the Levelling-Up fund was very tight.
- The UKSPF deadline was 1 August 2022 and the Council was waiting further guidance from the Government to better understand the outcomes of the fund. It was noted that the Council was charged with working with a local partnership group and who would work collaboratively with the Council to deliver the projects with the best outcomes for the District, visitors and the economy. Officers had spoken to the Chairman of the One Maldon District group as it contained the correct mix of stakeholders.
- The Director of Strategy, Performance and Governance provided information regarding the progress of work on the South Maldon Relief Road and explained that the detailed design stage had to be completed before any further external funding could be attracted. He agreed to provide Members with further on this matter. Officers were in discussion with Essex County Council (ECC) Highways to arrange for them to attend a meeting of this Committee and it was agreed that this invitation should be extended to the ECC Cabinet Member for Infrastructure.

- In response to a question regarding accidents on the Hythe Quay, the Director of Service Delivery advised he was unable to provide that information but would circulate it to Members outside of the meeting.
- In response to a question regarding Member involvement in delivery of the Maldon Health Hub, Members were advised that the Council was in discussions with the NHS and had requested that the Maldon Operational Group be reinstated to get Member engagement in discussions.
- In light of the very tight timescales for Levelling-Up fund bids Officers were looking to draw on the Central Area Master Plan and work of the existing Local Development Plan Policy to identify projects. The Council could demonstrate that these had been consulted on and had a strong basis around deliverability and evidence enabling the five cases required for a bid of such scale and detail. The importance to ensure there was not duplication of funding was also highlighted.

The Chairman moved the recommendations as set out in the report. These were agreed by assent.

RESOLVED

- (i) That the opportunity presented for investment in the District by the UK Shared Prosperity Fund and the Levelling-Up Fund and the Council's role in securing the investment and any administration be noted;
- (ii) that the use of any Government allocated preparatory funding to develop the Council's applications to both Funds be approved.

10. APPOINTMENT OF REPRESENTATIVES ON OUTSIDE BODIES AND WORKING GROUPS

The Committee considered the report of the Director of Strategy, Performance and Governance seeking new appointments of representatives for 2022 / 23 to Outside Bodies and Working Groups, as set out in the report.

In response to a comment regarding the Equality and Diversity Working Group, Councillor R H Siddall provided the Committee with an update on the work being undertaken by this Working Group. The Director of Resources advised that an update would be brought to a future meeting of the Committee.

The Chairman moved the recommendation set out in the report and it was duly agreed that the current representatives on Outside Bodies and Working Groups listed in the report remain unchanged for 2022 / 23.

RESOLVED that the Committee appoints the following representatives to the bodies detailed below, for the ensuing municipal year.

Outside Bodies	2022 / 23 Representative(s)
Places for People Liaison Committee	Councillors M F L Durham CC and C Swain
Working Groups	2022 / 23 Representative(s)
Car Parking Task and Finish Working Group (Minute 588 – 17/11/15)	Councillors R H Siddall, C Swain, Mrs M E Thompson and S White

Working Groups	2022 / 23 Representative(s)
Equality, Diversity and Inclusion Officer Working Group (Minute 588 – 06/21)	Councillor R H Siddall
Waste Member Working Group (Minute 945 – 27/03/18)	Councillors M F L Durham CC, K M H Lagan, R H Siddall and S White

11. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

12. ADDITIONAL FUNDING FOR STREET CLEANSING AND LITTER COLLECTION

The Committee considered the report of the Director of Service Delivery providing response to the written requests and previous discussions held regarding additional funding through the Change Control Procedure of the Contracts for Street Cleansing and Garden Waste Processing.

Members were provided with details of the current Street Cleansing and Garden Waste Processing contract and advised of the notable increase in the amount of litter and fly-tipping incidents reported over the last few years. Appendix 1 to the report showed some examples of this. The report provided further detailed information and set out three options for consideration and the related costs.

Members noted the evidence within the report and Officers updated on action taken against fly tipping. Members supported the need to increase resources to deal with additional litter and waste being deposited in the District. The Committee agreed that the recommendations within the report be changed to allow the Director of Service Delivery authority to negotiate with the Contractor to approach the funding request as partnership working and on a shared costs basis.

RESOLVED

- (i) that the need for additional resources be accepted;
- (ii) that the Director of Service Delivery be authorised to negotiate an increase in the annual cost to fund the additional resources, up to a maximum of £35,000;
- (iii) that a report be brought back to this Committee in 12 months' time to provide an update on this matter.

13. LAND PURCHASE PROJECT - NEW OPTION AGREEMENT TERMS

The Committee considered the report of the Director of Resources seeking approval to the principle of acquiring additional land. Appendix 1 to the report provided further detail.

The report provided detailed background information and gave an update on work being undertaken as part of the Land Purchase Project.

RESOLVED

- (i) That Members confirm their understanding regarding the need to acquire the additional land for the purposes of pedestrian access to local amenities and approve *in principal* the revised minimum purchase price for the land;
- (ii) that Members confirm their understanding of the issue and its impact to the Land Purchase Project delivery plan.

Councillor A S Fluker left the meeting during this item of business and did not return.

There being no other items of business the Chairman closed the meeting at 9.48 pm.

S WHITE
CHAIRMAN

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REPORT of DIRECTOR OF RESOURCES

to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022

SUPPLEMENTARY ESTIMATES, VIREMENTS, PROCUREMENT EXEMPTIONS AND USE OF RESERVES: 1 APRIL – 31 MAY 2022

1. PURPOSE OF THE REPORT

- 1.1 To report Virements and Supplementary Estimates agreed under delegated powers where they are below the levels requiring approval by this Strategy and Resources Committee and seek approval where they are above the levels requiring approval by this Committee.
- 1.2 To inform the Committee of procurement exemptions that have been granted in the period.
- 1.3 To report on the use of Reserves during the period.

2. RECOMMENDATIONS

- (i) That the supplementary estimate as detailed in paragraph 3.4.1 be noted;
- (ii) That the procurement exemptions as detailed in paragraph 3.5.1 be noted.

3. SUMMARY OF KEY ISSUES

- 3.1 The approval and reporting arrangements in relation to virements and supplementary estimates are set out in the Financial Regulations and Financial Procedures. These are as follows:

Virements (movements) within the same directorate:

- Agreed by the relevant Director and the Director of Resources.

Virements between different directorate:

- Up to £20,000 – Director and Director of Resources;
- Over £20,000 up to £50,000 - Director, Director of Resources in consultation with relevant Programme Committee Chairman; and reported to the next Strategy and Resources Committee;
- Over £50,000 - the Strategy and Resources Committee;

In addition, for the purposes of virements, salaries budgets are to be considered as a separate Directorate.

Supplementary Estimates

- Up to £20,000 – Director and Director of Resources in consultation with the Chairman of the Strategy and Resources Committee and the Leader and reported to the next Strategy and Resources Committee.
- Over £20,000 –Strategy and Resources Committee.

3.2 Procurement Exemptions and Use of Reserves

- 3.2.1 The Contract Procedure Rules provide information in relation to procurement exemptions. The exemption enables the Council to waive any requirements within the contract procedure rules for specific projects.
- 3.2.2 Procurement exemptions should be signed by the Officer and countersigned by the Director of Resources and where appropriate the Chairman of the Strategy and Resources Committee.
- 3.2.3 Delegation around the use of the reserves was prescribed by Council in June 2019. It stated that the Director of Strategy, Performance and Governance be authorised, in consultation with the Commercial Projects Board (superseded by the Corporate Projects Working Group) to approve any spend up to £10,000, subject to the details being reported to the Strategy and Resources Committee.

3.3 Virements

- 3.3.1 There were no reportable virements during this period.

3.4 Supplementary Estimates

- 3.4.1 The following supplementary estimate was agreed during this period.

Cost Centre	Directorate / Service	Budget Amount	Description	Capital or Revenue
172	Service Delivery/ Salaries	£13,000	Additional budget required for new post of Health & Safety Officer after the job description was evaluated at a higher level than originally budgeted for.	Revenue

3.5 Procurement Exemptions

- 3.5.1 The following Procurement Exemptions have been agreed.

Item	Amount	Description	Reason	Lead Officer
1	£16,457	Treasury advisory services contract	This is a one-year extension to an existing contract for services provided by Arlingclose. There are only two contractors providing this service to local authorities in Essex; the other being Link Group. Both have a sound reputation and Arlingclose have supported the Council for many years. It is intended to obtain quotes from both contractors well ahead of contract renewal on 1 April 2023 to ensure ongoing value for money	Lead Finance Specialist

Item	Amount	Description	Reason	Lead Officer
2	£9,000	Clinical Waste	The current contractor is General Business Holdings which has supported this Council with an excellent service for more than 25 years. However, in order to ensure continued value for money, it is intended to undertake a tender process or industry benchmarking to replace the existing one-year rolling contract ending 31 October with a fixed term contract or service level agreement	Specialist: Commissioning and Contracts (Waste)

3.6 Use of Reserves

3.6.1 There were no drawdowns from Reserves during this period.

4. CONCLUSION

4.1 The Committee is invited to:

- note the supplementary estimate in paragraph 3.4.1 and
- note the procurement exemptions in paragraph 3.5.1 of this report.

5. IMPACT ON STRATEGIC THEMES

5.1 The adherence to the Financial Regulations and Financial Procedures contributes towards the corporate core values of being open and transparent, and accountable for our actions.

6. IMPLICATIONS

- (i) **Impact on Customers** – None identified.
- (ii) **Impact on Equalities** – None identified.
- (iii) **Impact on Risk** – None identified.
- (iv) **Impact on Resources (financial)** – As detailed in the report.
- (v) **Impact on Resources (human)** – The supplementary estimate increases the budget for the dedicated Health and Safety Officer.
- (vi) **Impact on the Environment** – None identified.
- (vii) **Impact on Strengthening Communities** - None identified.

Background Papers: None.

Enquiries to: Lance Porteous, Lead Finance Specialist.

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REPORT of DIRECTOR OF RESOURCES

to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022

PROVISIONAL OUTTURN

1. PURPOSE OF THE REPORT

- 1.1 To provide Members of the Committee the provisional Outturn position for the year ended 31 March 2022.
- 1.2 To inform Members of movements in relation to the Council's General Fund, Earmarked Reserves and Capital Commitments as at 31 March 2022.

2. RECOMMENDATIONS

- (i) That the provisional outturn position for the 2021 / 22 financial year be noted;
- (ii) That the movement in Earmarked Reserves in **APPENDIX 1** be approved;
- (iii) That Revenue Commitments in **APPENDIX 2** be approved to be brought forward to 2022 / 23;
- (iv) That the Capital Commitment roll forwards into 2022 / 23 be approved.

3. SUMMARY OF KEY ISSUES

- 3.1 The Outturn report provides financial results for the Council for the year ending 31 March 2022. It shows performance against the original budget agreed by the Council on 23 February 2021 and is used for management purposes. The annual statement of accounts is prepared for statutory reporting purposes.
- 3.2 The statutory deadline for the draft statement of accounts to be published is 31 July 2022 and the audit of these financial statements is due to conclude in November. As such the figures in the Outturn report are subject to change and therefore provisional.
- 3.3 **Final Budget**
 - 3.3.1 The final revised service budget for 2021 / 22 was £12.4m. This was based on the original budget approved by the Council on 23 February 2021 and subsequent amendments approved by the Strategy and Resources Committee throughout 2021 / 22, as summarised in Table 1.

Table 1 – Budget Reconciliation

Description	Amount £000
Original budget	11,916
Supplementary estimates	53
Mid-year growths	44
Drawdowns from Reserves - Revenue commitments (Appendix 2)	406
Drawdowns from Reserves - Other	3
Revised budget	12,422

3.4 Provisional Outturn

3.4.1 The following table (table 2) is an overview of the provisional outturn position including statutory accounting adjustments.

3.4.2 After movement in Earmarked Reserves, as detailed at **APPENDIX 1**, there is a cost of £5k to the General fund, which is £92k more favourable than budgeted.

Table 2 – Provision Outturn

	Budget £000	Actuals £000	Variance £000
Net Cost of Services	12,422	11,705	-718
Investment Income	-133	-198	-65
Statutory Adjustments	-2,330	-2,401	-71
Government Grants	-990	-990	0
Council Tax	-5,177	-5,277	100
National Non-Domestic Rates (NNDR) (including Section31 Grants)	-2,314	-1,859	992
Total	942	980	38
Movement in Earmarked Reserves	-845	-975	-130
Transfer from General Fund	97	5	-92

3.5 The above variances include Covid-19 and other budget variances. The following table (table 3) draws out some of the specific areas that have been financially impacted by the pandemic.

Table 3 – COVID Pressures

COVID Pressures	£000
Leisure Income	564
Increased waste tonnage and street cleansing	174
Town Centre Car Parking Income	98
Splash Park and Beach Hut Income	68
Leisure Recovery Fund Grant	-8

COVID Pressures	£000
Income Compensation Grant	-96
Covid Grant	-306
Net COVID Pressures	494

- 3.6 A breakdown of the variances that make up the £92k are at **APPENDIX 3** with explanations.
- 3.7 The impact on the general fund balance as a result of the outturn is shown in the following table (table 4).

Table 4 – General Fund Balance

	£000
Opening General Fund Balance	5,800
Transfer from General Fund (Table 2)	5
Closing General Fund Balance	5,795

- 3.8 This table shows that the general fund balance would remain above the minimum recommended level of £2.6m. A minimum level of reserve is set to ensure the Council has the financial resilience to respond to emergencies and unforeseen events such as the current pandemic. However, if it did fall below the minimum level it would need to be replenished in future years.

4. EARMARKED RESERVES

- 4.1 **APPENDIX 1** provides a breakdown of the Earmarked Reserves. Earmarked Reserves balances as at 31 March 2022 are £7.4m. This is a net decrease of £1.0m from 1 April 2021.
- 4.2 Drawdowns totalled £4.2m during 2021 / 22 which include £3.0m from the Council Tax and Business Rates Equalisation reserve to pay outstanding NNDR to Central Government, a planned £0.8m contribution from the New Homes Bonus reserve, and £0.4m to cover revenue commitments as at 31 March 2021.
- 4.3 Increases totalled £3.2m which include £1.8m to contribute towards this year's outstanding NNDR payable to Central Government during 2022 / 23, £0.5m to help pay for the triennial contribution to Essex Pensions, £0.5m towards the Local Development Plan (as underspent in 2021 / 22) and £0.3m of revenue commitments carried forward to spend in 2022 / 23 (this is committed expenditure against 2021 / 22 budgets but will not be delivered until 2022/23 - detailed at **APPENDIX 2**).

5. CAPITAL COMMITMENTS

- 5.1 The Council's approved capital programme was £0.7m in 2021 / 22. This includes the prior year programme roll forwards, and supplementary estimates. During the year £0.3m was spent, leaving a Capital underspend of £0.5m. This is mainly due to the inability to access people's homes during the pandemic to carry out disabled facility capital works. Other underspends are captured in Table 5 below.

- 5.2 As at 31 March 2022, a number of capital projects were still on-going and the following budget amounts, totalling £298k, are requested to be carried over into 2021 / 22 as listed below:

Table 5 – Capital Commitments

Capital Project	Description	Budget 2021 / 22 £	2021 / 22 Expenditure £	2021 / 22 Balance £	Carry forward £
New accessible playsite	The original tender for this work did not receive any suitable responses and so the works need to be retendered and carried out this year.	48,000	0	48,000	48,000
Splash park elements	The works to the element replacements is now to be done during the resurfacing works in 2022 / 23.	30,000	0	30,000	30,000
Blackwater Leisure Centre Air Handling Unit (AHU)	The AHU cannot be replaced until there is safe access up onto the roof of Blackwater Leisure Centre. A bid for funds to allow us to fit the safe system of access in 2022 / 23 was approved allowing the works to the AHU to proceed.	24,500	0	24,500	24,500
Capital project - Blackwater Leisure Centre - Entrance / exit works and car park works	Works to start onsite on Tuesday 18 April. Delayed due to Covid and Leisure Centre customer commitments including Covid test centre	25,000	0	25,000	25,000
Burnham-on-Crouch House-boat project		120,000	3,500	116,500	116,500

Capital Project	Description	Budget 2021 / 22 £	2021 / 22 Expenditure £	2021 / 22 Balance £	Carry forward £
Gym Expansion Dengie 100	This is dependent on prior works to the existing leases and for the leaseholder, Burnham-on-Crouch (BoC) Sports Club, which is taking longer than envisaged.	30,000	0	30,000	30,000
New Laptops - rolling replacement programme	2021/ 22 was a lower year than average due to the young age of laptops but 2022 / 23 is expected to see higher than average laptop replacements.	47,000	23,200	23,800	23,800
Total		324,500	26,700	297,800	297,800

6. CONCLUSION

- 6.1 Actual net expenditure for 2021 / 22 was £92k under budget. However, a final Outturn position will not be established until after the 2021 / 22 Financial Statements are audited.
- 6.2 A number of capital projects have been completed in-year, although some projects were unable to be completed by 31 March 2022 and budgets have therefore been committed at year end for 2022 / 23 accordingly.
- 6.3 The advent of the Coronavirus Pandemic has had a direct impact on the Council's ability to operate within its budget for affected areas. It has resulted in some large income shortfalls. Government grants have offset some of the impact, as well as other underspends, meaning a very small deficit has been charged to the General Fund at the end of 2021 / 22.

Nevertheless, the impacts of the coronavirus pandemic will be ongoing to an extent, and likely to cost the Council money in terms of lost income in areas such as leisure services and town car parking.

7. IMPACT ON STRATEGIC THEMES

- 7.1 This report links to the corporate core values of being open and transparent, and accountable for our actions.

8. IMPLICATIONS

- (i) **Impact on Customers** – None directly.
- (ii) **Impact on Equalities** – None identified.
- (iii) **Impact on Risk** – No corporate risk issues associated with this report.
- (iv) **Impact on Resources (financial)** – Outlined in the report.
- (v) **Impact on Resources (human)** – None.
- (vi) **Impact on the Environment** – None.

Background Papers: None.

Enquiries to: Lance Porteous, Lead Finance Specialist.

Movement in Earmarked Reserves

Reserve	Balance 01-Apr-21 £000's	Transfers Out £000's	Transfers (In) £000's	Balance 31-Mar-22 £000's
Council Tax and Business Rates Equalisation	(4,837)	2,986	(1,786)	(3,637)
New Homes Bonus reserve	(1,184)	793		(391)
Transformation	(952)			(952)
Revenue commitments	(417)	405	(350)	(362)
Repairs and renewals fund	(177)			(177)
Community Infrastructure levy and Local Development Plan (LDP) review	(130)		(451)	(581)
Corporate Delivery Fund Reserve	(128)		(4)	(132)
Community Housing Fund Grant	(116)			(116)
Feasibility Study reserve	(80)	2		(78)
Community Safety	(74)			(74)
Economic Development	(61)		(2)	(63)
Homeless reduction Act Grant	(56)			(56)
Insurance liability	(52)			(52)
Community Sports Network / Health and Wellbeing	(41)			(41)
Electoral Registration	(30)		(72)	(102)
Neighbourhood Plan Applications	(29)			(29)
Waste Contract Implementation	(16)			(16)
Sports Development	(13)		(26)	(39)
Business Continuity	(10)			(10)
Heritage projects	(9)			(9)
FDO external funding from Plume	(1)			(1)
Community grants	(1)			(1)
Pensions Reserve	0		(520)	(520)
Total Earmarked Reserves	(8,414)	4,186	(3,211)	(7,439)

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Revenue Commitments

Revenue Budget	2021 / 22 Budget £	2021 / 22 Expenditure £	2021 / 22 Balance Available £	Commitment Requested to Carry Forward £
Princes Road Depot	28,400	24,321	2,079	2,000
Land Charges	50,000	5,967	44,033	44,000
Blackwater Leisure Centre	15,000	0	15,000	15,000
Riverside Park	33,800	8,009	25,791	20,500
Maldon Promenade	72,800	53,630	19,170	4,800
Cemeteries	78,700	44,159	34,541	33,300
Waste Services	80,600	21,234	59,366	24,400
Central Offices	91,000	64,411	26,589	25,600
Committee Services	4,800	638	4,162	3,000
Democratic Representation	2,600	404	2,196	1,300
Corporate Management - External Audit Fees	95,200	81,072	14,128	14,100
Communications, Marketing and Engagement	26,900	19,613	7,287	6,900
Training	63,400	45,415	17,985	16,800
Apprentices	18,000	1,933	16,067	13,500
Riverside Park	10,100	0	10,100	10,100
Maldon Promenade	61,800	45,598	16,202	7,000
Other Parks and Open Spaces	19,500	1,970	17,530	17,500
Waste Services	80,600	21,233	59,367	59,300
Future Model Transformation	70,400	39,388	31,012	31,000
Princes Road Depot	28,400	24,321	2,079	2,000
Totals	903,600	478,995	422,605	350,100*

*Underspend in Table 2 is after this figure is carried forward to 2022 / 23.

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VARIANCE ANALYSIS

APPENDIX 3

Variance	£000	Explanation
Leisure Contract	571	Mainly lost income from lesiure contract due to the pandemic.
Costs of planning appeal	227	Costs were incurred from planning appeals.
Waste and Street Cleansing	183	Additional Food and Garden Waste collection costs of £82k were not offset by additional income due to disruption of service. Increase in tipping costs at Chelmsford Waste Transfer Station (WTS) (£52k). New waste disposal containers (£18k). Additional inflation and resources not offset by increased income (£32k).
Town Centre Car Parks	98	£79k income underachievement due to covid restrictions. £19k transaction charges overspend due to card only parking payment machines.
Prom Park Attractions	68	Splash park and beach huts had to be withdrawn from public use due to staff absences brought about by Coronavirus £97k, less lease income overachievement of £29k.
Various Minor Variances	26	There were minor variances under and over budget amounted to a net overspend of £26k.
Office Accommodation	-29	Due to restrictions, use of the offices was low resulting in lower fuel, maintenance and equipment costs.
Members' Allowances and Expenses	-35	Vacant seats and COVID restrictions impacting on travel and civic events.
Elections	-50	A £72k underspend was transferred to the elections reserve to fund future elections leaving a £50k underspend, which can be released.
ICT	-54	Maintenance budgets underspent and purchases budgets overspend due to Sage, Daisy, ESRI and other applications being updated rather than licences being renewed. Overall underspend of £54k.
Fees and Charges Compensation Grant	-96	Claim to Government of permitted 95% x 75% against income lost due to COVID during first quarter of 2021 / 22.
Housing Benefit	-102	Higher amount of overpayments recovered than budgeted for.
Reduction in bad debt Provision	-116	The bad debt provision for debtors could be lowered due to a large debtor from 2020 / 21 paying their bill during 2021 / 22.
Prom Car Park	-73	Carparking overachievement due to Promenade park being a popular destination even during covid restrictions.
Salary Vacancies	-129	Staff vacancies
COVID Contingency	-371	Budgeted COVID contingency funded from £306k government covid grant to Local Authorities and £65k Lower Tier Services Grant.
Service Variance	118	
Investment Income	-65	Interest rates began to increase during 2021 / 22.
National Non-Domestic Rate (NNDR) Levy Saving	-145	Greater levy savings than budgeted were generated from the Essex business rates pool.
Total Budget Variance	-92	

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**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

**to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022**

UK SHARED PROSPERITY AND LEVELLING UP FUNDING UPDATE

1. PURPOSE OF THE REPORT

- 1.1 To update Members on the progress of the Council's UK Shared Prosperity and Levelling Up funding opportunities.

2. RECOMMENDATIONS

- (i) That Members acknowledge the submission of the Levelling Up bid focussing on Hythe Quay and its Historic Riverside Revival;
- (ii) That Members agree to commit 10% of the Council's revenue allocation for years two and three of the UK Shared Prosperity Fund to develop collaborative interventions with the North Essex Economic Board where feasible and appropriate;
- (iii) That Members agree to commit 10% of the Council's revenue allocation for the duration of the UK Shared Prosperity Fund to develop collaborative interventions to address health inequalities with the Mid Essex Alliance where feasible and appropriate.
- (iv) That Members note the aggressive pace of work required to submit the Council's UK Shared Prosperity Fund Investment Plan and delegate the authority to the Corporate Leadership Team for development and submission in line with our corporate strategies and bring forward new opportunities to be included. Members will be provided with a written fortnightly update.

3. SUMMARY OF KEY ISSUES

3.1 Levelling Up Fund

- 3.1.1 Members were advised of Maldon District's move from Category 2 in the Index of Priority Places to Category 1. This move released £125,000 in capacity funding to support the preparation and submission of a high-quality bid to the Levelling Up Round 2 fund.
- 3.1.2 As approved by this Committee on 25 May 2022, the allocated capacity funding has been utilised to support the development of a bid under the Levelling Up Fund's Cultural and Heritage investment theme for Hythe Quay.
- 3.1.3 Following a competitive quotation process, Deyton Bell Limited were appointed as capacity consultants and their team worked with a multi-disciplinary team of Council

Officers from all three directorates to support the application's development and submission by noon 6 July 2022.

- 3.1.4 It must be recognised that Essex County Council (ECC) supported the compilation of the bid, with specific input from Highways, Flood Risk and Green Infrastructure and Localities teams. The county council also supported the bid through a letter of support, which was submitted alongside the support of Maldon District's two Members of Parliament.
- 3.1.5 The outcome of the bid is expected from the Department of Levelling Up, Housing and Communities (DLUHC) in Autumn 2022.
- 3.1.6 An additional verbal update will be provided at this Committee on 14 July 2022.

3.2 UK Shared Prosperity Fund

- 3.2.1 Members were advised of the authority's £1,000,000 allocation and investment opportunity the UK Shared Prosperity Fund will bring at the previous Committee on 25 May 2022.
- 3.2.2 As approved by the Committee on 25 May 2022, the allocated preparatory fund of £20,000 has been utilised to support the development of the Council's Investment Plan.
- 3.2.3 Following a competitive quotation process, Deyton Bell Limited were appointed as capacity consultants to support the Investment Plan's development and submission by 1 August 2022.
- 3.2.4 Approval of the Investment Plan is expected from the DLUHC in September / October 2022.
- 3.2.5 An additional verbal update will be provided at this Committee on 14 July 2022.

4. CONCLUSION

- 4.1 UKSPF and Levelling Up Round 2 continue to present a significant opportunity for the District to support, through direct investment, in our economy, businesses, communities, cultural and heritage assets, regeneration and transport infrastructure and the Council should invest what is needed in making these opportunities successful.

5. IMPACT ON STRATEGIC THEMES

- 5.1 UKSPF supports the Council's Place Outcomes of: 'Promote civic pride and maintain the District's environmental quality', 'Work with partners to maintain and improve the District's resilience to the effects of climate change'; Prosperity Outcomes of 'Enabling future economic investment and new jobs', 'Supporting existing local businesses', 'Enhancing and promoting the District's visitor economy' and Community Outcomes of 'Building on the strengths of our communities and what they can do to support themselves and help each other to thrive'.
- 5.2 Levelling Up Fund supports the Council's Place Outcomes of 'Promote civic pride and maintain the District's environmental quality', 'Reduce impacts of waste disposal and pollution on the environment', 'Work with partners to maintain and improve the

District's resilience to the effects of climate change', 'Deliver the housing the District Needs' and 'Deliver sustainable growth and new infrastructure through development'; Prosperity Outcomes of 'Enabling future economic investment and new jobs', 'Supporting existing local businesses', 'enhancing and promoting the District's visitor economy' and Community Outcomes of 'Building on the strengths of our communities and what they can do to support themselves and help each other to thrive'.

- 5.3 Both UKSPF and Levelling-Up also support our Performance and Value Outcomes of: 'Finance and Income', 'Governance', 'Performance' and 'Meaningful Engagement'.

6. IMPLICATIONS

- (i) **Impact on Customers** – For the UKSPF, any application process will be designed to enable community groups and businesses to engage with a fair bidding process to ensure there is significant customer benefit from its outputs. A successful bid to the Levelling-Up fund could deliver capital projects that end up being used by and benefit residents, businesses, special interest groups and visitors.
- (ii) **Impact on Equalities** – For the UKSPF, any application process will be designed to enable all community groups and businesses to engage with a fair bidding process to ensure there is significant customer benefit from its outputs. This process will meet the Public Sector Equality Duty. A successful bid to the Levelling-Up fund must demonstrate how it has considered the Public Sector Equality Duty in delivering capital projects that end up being used by residents, businesses, special interest groups and visitors.
- (iii) **Impact on Risk** – With UKSPF, future spend is at risk, so it is vital that programme activity is aligned and adequately reported to the funder to ensure compliance. The programme will work to reduce the impact to the economy and communities from Covid19. The Council faces increased reputation risk if it fails to deliver to the expectations of stakeholders.

With Levelling Up Funds, as it is a funding competition, the project identified to be part of the bid, could remain undelivered in the event a bid is unsuccessful. The complexity of the bidding process and the assurances needed post award could increase pressures on resources or require people with different skills and this is a responsibility of our establishment to adequately manage. The council faces an increased reputation, financial and compliance risk if any of the projects within the fund are not delivered on time, or to budget.

- (iv) **Impact on Resources (financial)** – UKSPF Prospectus confirms that Local Authorities will be able to use a proportion of their allocation to undertake necessary Fund administration, such as project assessment, contracting and monitoring.

UKSPF and Levelling Up Round 2 has provided a capacity allocation for the authority to undertake preparatory work to develop high quality funding submissions.

- (v) **Impact on Resources (human)** – The coordination work for UKSPF work will be undertaken by the Lead Specialist Prosperity for the remainder of their

contract. The delivery will be reviewed and reallocated as necessary afterwards.

Levelling Up Round 2 Funding Bid is being coordinated by Strategy, Policy and Communications Manager given the investment priority linked to place-based activities.

Both are being supported by resources drawn from the wider organisation, although due to the complexity of the funding bids, it has been necessary to procure further specialist human resources (Deyton Bell Ltd) to ensure the Council is able to submit a high-quality proposal and continue to deliver existing service priorities.

- (vi) **Impact on the Environment** – Interventions supported by UKSPF will need to take account of other local and national policies and priorities – including the government’s commitment to reach Net Zero by 2050 and clean growth, and complement other UK, national or local provision. This will make sure that funding is effectively targeted.

Projects funded via Levelling Up Round 2 will be aligned to and support net zero goals, including those set out in the UK government’s net zero strategy and sector-specific plans. Projects are encouraged to demonstrate low or zero carbon best practice; adopt and support innovative clean tech and/or support the growth of green skills and sustainable supply chains.

- (vii) **Impact on Strengthening Communities** - The projects funded by either fund will seek to ensure the Council strengthens engagement with communities to shape and deliver significant benefits from outputs.

Background Papers:

- [Strategy and Resources Committee 25 May Agenda Item 9 UK Shared Prosperity and Levelling Up Funding Opportunities](#)
- [Levelling Up Round 2 Prospectus](#)
- [UK Shared Prosperity Fund Prospectus](#)

Enquiries to:

Levelling Up Round 2: Matthew Winslow - Strategy, Policy and Communications Manager;

UKSPF: Leanda Cable, Lead Specialist Prosperity.



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

**To
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022**

LEAD SPECIALIST PROSPERITY RESOURCE OPTIONS

1. PURPOSE OF THE REPORT

- 1.1 To set out need the need for an extension to the Lead Specialist Prosperity role, to enable the Council to continue delivering the work of the UK Shared Prosperity Fund and Levelling Up Fund 2.

2. RECOMMENDATIONS

- (i) That Members support the recommendation of an initial nine-month extension to the existing Lead Specialist Prosperity contract, retaining current resource until October 2023.
- (ii) That Members note that if appropriate, this role will be considered and included in the Strategy, Performance and Governance Directorate 2023-2024 Growth Bid as a permanent addition to the Council's workforce structure.

3. SUMMARY OF KEY ISSUES

- 3.1 The role of Lead Specialist Prosperity commenced on the 4 October 2021. The initial aim of this role was to ensure Welcome Back and Covid Economic Recovery funding was utilised within the short timeframe given by Government. It also supports partnership working and engagement with local businesses.
- 3.2 The Officer successfully delivered the required activities, however, their work progressed swiftly into co-ordinating the Council's response to supporting the Levelling Up Fund Round 2 bid and co-ordinating the development of the Council's UK Shared Prosperity Fund Investment Plan. Both opportunities were reported to the Strategy and Resources Committee on 25 May 2022 and a further update report is due to be considered by this Committee, see Agenda Item 9 (UK Shared Prosperity and Levelling Up Funding Update).
- 3.3 The UK Shared Prosperity Fund (UKSPF) is part of the UK Government's levelling-up agenda and will provide £2.6 billion of new funding for local investment by March 2025. All areas of the UK will receive an allocation via a funding formula rather than a competition; meaning it is a guaranteed investment. Funding will be allocated to Mayoral Combined, Greater London Authority and District / Unitary Local Authorities as a Lead Local Authority for their area.
- 3.4 The UK Government's Levelling-Up Fund was announced by the Chancellor at the 2020 Spending Review. It is a fund jointly managed by HM Treasury, the Department for Levelling-Up, Housing and Communities and the Department for Transport. It is worth £4.8 billion and is intended to support capital investment

projects in town centre and high street regeneration, local transport projects, and cultural and heritage assets which must be bid for via a competition.

- 3.5 Both the UKSPF and LUF2 are considerable programmes of work with demanding timeframes.
- 3.6 Our current resource structure does not provide the capacity to carry out this additional work without extending the current contract that is in place.
- 3.7 The draw down from ringfenced council reserves would be £57,000.
- 3.8 Where possible external capacity funding will contribute to the £57,000.

4. CONCLUSION

- 4.1 UKSPF and Levelling Up Round 2 present a significant opportunity for the District to support, through direct investment, in our economy, businesses, communities, cultural and heritage assets, regeneration and transport infrastructure and the Council should invest what is needed in making these opportunities successful.
- 4.2 Resource within the Council and external capacity will be required to complete the work required to submit the necessary bid and investment plan.

5. IMPACT ON STRATEGIC THEMES

- 5.1 UKSPF supports the Council's Place Outcomes of: 'Promote civic pride and maintain the District's environmental quality', 'Work with partners to maintain and improve the District's resilience to the effects of climate change'; Prosperity Outcomes of 'Enabling future economic investment and new jobs', 'Supporting existing local businesses', 'Enhancing and promoting the District's visitor economy' and Community Outcomes of 'Building on the strengths of our communities and what they can do to support themselves and help each other to thrive'.
- 5.2 Levelling Up Fund supports the Council's Place Outcomes of 'Promote civic pride and maintain the District's environmental quality', 'Reduce impacts of waste disposal and pollution on the environment', 'Work with partners to maintain and improve the District's resilience to the effects of climate change', 'Deliver the housing the District Needs' and 'Deliver sustainable growth and new infrastructure through development'; Prosperity Outcomes of 'Enabling future economic investment and new jobs', 'Supporting existing local businesses', 'enhancing and promoting the District's visitor economy' and Community Outcomes of 'Building on the strengths of our communities and what they can do to support themselves and help each other to thrive'.
- 5.3 Both UKSPF and Levelling-Up also support our Performance and Value Outcomes of: 'Finance & Income', 'Governance', 'Performance' and 'Meaningful Engagement'.

6. IMPLICATIONS

- (i) **Impact on Customers** – For the UKSPF, any application process will be designed to enable community groups and businesses to engage with a fair bidding process to ensure there is significant customer benefit from its outputs. A successful bid to the Levelling-Up fund could deliver capital projects that end up being used by and benefit residents, businesses, special interest groups and visitors.

- (ii) **Impact on Equalities** – For the UKSPF, any application process will be designed to enable all community groups and businesses to engage with a fair bidding process to ensure there is significant customer benefit from its outputs. This process will meet the Public Sector Equality Duty. A successful bid to the Levelling-Up fund must demonstrate how it has considered the Page 31 Public Sector Equality Duty in delivering capital projects that end up being used by residents, businesses, special interest groups and visitors.
- (iii) **Impact on Risk** – With UKSPF, future spend is at risk, so it is vital that programme activity is aligned and adequately reported to the funder to ensure compliance. The programme will work to reduce the impact to the economy and communities from Covid19. The Council faces increased reputation risk if it fails to deliver to the expectations of stakeholders. With Levelling Up Funds, as it is a funding competition, projects identified to be part of the bid, could remain undelivered in the event a bid is unsuccessful. The complexity of the bidding process and the assurances needed post award could increase pressures on resources or require people with different skills and this is a responsibility of our establishment to adequately manage. The council faces an increased reputation, financial and compliance risk if any of the projects within the fund are not delivered on time, or to budget.
- (iv) **Impact on Resources (financial)** – Council reserves are required to ensure it can respond to the capacity allocation for the authority and to undertake preparatory work to develop high quality funding submissions.
- (v) **Impact on Resources (human)** – The initial coordination work for UKSPF work will be undertaken by the Lead Specialist Prosperity for the remainder of their contract. The coordination will be reviewed and reallocated as necessary afterwards. Levelling Up Round 2 Funding Bid is being coordinated by Strategy, Policy and Communications Manager given the investment priorities linked to place-based activities including transport, town centre regeneration and culture & heritage. Both are being supported by resources drawn from the wider organisation, although depending on the complexity of the funding bids, it may be necessary to procure further specialist human resources to ensure the Council is able to submit a high-quality proposal and continue to deliver existing service priorities.
- (vi) **Impact on the Environment** – Interventions supported by UKSPF will need to take account of other local and national policies and priorities – including the government's commitment to reach Net Zero by 2050 and clean growth, and complement other UK, national or local provision. This will make sure that funding is effectively targeted. Projects funded via Levelling Up Round 2 should be aligned to and support net zero goals, including those set out in the UK government's net zero strategy and sector-specific plans. Projects are encouraged to demonstrate low or zero carbon best practice; adopt and support innovative clean tech and/or support the growth of green skills and sustainable supply chains.
- (vii) **Impact on Strengthening Communities** - The projects funded by either fund will seek to ensure the Council strengthens engagement with communities to shape and deliver significant benefits from outputs.

Background Papers:

UK Shared Prosperity Fund: prospectus - GOV.UK (www.gov.uk)

Levelling Up Fund Round 2: prospectus - GOV.UK (www.gov.uk)

Enquiries to: Georgina Button, Strategy, Policy and Communications Manager.

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**REPORT of
DIRECTOR OF SERVICE DELIVERY**

**to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022**

**APPROVAL TO APPLY FOR GRANT FUNDING FOR WOODFIELD COTTAGES,
HEYBRIDGE, THROUGH HISTORIC ENGLAND'S PARTNERSHIP SCHEMES IN
CONSERVATION AREAS (PSICA)**

1. PURPOSE OF THE REPORT

- 1.1 This report seeks the Strategy and Resources Committee's approval to apply for grant funding through Historic England's Partnership Schemes in Conservation Areas (PSiCA).

2. RECOMMENDATIONS

- (i) that approval is given to apply for Partnership Schemes in Conservation Areas funding from Historic England to support the restoration of Woodfield Cottages, Heybridge;
- (ii) that approval 'in principle' is given to contribute match funding between circa £55k and circa £95k towards a grant scheme if an application for match funding from Historic England is successful.

3. SUMMARY OF KEY ISSUES

- 3.1 Officers at Historic England (HE) have encouraged Maldon District Council (MDC) to apply for funding from Historic England's 'Partnership Schemes in Conservation Areas' (PSiCA – pronounced 'seeker') to improve the condition and appearance of the Woodfield Cottages Conservation Area in Heybridge. These schemes are run on a day-to-day basis by local authorities and are designed to target funding for the preservation and enhancement of conservation areas. They are based on a partnership between Historic England, the Local Authority and, in some cases, other funding bodies. They run for a fixed term of up to five years. There is further information on the grant scheme on Historic England's website: <https://historicengland.org.uk/services-skills/grants/our-grant-schemes/partnership-schemes-in-conservation-areas/>
- 3.2 Comprising three terraces of 41 houses, Woodfield Cottages were built in 1873 as homes for the employees of Bentall's Agricultural Works and are a pioneering example of mass-concrete construction. They were designated as grade II listed buildings in 1971 in recognition of their special architectural and historic interest.
- 3.3 The cottages are the most challenging statutorily listed houses in the Maldon District and are on the Council's Heritage-At-Risk Register. Later this year the buildings are due to be added to Historic England's national Heritage-At-Risk Register. This is due to the poor condition of some properties, the high volume of unauthorised alterations

and the limited means of some occupants to undertake restorative alterations. Listed building enforcement notices can require buildings to be returned to the condition they were in immediately prior to unauthorised works. But in many cases the condition the building was in immediately prior to unauthorised work was not much better (for example, having similarly unsympathetic windows), which makes enforcement action problematic.

- 3.4 The cottages are among the smallest houses available locally. They tend to attract first-time buyers and pensioners, often with limited disposable income. Many of the residents are elderly and some are vulnerable. Enforcement action has been taken in some instances, but such cases are usually very difficult to resolve and can cause considerable distress to vulnerable occupants.
- 3.5 Historic England has acknowledged the unique challenges that the cottages present. The Regional Director of the Eastern Regional branch of Historic England suggested that if the cottages were designated a conservation area, the area would become eligible for funding from Historic England through a PSiCA scheme, which could be used to tackle some of the challenges in the area.
- 3.6 The Woodfield Cottages Conservation Area was formally designated on the 6 January 2022 alongside an innovative Local Listed Building Consent Order which grants automatic consent for restorative alterations. Details of the conservation area are available on our website: https://www.maldon.gov.uk/downloads/download/9458/woodfield_cottages_ca_boundary_map. The Woodfield Cottages Conservation Area Character Statement identified various enhancement opportunities, such as restoration of the original design of windows and doors (albeit including thermally efficient double glazing), the removal of over-scaled and poorly detailed brick porches, and the replacement of unsympathetic prominent boundary treatments.
- 3.7 To assess roughly how much funding is needed to make a difference, estimates were sought from three joiners in 2020 / 2021 for the most common enhancement opportunities. Based on these quotes the estimated cost of all enhancement opportunities to individual cottages identified in the Conservation Area Character Statement is £337,340 (see **APPENDIX 1**). Attempting to implement all enhancement opportunities is probably unrealistic.
- 3.8 Individual properties have been considered in terms of whether the identified enhancement opportunities represent a high, medium or low priority, based on the prominence of the cottage, degree of unsympathetic alteration, and owners' expressed wish to undertake enhancement work and apply for grant funding if it became available. Thirteen properties have been identified as high priority, 8 as medium priority and 18 as low priority.
- 3.9 The estimated cost of targeting just medium and high priority cases (21 cottages) is £232,090. If owners were required to contribute 20% towards the cost of the work, the total required from HE and MDC would be £185,672 (or £92,836 each, assuming a 50-50 split between HE and MDC). Spread over three years, that would work out on average as £30,945 per year from both HE and MDC.
- 3.10 The estimated cost of targeting just high priority cases (13 cottages) is £136,700. If owners were required to contribute 20% towards the cost of the work, the total required from HE and MDC would be £109,360 (or £54,680 each, assuming a 50-50 split between HE and MDC). Spread over three years, that would work out on average as £18,227 per year from both HE and MDC.

- 3.11 Historic England's Eastern Regional Management Team, and Director Tony Calladine, have confirmed in writing their support for the principle of a Partnership Scheme for Woodfield Cottages. They have indicated that they would be willing to contribute 50% match funding based on the 'High and Medium' priority assessment outlined above in paragraph 3.9 above (see **APPENDIX 2**).
- 3.12 Historic England have also indicated they would be able to contribute towards the extra costs of a part-time project officer for the full five years, as well as administrative costs involved in publicising the scheme and preparing publications.
- 3.13 In terms of spend, a PSiCA is a five-year scheme, operating with a three year "offer period" in which applications to the scheme would be made, grants offered, and projects started. The "spend period" is usually a total of five years, which allows for those schemes that apply and get offered a grant at the end of the three-year application/offer period to actually undertake the work and claim for it. This means that the average annual figures suggested above in paragraphs 3.9 and 3.10 would almost certainly be lower.
- 3.14 The actual spend for a grant would be weighted towards the end of the programme, because it usually takes some time for the projects to gather momentum even if there are interested parties at the beginning.
- 3.15 The Partnership Scheme funding would in theory be available to all buildings within the identified area that met the eligibility criteria in terms of the works. The scheme as a whole would (following a successful application) be subject to the preparation of a Delivery Plan, which would set out the context and justification for the scheme and identify priority buildings within the wider area (based on agreed criteria, but usually related to condition, or the negative effect on the historic character of the area / building in question and the impact enhancements would make to the area). The Delivery Plan would also set out the desired phasing of the scheme across the years of delivery.
- 3.16 If the Committee support the recommendations of this report, Historic England will send Maldon District Council a formal "request for application" letter. Officers would need to obtain up-to-date estimate of costs, including any scheme management consultancy, to inform the formal application. The intention is that the scheme would open for applications from April 2023.

4. CONCLUSION

- 4.1 Maldon District Council has a commitment to protect and improve the environment of the District which includes built heritage. Policy D3 of the Maldon District Local Development Plan sets out this Council's objective of 'safeguarding, enhancing and promoting the historic environment'. The Woodfield Cottages Conservation Area is on the Council's Heritage at Risk Register. The cottages are the most challenging listed buildings in the District due to their poor condition and alteration. 2023 will be the 150th anniversary since Woodfield Cottages were built. With the proposed grant scheme in place this anniversary could be celebrated with these important historic buildings facing brighter prospects.

5. IMPACT ON STRATEGIC THEMES

- 5.1 The recommendations of this report will support the Strategic Theme for Place by encouraging the protection and improvement of built heritage, which is a valuable component of the local environment.

6. IMPLICATIONS

- (i) **Impact on Customers** – Positive, because the grants would help owners to undertake enhancement work to Woodfield Cottages, addressing many of the long-standing conservation issues in the area.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – None.
- (iv) **Impact on Resources (financial)** – Match funding for the grant scheme from Maldon District Council would be required at a cost of circa £55k to circa £95k. The Medium-Term Financial Strategy currently projects a budget gap in each financial year and if match funding was approved this would further increase the budget gap and the savings that would be required to fund it.
- (v) **Impact on Resources (human)** – The scheme would be overseen by the Conservation and Heritage Specialist, although Historic England would be able to provide funding for a temporary part-time project officer to administrate the grant scheme.
- (vi) **Impact on the Environment** – Positive, due to the enhancement and safeguarding of the built heritage which will ensure its survival for the District now and for generations to come. Enhancement opportunities include the installation of thermally efficient double-glazed windows.
- (vii) **Impact on Strengthening Communities** – Positive, due to the way in which the measures would revitalise and improve the historic character of the area, fostering a greater sense of local pride.

Background Papers: None.

Enquiries to: Tim Howson, Conservation and Heritage Specialist.

Costings based on estimates received from Kevin Gribble																
Address	Alter 1 front window openings to original shape	Alter 2 front window openings to original shape	Make and install 2 6-over-6 sash front windows with single glazing	Make and install 2 6-over-6 sash front windows with slim DG	Make and install 4-panel front door	Remove front porch	Total (with single glazing)	Total (with slim DG)	Proritse for funding?	Total with additional elements						
116	1,000	£2,000	£3,260	4,400	1,750	600	6,010	7,150	Yes (high priority) - due to prominence and unsympathetic alterations	New boundary wall and painted timber bargeboards = £1,000						
117	1,000	£2,000	£3,260	4,400	1,750	600	5,610	6,750	Yes (high priority) - due to prominence and particularly unsympathetic windows and porch							
118	1,000	£2,000	£3,260	4,400	1,750	600	6,010	6,790	Yes (medium priority) - unsympathetic windows	Boundary fence is a high priority = £4,000?						
119	1,000	£2,000	£3,260	4,400	1,750	600	7,610	8,750								
120	1,000	£2,000	£3,260	4,400	1,750	600	7,010	8,150								
121	1,000	£2,000	£3,260	4,400	1,750	600	7,610	8,750								
122	1,000	£2,000	£3,260	4,400	1,750	600	5,610	6,750								
123	1,000	£2,000	£3,260	4,400	1,750	600	7,010	8,150	Yes (high priority) - uPVC windows							
124	1,000	£2,000	£3,260	4,400	1,750	600	6,610	7,750	Yes (high priority) - uPVC windows							
125	1,000	£2,000	£3,260	4,400	1,750	600				Too altered to benefit from any improvements						
126	1,000	£2,000	£3,260	4,400	1,750	600	7,010	8,150	Yes (high priority) - due to prominence and unsympathetic windows							
127	1,000	£2,000	£3,260	4,400	1,750	600		6,150	Yes (high priority) - due to prominence and poor condition	House requires render repairs, access road needs resurfacing, outhouse needs renovation						
128	1,000	£2,000	£3,260	4,400	1,750	600		8,150								
129	1,000	£2,000	£3,260	4,400	1,750	600		6,150								
130	1,000	£2,000	£3,260	4,400	1,750	600		8,150								
Address	Alter 1 front window openings to original shape	Alter 2 front window openings to original shape	Make and install 2 6-over-6 sash front windows with single glazing	Make and install 2 6-over-6 sash front windows with slim DG	Make and install 4-panel front door	Remove front porch	Total (with single glazing)	Total (with slim DG)	Proritse for funding?	Total with additional elements						
131	1,000	£2,000	£3,260	4,400	1,750	600		8,750	Yes (high priority) - due to owners expressed wish for support replacing unsympathetic windows ASAP							
132	1,000	£2,000	£3,260	4,400	1,750	600		6,150								
133	1,000	£2,000	£3,260	4,400	1,750	600		6,150								
134	1,000	£2,000	£3,260	4,400	1,750	600		6,150								
135	1,000	£2,000	£3,260	4,400	1,750	600		6,150	Yes (medium priority) - due to unsympathetic windows and render	Re-rendering - £2,000?						

Address	Alter 1 front window openings to original shape	Alter 2 front window openings to original shape	Make and install 2 6-over-6 sash front windows with single glazing	Make and install 2 6-over-6 sash front windows with slim DG	Make and install 4-panel front door	Remove front porch		Total (with single glazing)	Total (with slim DG)	Proritse for funding?						Total with additional elements
136	1,000	£2,000	£3,260	4,400	1,750	600			6,150	Yes (high priority) - due to unsympathetic alterations and owner keen to take up grant offer						Remove concrete base of demolished porch = £600? £6,750
137	1,000	£2,000	£3,260	4,400	1,750	600			6,750	Yes (medium priority) - due to unsympathetic alterations and poor condition						
138	1,000	£2,000	£3,260	4,400	1,750	600			8,750	Yes (high priority) - due to unsympathetic alterations and owner's expressed wish to replace windows ASAP (they have LBC already)						
139	1,000	£2,000	£3,260	4,400	1,750	600			8,750							
140	1,000	£2,000	£3,260	4,400	1,750	600			1,750		Install 2ndary glazing?					
141	1,000	£2,000	£3,260	4,400	1,750	600			1,750		Install 2ndary glazing?					
Address	Alter 1 front window openings to original shape	Alter 4 window openings to original shape	Make and install 2 6-over-6 sash front windows with single glazing	Make and install front and rear sash windows with slim DG	Make and install 4-panel front door	Remove front porch		Total (with single glazing)	Total (with slim DG)	Proritse for funding?						Total with additional elements
142	1,000	£4,000	£3,260	10,050	1,750	600			10,050							
143	1,000	£4,000	£3,260	10,050	1,750	600			15,800	Yes (high priority) - prominence and unsympathetic alts						
144	1,000	£4,000	£3,260	10,050	1,750	600			16,400	Yes (medium priority) - unsympathetic porch						
145	1,000	£2,000	£3,260	10,050	1,750	600			13,800	Yes (medium priority) - unsympathetic windows						
146	1,000	£4,000	£3,260	10,050	1,750	600			15,800	Yes (medium priority) - unsympathetic windows						
147	1,000	£4,000	£3,260	10,050	1,750	600			600							
148	1,000	£4,000	£3,260	10,050	1,750	600			11,800							
149	1,000	£4,000	£3,260	10,050	1,750	600			12,400							
Address	Alter 1 front window openings to original shape	Alter 4 window openings to original shape	Make and install 2 6-over-6 sash front windows with single glazing	Make and install front and rear sash windows with slim DG	Make and install 4-panel front door	Remove front porch		Total (with single glazing)	Total (with slim DG)	Proritse for funding?						Total with additional elements

Address	Alter 1 front window openings to original shape	Alter 2 front window openings to original shape	Make and install 2 6-over-6 sash front windows with single glazing	Make and install 2 6-over-6 sash front windows with slim DG	Make and install 4-panel front door	Remove front porch		Total (with single glazing)	Total (with slim DG)	Proritse for funding?							Total with additional elements
150	1,000	£4,000	£3,260	10,050	1,750	600			16,400	Yes (high priority)-owner already has permission to replace unsympathetic windows and is keen to take up grant offer							
151	1,000	£4,000	£3,260	10,050	1,750	600			12,400	Yes (medium priority) - unsympathetic windows and porch							
152	1,000	£2,000	£3,260	10,050	1,750	600			14,400	Yes (medium priority) - unsympathetic windows							
153	1,000	£4,000	£3,260	10,050	1,750	600			17,350	Yes (high priority) - particularly unsympathetic windows							
154	1,000	£2,000	£3,260	10,050	1,750	600			14,400	Yes (high priority) - unsympathetic uPVC windows							
155	1,000	£4,000	£3,260	10,050	1,750	600											
156	1,000	£4,000	£3,260	10,050	1,750	600			1,750								
								Overall total	337,340								
								Total for just high and medium priority cases	232,090	80% of this total is 185,672							
								Total for just high priority cases	136,700	80% of this total is 109,360							

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Email from: Ed James, Historic Places Adviser – East of England, Historic England
To: Tim Howson, Conservation and Heritage Specialist, Maldon District Council
Mon 20/06/2022 15:00

RE: Confirmation of Support for Woodfield Cottages

Dear Tim,

I am writing to confirm that, subject to 50% match funding being available from Maldon District Council, my regional management team and Director Tony Calladine have supported the principle of a Partnership Scheme at today's potential grant review meeting, based on the 'High and Medium' priority assessment you provided.

The next steps would be:

- Wait for the result of your committee on July 14th.
- If the July 14th Committee is positive, I would send you a formal "request for application" letter
- Obtain an up to date estimate of costs, inc any scheme management consultancy, to inform application
- Application from MDC, for review at our formal Grant Sift
- Acceptance of application, and request to prepare a full Delivery Plan.
- Scheme would open for applications from April 2023.

Kind regard,

Ed

Edward James
Historic Places Adviser - East of England
Historic England

Direct Line: 01223 582 746

Mobile: 07833 718 273



Historic England

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www.historicengland.org.uk

Twitter: @HE_EoE

Are you an organisation that has used or considered using our Enhanced Advisory Services (EAS)?

Click the following link: [SmartSurvey](#) to take part in a short 10 minute review of our services if you'd like to have your say.
We'd welcome your views.



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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**REPORT of
DIRECTOR of SERVICE DELIVERY**

to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022

MALDON DISTRICT COUNCIL ALLOCATIONS POLICY

1. PURPOSE OF THE REPORT

- 1.1 This report seeks Members' approval to implement amendments made to the Gateway to Homechoice Allocations policy.

2. RECOMMENDATION

That the revised Allocations Policy (**APPENDIX 1**) be adopted, as set in Section 3 which makes various clarifications and minor adjustments to guide the application of the Allocations Policy.

3. SUMMARY OF KEY ISSUES

- 3.1 The wording around armed forces within the Allocations Policy (**APPENDIX 1**), has been clarified to incorporate the term Armed Forces of The Crown. As such, the following paragraphs within the Allocations Policy are amended with a superscript which clarifies the definition of Armed forces within the policy:

Paragraph Number or Section	New Wording	Page Number
2.3	<p><i>Armed forces of the Crown, reserve forces personnel and bereaved spouses or civil partners of armed forces personnel, under the following circumstances:</i></p> <ul style="list-style-type: none"> i. <i>former members of the armed forces of the Crown;</i> ii. <i>serving members of the armed forces of the Crown who need to move because of serious injury, medical condition or disability sustained as a result of their service;</i> iii. <i>bereaved spouses, partners and civil partners of members of the armed forces of the Crown, leaving services family accommodation following the death of their spouse or partner; or</i> iv. <i>serving or former members of the reserve forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service</i> 	4

Paragraph Number or Section	New Wording	Page Number
4.5	<p><i>The following people will also be deemed to have a local connection to the Gateway area of operation if:</i></p> <ul style="list-style-type: none"> <i>The main or joint applicant is serving in the regular forces of the Crown or who has served in the regular armed forces of the Crown within five years of the date of their application.</i> 	8
Glossary	Definition of "Armed Forces" to be expanded further to state British Armed Forces or Armed Forces of the Crown	44 & 45

- 3.2 To accept all other minor changes and clarifications as detailed in the **Summary Log of 2021-2022 (APPENDIX 2)**.

Section Applicable	Type of Change
Section 7	<p>Addition of text: 7.23 Sensitive Lets</p> <p><i>The property advert will be shown as a sensitive let detailing any restrictions which have been agreed prior to advertising.</i></p> <p>There may be occasions when it is necessary and appropriate to make a sensitive letting to a property that has become vacant following a period of substantial nuisance, anti-social behaviour or criminal activity within the immediate area of the vacant property, to make best use of the PO's housing stock for tenancy management purposes.</p> <p>There may also be times when an applicant may be considered unsuitable to meet the criteria of a sensitive let due to their vulnerabilities and to prevent them from potential risk of harm to themselves or others.</p> <p>An assessment of each applicant against the specific let criteria will be completed on a case-by-case basis and agreed in line with the procedure.</p>
2.2 5.14* 7.12 7.15 10.1	<ul style="list-style-type: none"> All references to "domestic violence" to be amended to "domestic abuse". Remove all reference to the Essex-wide agreement and DA procedure. move on to remain unchanged. Add to section 5 banding 5.14* "Applicants who have been given a higher welfare or medical award due to DA will be offered the same tenure as their existing tenure when they are housed via the register." Add after #5.14* DA Procedure wording to Allocations Policy for consistency: "Due to the complex nature of those who are fleeing from

Section Applicable	Type of Change
	<p>domestic abuse there is no one procedure which can be applied to every applicant's situation so local authorities will use their discretion to assess each application individually and will usually use one of the following options to resolve housing need/homelessness when fleeing from domestic abuse."</p> <p>(*= current AP section no. 5.14 = revised/updated AP item no. 5.12)</p>
<p>4.14</p> <p>4.15</p> <p>4.19</p>	<p>Applicants' consent and declaration</p> <p><i>The local authority may use more than one of the above options for a household – e.g. they may initially be placed in Band A Welfare and subsequently given a direct let when a suitable property becomes available.</i></p>
<p>7.17</p>	<p>Chapter 7 - Choice Based Lettings</p> <p>Updated to provide the Processing Officer with additional discretion in relation to sanctioned applicants:</p> <p><i>"may be offered a direct let or move-on banding reduced, at the PO's discretion</i></p>
	<p>5.5 To be changed to</p> <p>"Applicants who are under a homelessness prevention duty, a homelessness relief duty or who are accepted as being owed the main housing duty under homelessness legislation cannot have a medical award added to their housing register application.</p> <p>Applicants who have been awarded Band C under the homeless Prevention duty may retain a medical Band if one already exists on their housing register application when the prevention duty commences. If the Prevention duty ends and the applicant is then owed the Relief duty, the medical award will be removed from their application.</p> <p>If a homeless applicant under any of the 3 main homelessness duties listed above has a medical need for an extra bedroom due to, for example, needing a live-in carer, this will be assessed by the relevant local authority and property size required will be amended on their housing register application if necessary/evidenced."</p> <p>5.7 & 5.8 to be deleted</p> <p>Covered in above wording change (5.5).</p> <p>5.9 to be changed to</p> <p>"Applicants who are under Band B options advice, either prevention or relief, or who are under the main homelessness duty, may not retain or obtain any other additional awards on the housing register. The only additional awarded permitted is if an applicant is placed in Band A Homeless in severe need."</p>

Section Applicable	Type of Change
6.0	Allowed Property Sizes 6.7 covers sizes and should be considered on a case-by-case basis due to varying sizes and ages of properties throughout the gateway.
4.4	Text adjustment to remove "before the date of application" from 4.4.
4.4	4.4 Added bullet point Homeless care leavers aged 18 – 20 who have been looked after by either Essex County Council or Suffolk County Council will have a local connection with every housing authority within the county that looked after them.
3.3	3.3 amended bullet point "If an applicant is 16 or 17 they will not be offered a tenancy unless they have a guarantor. This could include an applicant whose partner is 18 or older, " to "Anyone aged 16 or over can apply to join the housing register, however under current law, applicants under the age of 18 cannot legally hold a tenancy."
2.3; 4.5.	The PB agreed that as the wording 'of the Crown' does not read well in our documentation and agreed to insert *asterisk's/add a footnote and include in the AP Glossary.

4. CONCLUSION

- 4.1 By adopting the refreshed Disabled Facilities Grant (DFG) Policy, the Council will be ensuring the delivery of our Allocations responsibilities in a consistent manner across all our partner organisations and in a more inclusive manner to those who have served in our Armed Forces.

5. IMPACT ON STRATEGIC THEMES

- 5.1 The updated Allocations Policy supports the Strategic themes of Community:
- Working with our communities and partners to improve the physical health and well-being of our residents.
 - Working with our communities and partners to improve the mental health and well-being of our residents.
 - Ensuring the safety and wellbeing of our vulnerable children, adults and families.

6. IMPLICATIONS

- (i) **Impact on Customers** – None.
- (ii) **Impact on Equalities** – Equality Impact Assessment on the new policy has been completed.
- (iii) **Impact on Risk** – None.

- (iv) **Impact on Resources (financial)** – No charges are necessary due to these changes.
- (v) **Impact on Resources (human)** - ??
- (vi) **Impact on the Environment** – None.
- (vii) **Impact on Strengthening Communities** – None.

Background Papers:

DRAFT Allocations Policy Apr 22 – CLEAN
Summary Log of 21-22

Enquiries to: Damien Ghela – Lead Specialist (Community)

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Allocations Policy – October 2022

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October 2022

Chapter 1 - Introduction

1.1 Introduction

This is the Allocations policy for Gateway to Homechoice choice-based lettings scheme which consists of a single Housing Register and a choice-based lettings scheme for allocating social housing. The Partner Organisations (POs) are listed below along with information of each POs housing arrangements:

PO Name	Housing Arrangements
Babergh District Council	Stock Holding
Braintree District Council	LSVT Transferred their housing stock to Greenfields Community Housing.
Colchester Borough Council	Stock holding but management of their housing stock is undertaken by their ALMO, Colchester Borough Homes.
Ipswich Borough Council	Stock Holding
Maldon District Council	LSVT Transferred their housing stock to Moat Homes Ltd.
Mid Suffolk District Council	Stock Holding
East Suffolk Council	East Suffolk South: LSVT Transferred their housing stock to Flagship
	East Suffolk North: Stock Holding

1.2 Partnership Arrangements

The scheme is managed by a Project Board, made up of housing managers from the participating POs and Registered Providers. The scheme is subject to a consortium agreement. [Registered providers, charities, community land trusts and almshouses \(RPs\)](#), allocate properties using this scheme and are subject to a Service Level Agreement. The list of RPs which participate in the scheme are listed on the Gateway to Homechoice website: <http://www.gatewaytohomechoice.org.uk/Data/ASPPages/1/277.aspx>

We aim to provide a consistent approach to accessing housing across the diverse area of operation of the scheme and where possible, to ensure that applicants have choice over where they live.

1.3 Monitoring of the Policy

The Project Board will be responsible for ensuring the policy meets its stated objectives and is reviewed every three years, unless there are significant changes in legislation and meets its stated objectives and complies with legislative changes.

1.4 Objectives

The Key Objectives of the Choice Based Lettings (CBL) Scheme are:

1. To maintain a system that customers can understand and which is open, fair, user-friendly and offers a high level of operational consistency across the Gateway area of operation;
2. To facilitate genuine opportunities for mobility across the Gateway area of operation;
3. To meet the legal requirements for the allocation of housing as set out in the Housing Act 1996 Part VI as amended by the Homeless Act (2002), the Localism Act 2011 and the Homelessness Reduction Act 2017 (HRA 2017). This policy also has regard to the following:
 - Homelessness Reduction Act 2017: Homeless Code of Guidance
 - Allocation of accommodation: guidance for local housing authorities in England (June 2012)

- Providing social housing for local people: Statutory guidance on social housing allocations for local authorities in England (December 2013)
 - Right to Move (2015) Statutory Guidance
 - Gateway policy for discharging duties to statutory homeless applicants
 - POs housing strategies
 - POs homelessness strategies
 - POs tenancy strategies
 - Children's Act 1989 and Children's Act 2004
 - Public Sector Equality Duty
 - Improving access to social housing for victims of domestic abuse (November 2021)
 - Improving access to social housing for members of the Armed Forces community (June 2020)
 - Immigration and Social Security Coordination Act (ISSC) 2020
 - Allocation of accommodation: guidance for local housing authorities in England (December 2020)
4. To deliver efficiency savings and share good practice across the Gateway area of operation;
 5. To recognise the needs and potential difficulties of social groups which may be less able to participate in the CBL Scheme and to ensure that such groups are able to take part in the CBL Scheme;
 6. To assist in minimising homelessness and reducing the use of temporary accommodation;
 7. To build partnerships relevant to the CBL Scheme across all sectors across the Gateway area of operation, statutory and voluntary as well as the private sector;
 8. To build community cohesion, enabling tenants to have choice in where they live and encouraging people to contribute positively to their community;
 9. To ensure that the CBL scheme enables the best use of stock

1.5 Demand

The demand for social housing is greater than levels of available social housing. The Housing Register exists to enable the POs (Partner Organisations) to prioritise households who are in the greatest housing need and to maximise their opportunities for rehousing.

1.6 Statement on choice

Applicants on the Housing Register will be allowed to bid on properties for which they are eligible in any part of the Gateway area of operation, subject to any restrictions which will be highlighted to the applicant if relevant.

Homeless applicants have less choice over where they live and are restricted to bid for properties in the local authority which owes them a statutory duty.

1.7 Equal Opportunities

This partnership promotes equality of opportunity and will ensure that all applicants are treated fairly and without unlawful discrimination on the grounds of race, gender, disability, age, sexual orientation, religion or belief, pregnancy and maternity.

Chapter 2 - Reasonable Preference

2.1 Reasonable Preference

The Housing Act 1996 section 167 (2) sets out the five groups of applicants for whom reasonable preference must be considered. These groups are:

- Applicants who are homeless (within the meaning of Part VII (7) of the Housing Act 1996, as amended by the Homelessness Act 2002).
- Applicants who are owed a duty by any local housing authority under section 190(2), 193(2) or 195(2) of the Housing Act 1996 (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by such authority under section 193(3).
- Applicants occupying unsanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.
- Applicants who need to move on medical or welfare grounds (including grounds relating to disability).
- Applicants who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others).

Under this Allocations Policy, priority bands A, B and C, reflect the reasonable preference categories.

2.2 Additional Preference

Under section 167 (2) of the Housing Act 1996, the following groups of people are given additional preference if they meet the statutory reasonable preference categories (above) and have an urgent housing need:

- **Applicants who need to move urgently because of a life threatening illness or sudden disability** – applicants who meet this criterion will be assessed for additional priority on medical and/or welfare grounds;
- **Families with severe overcrowding which poses a serious health hazard** – applicants meeting this criterion will be assessed for additional priority on medical or welfare grounds;
- **Applicants who are homeless and require urgent re-housing as a result of violence, threats of violence (including intimidated witnesses) and those escaping serious anti-social behaviour or domestic abuse** – applicants who meet this criterion will normally be assessed in accordance with homeless legislation. (Also see #5.12)

2.3 Armed forces¹, reserve forces¹ personnel and bereaved spouses or civil partners of armed forces personnel, under the following circumstances:

- (i) former members of the armed forces;
- (ii) serving members of the armed forces who need to move because of serious injury, medical condition or disability sustained as a result of their service;
- (iii) bereaved spouses, partners and civil partners of members of the armed forces, leaving services family accommodation following the death of their spouse or partner; or
- (iv) serving or former members of the reserve forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service

2.4 Main or joint applicants who meet the reasonable preference criteria and any of the criteria listed in points (i) – (iv) above, will be awarded additional preference by being prioritised within their band when they apply for eligible properties.

2.5 Local authority registered and approved foster carers who are responsible for “looked after children” may be considered for a higher banding and/or an extra bedroom entitlement. Applicants who

¹ All references made to ‘armed forces’, ‘regular forces’ and ‘reserve forces’ throughout this document refers to all those who serve or have served in the Armed Forces of the Crown.

meet the criteria will be assessed on welfare grounds and will be expected to provide verification of their approval and registration from Social Services.

Chapter 3 - Who qualifies for housing?

3.1 This policy sets out arrangements for allocating housing accommodation within the meaning of Part 6 of the Housing Act 1996. It also sets out the arrangements for the following allocations which fall outside of Part 6 of the Housing Act 1996 – Allocation of Housing Accommodation. These include:

3.2 The following fall outside of this scheme and are not covered by Part 6 of the Housing Act:

- Mutual exchanges;
- Succession or assignment to someone entitled to succeed;
- Transfer of tenancy by court order in children and family proceedings;
- Properties empty for major repairs and alterations (decants).

3.3 Who is eligible to join the Housing Register?

Anyone aged 16 or over can apply to join the Housing Register, but not everyone will be eligible to join the Housing Register. The eligibility criteria for joining the Housing Register are as follows:

- The main applicant must not be subject to immigration control or be a person from abroad, unless they are an ‘eligible person’ as defined in the Allocation of Housing and Homelessness (Eligibility) (England) Regulations 2006 (SI 2006 No.1294) (‘the Eligibility Regulations’).
- The main applicant and their household must be habitually resident in the UK or the Common Travel Area. (The Common Travel Area includes the United Kingdom, Republic of Ireland, Channel Islands and Isle of Man).
- Anyone aged 16 or over can apply to join the housing register, however under current law, applicants under the age of 18 cannot legally hold a tenancy.

3.4 POs will not be able to register anyone who is not eligible to be housed.

Suspensions

3.5 Some applicants will be eligible to join the register but may be suspended, that is they will not be allowed to participate in the scheme by bidding for properties for a temporary period. These include:

- a) **Applicants successfully housed into a social housing property through the Gateway to Homechoice or via mutual exchange** – except in exceptional circumstances, these applicants will be permitted to re-join the Housing Register but will be suspended for 12 months from the start of their tenancy. Their effective date will be 12 months from start of the tenancy or the date of their application, whichever is later.
- b) **Applicants housed temporarily in a PO’s private lettings scheme/non-secure/private landlord under a homeless duty** – these applicants may have an Assured Shorthold Tenancy with a private landlord with a mandatory six month period. Therefore, except in exceptional circumstances, they will be suspended until 56 days before the end of the fixed term of their tenancy.
- c) **Applicants who are under any homelessness duty by a local authority which is not part of the Gateway partnership** - these applicants will be permitted to join the Housing Register but will be suspended while they remain under a homelessness duty to a non-partner authority.
- d) **Applicants who have been placed in accommodation in the Gateway area of operation under any part 7 duty of the Housing Act 1996 as amended by a local authority which is not part of the Gateway partnership.** These applicants will be permitted to apply to join the Housing Register but will be suspended while within the initial 24 months of their tenancy.

- e) **Applicants who are not considered ready to sustain a tenancy because of their age or need for specialist support or who are currently residing in supported housing** - except in exceptional circumstances, these applicants will be suspended. The PO will be responsible for carrying out regular reviews of the applicant's circumstances and their readiness to move on and sustain a tenancy in conjunction with any specialist support providers
- f) **Applicants who have accepted an offer of housing but the property is not yet ready** – these applicants will normally be suspended from bidding.
- g) **Joint applicants of an existing social housing tenancy who no longer wish to live together and require separate housing applications** – these applicants will be suspended until their existing joint tenancy has been resolved except where the PO has assessed that a homeless duty is owed to both parties. In such situations, the PO reserves the right to allow the parties to participate in the scheme.
- h) **Applicants who repeatedly select and/or view properties which they have no intention of taking** – in exceptional circumstances, applicants can be suspended from participating if they repeatedly select and or view properties which they have no intention of accepting.
- i) **Applicants who accept properties** – applicants who sign a tenancy agreement but either do not move into the property or give notice within 12 months of moving in. These applicants will be suspended for up to 12 months.
- j) **Applicants who are unable to sufficiently verify their circumstances which causes the assessing PO to suspect that the application may be fraudulent** – these applicants may be suspended from bidding until they are able to provide evidence of their situation or circumstances

3.6 The decision to suspend an eligible applicant from bidding for properties will be considered following a full assessment of the individual circumstances. If a decision is taken to restrict an eligible applicant from participating in the scheme, the PO will decide on these cases explaining to the applicant:

- the reasons why they are temporarily not able to take part in the scheme;
- the date or circumstances when they will be able to resume participation in the scheme or request a review of the original decision;
- the right to a review of the PO decision – for more information on this see [Chapter 9](#).

False Information

3.7 Any applicant who deliberately attempts to deceive or defraud the POs in order to secure a home to which they are not entitled, may lose any home provided for them, and may also be prosecuted. The law imposes severe penalties, including substantial fines or imprisonment, where an offence is proved.

Chapter 4 - How the Housing Register operates

4.1 How to apply for housing

Those who want to apply for housing are required to complete an online application form. Applications can also be taken over the phone. The information given in this form will be used to assess the applicant's need for housing and to determine which band the applicant will be placed in.

The application form can be found here:

<https://www.gatewaytohomechoice.org.uk/Data/ASPPages/1/88.aspx>

4.2 All POs will ensure that:

- Advice and information is available free of charge to persons in their area about the right to make an application for an allocation of housing accommodation; and
- Any necessary assistance in making such an application for housing is available free of charge to persons in their area who are likely to have difficulty in doing so without assistance.

4.3 As part of the online application process, applicants will be asked to select a PO to hold their application. Applicants should select the PO for the district or borough where the person is currently living. If an applicant does not currently live in any of the seven PO areas, they should apply to the PO area where they hold a local connection. If an applicant does not have a local connection to any of the seven POs, they should apply to the PO where they wish to live.

4.4 Local Connection

Applicants will have a local connection to the area of operation of Gateway to Homechoice if they meet one or all of the criteria below:

- Their only or principal home is within the boundaries of the district or borough covered by the scheme.
- They were placed in specialised housing which is not available in the area of the scheme but had a local connection previously through residence.
- They (not a member of their household) are in permanent paid work in one of the partner districts or boroughs.
- They have a son, daughter, brother, sister, mother or father, who is aged 18 or over and lives in the area of the scheme and has done so for at least five years.
- A family member may live within different Gateway local authority areas as long as they have continuously lived within the Gateway area of operation for 5 years and this will give their close family member a local connection subject to any individual property restrictions, e.g. s106 or local lettings plan. The local connection will be where the family member currently lives and the corresponding local authority will host the application.
- Homeless care leavers aged 18 – 20 who have been looked after by either Essex County Council or Suffolk County Council will have a local connection with every housing authority within the county that looked after them.

4.5 The following people will also be deemed to have a local connection to the Gateway area of operation if:

- The main or joint applicant is serving in the regular forces² or who has served in the regular armed forces² within five years of the date of their application.
- The main or joint applicant has recently ceased or will cease to be entitled to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where the spouse or civil partner has served in the regular forces and their death was attributable (wholly or partly) to that service.
- The main or joint applicant is serving or has served in the reserve forces and is suffering from a serious injury, illness or disability which is attributable whether wholly or partly to that service.
- Spouses and civil partners who are required to leave accommodation provided by the Ministry of Defence following a breakdown in their relationship with their Service spouse or partner.

4.6 An applicant will lose their local connection if:

- Since applying to join the register they have moved outside the Gateway area of operation and no longer meet any other local connection conditions.
- They had a local connection through a close relative but the relative no longer resides in the area.
- They had a local connection through their employment but this no longer applies.

4.7 Each applicant's connection to the area of operation of the scheme will be assessed on an individual basis. Applicants who do not have a local connection are permitted to join the Housing Register but once their housing needs have been assessed, they will be placed in the band that is one lower than if they had a local connection. For example, if someone is assessed and would ordinarily be placed in band B, if they don't have a local connection to one of the districts or boroughs they will be placed in band C instead.

4.8 Rural Housing

There are rural exception sites throughout the Gateway area of operation. Rural exception sites are small sites where affordable housing is developed to meet the needs of the local community by accommodating households who are either current residents within the village/area or who have an existing family or employment connection. Properties on rural exception sites will usually be advertised listing the specific local connection criteria which an applicant will need to meet in order to be considered for the property, e.g. needs to have lived in a specific village/area for at least three years or has close family who have lived in the area for at least three years.

All applicants are responsible for ensuring that that all relevant local connection details have been included on their Housing Register application ; they will need to demonstrate and provide evidence of the relevant local connection criteria to be considered for a property which is on a rural exception site.

4.9 Newly Built or Newly Acquired Properties

Newly built properties are usually restricted on their first let to those who have a local connection to the local authority area in which the properties have been built.

Applicants are responsible for ensuring that they add all relevant local connection details to their Housing Register application.

4.10 Right to Move

Existing social tenants who need to move due to work are exempt from the local connection requirements in Chapter 4 subject to them meeting the following requirements:

² All references made to 'regular forces', 'regular armed forces', 'armed forces' and 'reserve forces' throughout this document refers to all those who serve or have served in the Armed Forces of the Crown.

- They have reasonable preference under s.166(3)(e) because of a need to move to the local authority's district to avoid hardship; and
- They must work in the Gateway area of operation, or have an offer of work in the Gateway area of operation with a genuine intention of taking up the offer of work and be able to provide evidence of this; and
- The work must not be short-term (less than 12 months) or marginal in nature, be ancillary to work in another district; or voluntary work. Work will normally be regarded as marginal in nature if it is less than 16 hours a week, unless the work is regular and payment substantial.

Government guidance says each local authority should aim to make 1% of lettings in this way; we will monitor to see if we achieve this.

4.11 Verification

On receipt of the complete application form, the relevant PO will assess the application and will request additional information, supporting evidence and references from current and previous landlords so that the applicant's housing need can be verified. Once the application has been assessed and the information has been verified, the PO will write to the applicant and will let them know:

- whether they have been accepted onto the Housing Register;
- which band they are in;
- their effective date;
- the type and size of property for which the applicant can bid; and
- if an adapted property is required.

If they have not been accepted onto the register, they will be told the reasons why and for how long they will be excluded.

An applicant will be given a maximum of 28 days to provide info for verification process after which time their application will be closed.

Effective Date

4.12 The effective date of an application will be the date that the application form is received by the PO, except in the following situations:

- When an applicant is moved from one band to a higher band. Their new effective date will be the date that their circumstances changed or when the PO is advised of this.
- Where an applicant receives priority on medical or welfare grounds. Their effective date will be the date that the application for the award is received by the PO.
- Where a woman is pregnant and the baby will make her eligible for a larger property, her effective date for the larger property will be the date that the baby is born.
-

4.13 Effective dates for homeless applications

- Band C Prevention - effective date – the date that the prevention duty was owed unless the applicant already has an award on the housing register with an earlier effective date. In this situation, the applicant would retain their effective date from their previous housing register award.
- Band C Relief – effective date – the date that the relief duty was owed – i.e. their assessment date, or after the prevention duty has ended and has been unsuccessful, if they were owed the prevention duty.

- Band B Options advice Prevention – the date that the prevention duty was owed or the date that the Options advice award was applied to their homeless case at the discretion of the awarding local authority unless there is an agreement or notification to another LA due to domestic abuse.
- Band B Options advice – Relief – the date that the relief duty was owed or the date that the Options advice award was applied to their homeless case at the discretion of the awarding local authority unless there is an agreement or notification to another LA due to domestic abuse.
- Band B Main duty – the date that the main duty takes effect – i.e. the date after the Relief duty ended.
- Band A Homeless in Severe Need – the date that the prevention, relief or main homelessness duty was owed or the date that the Homeless in Severe Need award was applied to their homeless case at the discretion of the awarding local authority unless there is an agreement or notification to another LA due to domestic abuse.

Applicants' consent and declaration

4.14 When an applicant applies for housing, they must complete a declaration. The submission and confirmation of the declaration section contained in the online application form, will be taken as the applicant's formal declaration and agreement, confirming that:

- The information provided by the applicant is complete, true and accurate.
- The applicant will inform the POs immediately of any change in circumstances.
- The applicant understands that information will be shared with all the POs and all participating RPs together with other relevant organisations in order to complete or verify information or to prevent fraud or protect public funds in other ways.
- The applicant consents to POs making enquiries of any relevant persons to confirm the information on the application form is correct, or to add to the information given where this is necessary to complete an assessment of need or consider suitability for housing.
- The applicant gives permission to take up references from current and previous landlords
- The applicant gives consent for the PO to carry out a risk assessment

Who can be included on an application?

4.15 Subject to Paragraph 4.17, an applicant may include anyone on their application if they usually reside with the main applicant as a member of the family/household. This includes any close blood relative, marital or co-habiting partners or someone who might reasonably be expected to reside with the main applicant. Any adult who is asking to be accepted or who has been accepted as being part of a household but who is not the lead or joint applicant will be required to sign a declaration acknowledging that the relevant local authority may undertake enquiries into their circumstances.

Lodgers or live-in carers are not usually included as part of the main applicant's household and so would not be included in a housing application. If an applicant requires an extra bedroom for their carer, they should apply for this under the [Welfare criteria](#).

Two households forming one household on an application

4.16 Subject to Paragraph 4.18, when two households wish to form one household on one housing application, the PO will complete a full assessment of the housing situation. The assessment will establish if either applicant's existing accommodation is adequate to meet the needs of the new household structure.

4.17 If either applicant's accommodation is deemed adequate for the needs of the new household structure, the PO will advise the household to reside in the suitable property and will award them band E (adequately housed).

4.18 If both applicants' accommodation is assessed as being unsuitable for the new household structure, if appropriate, the household will qualify for additional bedroom entitlement but overcrowding priority will not be considered for 12 months from the date the application with the intention to form a new household was received.

4.19 The PO will assess to see if the application is eligible for additional priority on [welfare grounds](#). If welfare priority is not applicable, the application will be reviewed after 12 months (from the date the new household was formed or the date of application, whichever is later), and if appropriate at that point, overcrowding priority will be applied. If the priority band increases, the effective date will be amended to the date the priority changes.

Joint applications

4.20 Subject to Paragraph 4.17, where more than one eligible applicant wishes to have a shared application, they will be considered as joint applicants. This will include married couples, civil partners, co-habiting couples and couples living apart. In exceptional circumstances the PO may also include others, such as friends and relatives. The landlord will decide at the time of letting whether to offer a joint or sole tenancy.

4.21(a) If an applicant has applied as homeless and is owed a duty under part 7 of the Housing Act 1996 (as amended), they cannot add someone to their Housing Register application who is not on their application for homelessness assistance unless otherwise agreed by the relevant local authority.

4.21 (b) If an applicant has applied as homeless and is owed a duty under part 7 of the Housing Act 1996 (as amended), they cannot add someone who is reasonably expected to reside with them to become a joint applicant on the Housing Register.

4.22 For a joint application, both applicants must be eligible to join the Housing Register.

Exception to sections 4.15 – 4.22 inclusive: someone can be added to a Housing Register application only if there is no duty owed under part 7 Housing Act 1996 (as amended). In that event the household composition must remain the same as that accepted under the homelessness provisions, unless otherwise agreed by the relevant local authority. Further detail about adding someone to a Housing Register application is in section 4.32.

4.22 Joint tenants of a social housing tenancy, who no longer want to live in the same property, can apply to join the Housing Register. Applicants will be suspended from the scheme (i.e. unable to bid for properties) until the issues of assignment relating to the existing tenancy have been resolved. POs will advise the applicants to seek advice from their current landlord or professional legal services, before signing over any rights to the existing tenancy (as this could result in one party being made homeless). POs may accept applications from one or both parties. In this situation, an application will be reassessed according to their current circumstances

4.23 An applicant or household member can only be part of one active Housing Register application.

Applications from previous applicants (those housed or whose application has been closed)

4.24 Applicants who have previously been registered and their application has been closed can re-apply to join the register using their existing log in number. Previous joint applicants who wish to apply separately will need to have their application split and will be provided with another log in number.

4.25 Applicants previously housed into social housing will be permitted to re-apply to join the Housing Register; however, if they apply during the first 12 months after moving, they will receive an effective date of 12 months after their tenancy began.

4.26 Types of applicants

Applicants who apply to join the Housing Register will be in one of the following categories:

- **Transfer applicants** - are those who are existing tenants of a council or housing association property within the Gateway area of operation.
- **Homeless Prevention applicants** – these are applicants to whom one of the POs owes the prevention duty under the Homelessness Reduction Act 2017.

- **Homeless Relief applicants** – these are applicants to whom one of the POs owes the relief duty as stated in the Homelessness Reduction Act 2017.
- **Homeless main duty applicants** – these are applicants to whom one of the POs owes the main housing duty under Part VII of the Housing Act 1996, as amended by the Homelessness Act 2002 and the Homelessness Reduction Act 2017.
- **Direct applicants** - all other applicants.

Renewals

4.27 The POs carry out an annual renewal process to ensure applications are accurate and up-to-date. Applicants will be notified of the need to complete the renewal through their Gateway account. It is the responsibility of an applicant to complete the renewal and provide any updates to their current circumstances.

Applicants will usually be given 28 days to complete a renewal. If an applicant fails to complete the renewal, their application will be closed.

4.28 Closing a Housing Register Application

A Housing Register application will be closed in the following circumstances:

- at the applicant's request;
- if the applicant becomes ineligible for housing;
- when the applicant has been housed through the scheme;
- when a statutory homeless applicant has been housed into private sector accommodation;
- where an applicant does not maintain their application through the re-registration process or where they move and do not provide a contact address; or
- if the applicant fails to respond to a request for further information within a reasonable time; or
- if a sole applicant has died.

4.29 If an applicant whose application has been closed wishes to re-join the Housing Register, a PO may agree to reinstate a closed application. Normally this will only apply within 3 months of closure although this will be at the discretion of the relevant PO. The applicant will retain the same effective date if their application is reinstated within 3 months of closure, assuming that there is no change in their circumstances or household make up.

4.30 Data Protection

Each PO has its own Data Protection Policy which can be requested from the relevant PO. All data provided under this scheme will be treated in accordance with the POs' Data Protection Policies.

Employees and members of the Council or an RP and their relatives

Applicants who are related to a Councillor or a Member of the Board of an RP, or are a member, or related to a member of staff of the Council, will be asked to declare this on their application form.

4.31 Depending on the nature and extent of the relationship with the local authority, Councillor or RP, the manager of the assessing PO may refer the application to another local authority to ensure that it is fairly assessed. The agreed process is to refer the applicant to the local authority as follows and notify the applicant of this decision:

- Babergh to East Suffolk
- Braintree to Colchester
- Colchester to Ipswich
- Ipswich to Maldon
- Maldon to Braintree
- Mid Suffolk to East Suffolk
- East Suffolk to Babergh/Mid Suffolk

4.32 The receiving local authority will retain responsibility for the application, establishing eligibility and awarding appropriate priority. The applicant will be notified in writing of the accepting local authority and the outcome of their Housing Register assessment.

Change in Circumstances

4.33 If there is a change in the main applicant's circumstances, for example, birth of a child, moving house or another change in circumstance it is the applicant's responsibility to update their online housing application via the Gateway system, providing the details of e.g. the new household member/new address etc. These changes will need to be verified using the verification procedure.

4.34 An applicant's band may increase or decrease following a change in circumstances. If the priority band increases, the effective date will be amended to the date that the PO was informed of the applicant's change in circumstances.

4.35 If the lead applicant wishes to add new household member/s to their application, the housing application will need to be updated, providing the new household member's details. New, eligible, non-dependent household members will be included in the assessment for bedroom entitlement. After 12 months, the application will be reviewed and if appropriate at that point, overcrowding priority will be applied.

4.36 Feedback

After each advertising cycle, feedback on successful lets is provided on the Gateway to Homechoice website at the following link:

<http://www.gatewaytohomechoice.org.uk/Data/ASPPages/1/75.aspx>

The feedback will include the following:

- property size and type;
- if the property was let as social or affordable rent;
- location of the property;
- number of bids for each property;
- priority band of the successful applicant; and
- effective date of the successful applicant.
- Properties which are let as a direct let.

No personal information about bidders is shared publicly.

Chapter 5 - How housing need is assessed

5.1 We use a banding system to identify those in the greatest housing need and to reflect the aims and objectives of our policy. We will decide which band the application will be placed in depending on the information provided in the application form. The following tables provide details on the bands:

Band A – those with critical or urgent needs
Critical medical/welfare award, including emergency situations
Applicants in severe need to whom the local authority has accepted a main duty, relief duty or prevention homeless duty
Council or RP tenants who are currently in three, four or five or larger bedroom, general needs accommodation, who wish to downsize and will release one or two bedrooms within the Gateway area of operation
Applicants with multiple needs - if someone has two or more needs in band B, they will be moved into band A.
Nominations - move on from specified agencies – at the discretion of the PO
Negotiated surrender of a tenancy within the Gateway area of operation
Qualifying Agricultural Workers within the Gateway area of operation
Relationship breakdowns (Council properties where they are under occupying but have been assessed as having housing need) within the Gateway area of operation
Successions - Council or RP succession tenants who are under occupying their property in the Gateway
Releasing a property in need (Council or RP properties) or where it prevents the Council or Registered Provider making expensive alterations to the property within the Gateway area of operation.

Band B – applicants with serious needs
Statutory homeless applicants accepted as being owed the main housing duty
Applicants with a serious medical/welfare award
Council or RP tenants who are currently in one or two bedroom general needs accommodation and who wish to downsize and will release one bedroom within the Gateway area of operation
Nominations - move on from specified agencies – at the discretion of the PO
Options advice - POs have discretion to award band B to applicants who are under either the Prevention or Relief duty (HRA 2017), who are likely to lose/have lost their accommodation through no fault of their own, for which there is no legal redress, who are assessed by the particular scheme PO as likely to be in priority need, who are receiving housing advice from the particular scheme Council to prevent/relieve homelessness and for whom social housing is assessed by the PO as being the only/most appropriate solution
Tenants who are overcrowded in social or private rented housing within the Gateway area of operation (this does not apply to applicants who are residing in temporary accommodation and who are overcrowded).
Applicants who are required to leave their property as a result of an emergency prohibition order served in relation to the premises under the Housing Act 2004 within the Gateway area of operation
A prohibition order or demolition order has been served or is about to be served in relation to the applicants dwelling by the Private Sector Team of the particular scheme Council. This indicates that the property contains one or more Category 1 Hazards that probably cannot be remedied.
An improvement notice has been, or is about to be served in relation to the applicant's dwelling by the Private Sector Housing Team of the particular scheme Council and: <ol style="list-style-type: none"> 1. The remedies that are needed to reduce the hazard will require the property to be vacated for a significant period of time; 2. The cost of the remedies is beyond the means of the applicant (where applicable); or 3. The remedies will make the property unsuitable for occupation by the applicant.
Applicants assessed as meeting band A criteria, but with no local connection to the Gateway area
Multiple needs - applicants with four or more needs in band C will be moved into band B.
Right to Move applicants

Band C – those with medium need for housing
Moderate medical/welfare award
Applicants who are threatened with homelessness within 56 days and are owed the Prevention duty (HRA 2017) by one of the POs
Applicants who are homeless and owed the Relief duty (HRA 2017) by one of the POs
Applicants who are homeless but who are assessed by the PO as not being in priority need
Valid notice to quit – which has not been instigated by any breach of tenancy
Applicants who, following a homelessness application, have been deemed by the particular scheme PO to be in priority need, but intentionally homeless.
Tenants who are overcrowded in social or private rented housing outside of the Gateway area of operation but who have a local connection to the Gateway area
Applicants who are either sharing facilities or lacking facilities or who are of no fixed abode
Fixed term licensees – this applies to applicants living in supported accommodation
A hazard awareness notice has been served by the Private Sector Housing Team of the particular scheme Council, in relation to a Category 1 or 2 hazard at the applicant's dwelling and: <ul style="list-style-type: none"> • The remedies that are needed to reduce the hazard will require the property to be vacated for a significant period of time; or • The cost of the remedies are beyond the means of the applicant (where applicable); or • The remedies will make the property unsuitable for occupation by the applicant
A suspended improvement notice or prohibition order exists but a foreseeable change in the applicants circumstances will cause it to become active and result in a high priority situation.
Applicants assessed as meeting band B criteria, but with no local connection to the Gateway area of operation

Band D – reduced preference
Applicants assessed as meeting band C criteria, but with no local connection to the Gateway area of operation
Applicants with reduced preference
<p>i) where the household is entitled to reasonable preference but is found to have:</p> <ul style="list-style-type: none"> • Sufficient resources to buy a property on the open market • Sufficient resources to buy a property through a low-cost home ownership scheme • Sufficient resources to rent a property in the private sector <p>All adult household members' incomes will be considered as part of the household income; current financial limits are available to applicants on request.</p> <p>This does not apply to transfer applicants who are existing local authority or RP tenants.</p> <p>Members of the armed forces, who have received a lump sum payment as compensation for an injury or disability sustained during active service, will not be subject to reduced reference on grounds of significant resources.</p> <p>Deliberate Deprivation of assets – applicants who have had significant income or savings/capital which they have deliberately spent instead of using to pay for housing costs may be considered to have deliberately deprived themselves of their assets and may also be placed in band D. Examples of this include one or all of the following:</p> <ul style="list-style-type: none"> • Giving away a lump sum of money • Transferring title deeds of a property to someone else • Suddenly spending a lot of money in a way which is unusual from normal spending • Gambling money • Using savings to buy possessions, such as jewellery or a car, which would usually then be excluded from the financial assessment test <p>When a PO thinks that an applicant has deliberately deprived themselves of assets, they will assess the</p>

application and what they have used their money for to assess whether they should be placed in band D.

ii) where the applicant would be entitled to reasonable preference but the behaviour of the applicant (or member of their household) affects their suitability to be a tenant, for example:

- former tenant arrears
- damaging a property
- obtaining a previous tenancy fraudulently
- notice being served on a tenant because of their own actions e.g. rent arrears or anti-social behaviour
- intentionally homeless applicants with rent arrears
- an applicant has been evicted from a home owned by a PO or RP
- an applicant has abandoned a property without giving the required notice to their landlord
- an applicant has assaulted or harassed an employee or agent of a PO or RP
- an applicant or members of their prospective household have committed acts causing or likely to cause a nuisance or annoyance to their neighbours or others in the locality of where they live or where they have previously lived
- failure to maintain a rented property in a proper and reasonable condition
- an applicant or member of their household has committed acts of anti-social behaviour
- Failing to repay money owed to a PO relating to rent deposit, rent in advance, rent arrears, mortgage arrears
- Applicants who are accepted as being owed the main housing duty under homelessness provisions and who are in temporary accommodation but building up rent arrears sufficient to be bypassed on shortlists
- Applicants who are accepted as being owed the main homeless duty and who are in temporary accommodation but whose behaviour is such that eviction proceedings have begun

Band E – applicants who do not have a housing need

Applicants who live in a property that is adequate to meet their needs in terms of property type, size and facilities

Owner-occupiers

Applicants in prison

A suspended prohibition order or improvement notice has been or will be served by the Private Sector Housing Team of the particular scheme Council, in relation to the applicants dwelling, but the criteria leading to it becoming active are not met by the applicant.

A hazard awareness notice or improvement notice has been or will be served by the Private Sector Housing Team of the particular scheme Council, in relation to the applicants dwelling, but the specified remedies are low cost and straightforward to achieve.

Applicants living in a caravan, mobile home or boat but who don't have a housing need

Applicants in tied accommodation, but no housing need.

Band F – this is a non-bidding band and only applicants who are waiting for extra care or some other form of supported housing or those who are being directly matched to a property will be placed in band F.

Medical Assessments

5.2 Medical assessments will be carried out for applicants who believe that their medical condition or disability is affected by their current accommodation. The applicant will be required to complete a self-assessment medical form showing the impact that their current property has on their medical condition or disability. These forms will be assessed by the relevant PO and the applicant may be placed in a higher band depending on what impact their current accommodation is having on their medical condition.

5.3 Applicants may also be awarded priority if the applicant is asking to be re-housed so they can receive care or specialist support.

5.4 Extra medical information may be sought from the applicant's GP, hospital consultant, health visitors and other relevant parties. The table below is used to act as a guide to priority:

Effect on Housing	Medical Problem			
	Critical - 1	Serious - 2	Moderate - 3	Low -4
Critical - 1	Band A	Band B	Band C	No award
Serious - 2	Band B	Band B	Band C	No award
Moderate - 3	Band C	Band C	Band C	No Award
Low - 4	No award	No award	No award	No award

5.5 Applicants who are under a homelessness prevention duty, a homelessness relief duty or who are accepted as being owed the main housing duty under homelessness legislation cannot have a medical award added to their Housing Register application. Applicants who have been awarded band C under the homeless Prevention duty may retain a medical band if one already exists on their Housing Register application when the prevention duty commences. If the Prevention duty ends and the applicant is then owed the Relief duty, the medical award will be removed from their application. If a homeless applicant under any of the 3 main homelessness duties listed above has a medical need for an extra bedroom due to, for example, if a homeless applicant under any of the 3 main homelessness duties listed above has a medical need for an extra bedroom due to, for example, needing a live-in carer, this will be assessed by the relevant local authority and property size required will be amended on their housing register application if necessary/evidenced.

5.6 If a homeless applicant's temporary accommodation becomes unsuitable on medical grounds the PO will first look to see if alternative temporary accommodation can be found.

5.7 Applicants under band B options advice, either prevention or relief, or who are under the main homelessness duty, may not retain or obtain any other additional awards on the Housing Register. The only additional awarded permitted is if an applicant is placed in band A Homeless in severe need.

Wheelchair, Mobility and Adapted Housing

5.8 An applicant should inform the relevant PO if they have mobility needs. Further information about the applicant's needs may be sought from the applicant's GP/consultant. Applicants who need a property suitable for wheelchairs users will be assessed by an occupational therapist before an offer can be considered.

5.9 The following are the mobility categories used in this scheme:

Code 1 – the applicant is a full-time wheelchair user and needs a home which is accessible for wheelchair use both indoors and outdoors.

Code 2 – the applicant needs a home with a level access shower.

Code 3 – Ground floor accommodation is required as the applicant can't use stairs.

Welfare

5.10 At the applicant's request, the PO will request relevant evidence to support their application. The PO will then review the full situation, taking into account the level of vulnerability of the household members. Each case will be assessed on individual circumstances.

The table below is used as a guide to priority:

Need for settled suitable accommodation	Level of Vulnerability			
	Critical - 1	Serious - 2	Moderate - 3	Low - 4

Critical - 1	Band A	Band B	Band C	No award
Serious - 2	Band B	Band B	Band C	No award
Moderate -3	Band C	Band C	Band C	No award
Low - 4	No award	No award	No award	No award

5.11 If a homeless applicant or household which is owed a homelessness duty by the PO, is considered to be particularly vulnerable and/or may be at significant risk in temporary accommodation, the PO can place them in the category of 'Applicants in severe need to whom the local authority has accepted a homelessness duty' which will increase their band to band A.

5.12 Applicants cannot be awarded priority under both the medical and welfare schemes. If an applicant applies for both, once their applications have been assessed, they will be placed in the higher band which reflects either their medical or welfare needs.

Applicants who have been given a higher welfare or medical award due to DA will be offered the same tenure as their existing tenure when they are housed via the Housing Register.

Due to the complex nature of those who are fleeing from domestic abuse there is no one procedure which can be applied to every applicant's situation so local authorities will use their discretion to assess each application individually and will usually use one of the following options to resolve housing need/homelessness when fleeing from domestic abuse:

1. Make a homeless application – this may be the best option where the applicant is unable to remain in their home due to domestic abuse
2. Awarding the applicant with a welfare award on the Housing Register and allowing the applicant to bid for properties
3. Making an applicant a direct let from the Housing Register – this will depend on the availability of suitable properties in areas which are considered safe for the applicant/household to live in

The local authority may use more than one of the above options for a household – e.g. they may initially be placed in band A Welfare and subsequently given a direct let when a suitable property becomes available.

Succession rights when a council or RP tenant dies

5.13 When a secure Council tenant or an Assured RP tenant dies a person living with them at the time of their death may have a right to succeed the tenancy. This will depend on the individual tenancy agreement that the tenant had with their landlord. The remaining tenant, where there is a joint tenant or other persons living in the home will need to liaise with the relevant landlord to see if they have a succession right.

5.14 If the remaining tenant succeeds the tenancy but is then under-occupying the property and wishes to move, if the landlord agrees, these applicants will be placed in band A Succession. If there is no succession, then a Notice to Quit will be served and the applicant will be placed in band C.

Applicants who have deliberately made their housing situation worse

5.15 The PO will consider whether an applicant has deliberately made their housing situation worse to increase their housing need, and consequently improve their chances of re-housing through the register.

5.16 If it is decided that the applicant has made their housing situation worse, for example, by moving into smaller private rented accommodation, or by moving another family in with them to create overcrowding, they will remain in the band that reflected their housing need in their previous accommodation. In 12 months' time, this decision may be reviewed by the relevant PO on request. If the restriction is removed, the applicant will be placed in the band that reflects current circumstances. Their effective date will be the date they moved to the new band.

Owner-occupiers

5.17 Owner-occupiers or applicants who own other residential property are eligible to join the Housing Register but will be placed below other groups in our lowest priority band (band E).

5.18 Owner-occupiers in band E will be able to express an interest for a property if they wish to do so, however, because a Council or RP tenancy can only be held as a main home, homes are not usually offered to applicants who still own their home or are paying a residential mortgage. An exception may be considered where an older owner-occupier wants to express an interest in low demand sheltered accommodation.

5.19 Generally, owner-occupiers will not be able to move to another band unless they meet the criteria for critical or serious medical or welfare priority (band A or B).

5.20 In assessing whether there is a critical or serious medical or welfare need the following information will be taken into account:

- The effect of their current housing on their medical or welfare needs;
- Whether they can afford to meet their housing needs from their own resources and whether the type of accommodation required is available in the private sector.

5.21 If it is decided that the applicant is unable to buy or privately rent suitable accommodation and they have a serious or critical medical or welfare need they may be placed in band A or B as appropriate and will be permitted to bid for and if successful, may be offered the type and size of accommodation which meets their needs.

Chapter 6 - Allowed property sizes

6.1 The following table shows what size of property applicants will be eligible for within this scheme. Applicants are expected to make best use of bedroom sizes in their property. For example, the best use of bedrooms within a two-bedroom property might be for an adult to sleep in the smaller of the bedrooms and their children to share the larger bedroom:

Household Size	Bedroom entitlement
1 adult	Bedsit or 1 bedroom
2 adults living together as a couple	1 bedroom
2 adults living together, but not as a couple	2 bedrooms
1 adult (or 2 adults living together as a couple) expecting their first child	2 bedrooms
1 adult (or 2 adults living together as a couple) with 1 child	2 bedrooms
1 adult (or 2 adults living together as a couple) with 2 children of the same sex	2 bedrooms
1 adult (or 2 adults living together as a couple) with 2 children of the opposite sex, where both children are under 10 years old	2 bedrooms
1 adult (or 2 adults living together as a couple) with either: 2 children of the opposite sex where one child is aged 10 years or more 2 children and the applicant or their partner is pregnant 3 children 4 children (all of one sex or 2 boys and 2 girls)	3 bedrooms
1 adult (or 2 adults living together as a couple) with either: 4 children (3 children of the same sex and 1 child of the opposite sex who is over 10 years old) OR Up to 6 children	4 bedrooms
1 adult (or 2 adults living together as a couple) with 6 or more children	5 or more bedrooms

6.2 Children of the same sex are expected to share a bedroom unless there is a medical or welfare reason why the children cannot share a bedroom. Medical and welfare needs will be assessed using the scheme's standard processes. Adult children will not be given additional bedroom entitlement but will be considered as children of the household and will be assessed in accordance with the table above.

6.3 Applicants who are given a medical award because they require an additional bedroom cannot be given both a medical award and an overcrowding award for the same, additional bedroom requirement.

Exceptions to the Property Size Rules

6.4 Transfer Incentive Scheme applicants who are downsizing are permitted to bid for properties with one more bedroom than their allowed size.

6.5 In exceptional circumstances, and with the agreement of the landlord, an applicant will be allowed to move into a property that is smaller than their needs, if doing so improves their situation. For example, if an applicant has 4 children and is entitled to a four bedroom property, but is living in a 2 bedroom flat, their application for a 3 bedroom property may be considered and if successful these applicants will be suspended from bidding for a year as detailed in 3.5.

6.6 Similarly, where a household with a 2 bedroom need and is assisted to secure 1 bedroom accommodation in the Private Rented Sector or Supported Housing Sector under a homelessness duty their

Housing Register application will be suspended for 12 months or until a valid notice is served, whichever is sooner. Typically, this will be a household including an expectant mother or a new-born child.

Parents with 'staying access' to dependent children or shared residency orders

6.7 Applicants with a shared residence order or staying access for children are not automatically entitled to bedrooms for their children. The general principle is that a child needs one home of an adequate size, and that the POs will not accept responsibility for providing a second home for children.

Applicants with a medical or social need for a larger property

6.8 Applicants can apply for an extra bedroom due to their medical or social needs. Their circumstances will be considered and evidence supporting the need for an extra room will be required.

Extra rooms for carers

6.9 If an applicant needs an extra room for a carer the PO will investigate and seek advice on the need for an extra room. The PO will make the final decision but it is usually expected that Social Services should be able to give supporting evidence that a 'live in' carer is needed.

6.10 Applicants in receipt of housing benefit/universal credit will need to be aware that from April 2013 they may not qualify for housing benefit/universal credit for an extra bedroom. In such circumstances the applicant will be responsible for paying any shortfall and may be subject to affordability checks prior to signing a tenancy.

6.11 Bedroom Sizes

- Bedrooms of less than 6.7 square metres are not considered for use by more than one child.
- Rooms of less than 8 square metres are not seen as suitable for use by more than one 'non-dependent' adult (aged 16 or over)
- Rooms between 6.7 – 8 square meters are not considered suitable for more than two children and a second bedroom occupied by four or more children is considered unreasonable

Chapter 7 - Choice Based Lettings

Finding a Home

7.1 Properties which are available for applicants will be advertised in the following ways:

On the Gateway to Homechoice website - www.gatewaytohomechoice.org.uk.

In a property newsletter if requested, and at the discretion of the PO to:

- RPs;
- voluntary and other agencies;
- applicants in bands A and B; and
- applicants who require sheltered accommodation and who require assistance with bidding.

7.2 Advertisements will include information about the property, which can include the following:

- a description of the home;
- a photograph of the property;
- rental type (e.g. social or affordable rent);
- rental charge and period (e.g. weekly, monthly, 4 weekly);
- service charges;
- length of tenancy (e.g. fixed term tenancy and number of years);
- special facilities; and
- adaptations made to the property

7.3 The advertisement will also highlight if there are any special criteria for letting the property, for example if a property is only available to main duty homeless applicants, those applicants with a local connection or applicants of a certain age range, to enable local authorities to balance needs and resources effectively.

7.4 The property advert will show who is able to bid for the property.

7.5 Available properties are advertised on a weekly cycle; applicants can bid for up to two properties per cycle.

7.6 To be considered for a property, bids must be placed by the advertising cycle deadline.

Sheltered accommodation

7.7 When allocating sheltered housing the same general principles as for other property types are followed. In addition, an assessment of the applicant's suitability and need for support must be completed before a sheltered tenancy is offered. If the applicant is considered unsuitable for sheltered accommodation, they will be advised and given advice on homes more suitable to their needs.

Allocation of extra-care sheltered housing or very sheltered housing

7.8 The eligibility rules means that applicants who want extra-care sheltered or very sheltered are assessed on both their housing and support needs. For more information on these schemes please contact the relevant PO.

7.9 Applicants waiting for extra care or very sheltered housing will usually be placed in band F (non-bidding band).

Bungalows

General Needs Bungalows

7.10 Some bungalows will be let to applicants of any age. These are known as general needs bungalows and will be advertised as such.

Restricted bungalows

7.11 Many of the bungalows advertised within the scheme are designed for older people, or people who have limited mobility. These are known as restricted bungalows.

Preference for restricted bungalows will be given to:

- Those aged 60 or over;
- Those under 60 with a medically assessed need for a bungalow;
- Those who will release a property that is needed by the Council as decided by the Transfer Incentive Scheme (TIS) aged between 40 and 60.

Direct Lets

7.12 Occasionally, a property may be let to an applicant directly, without it being advertised on the Gateway website. This may happen in the following circumstances:

- extra care and very sheltered properties;
- if a property is needed to house someone in a social housing property temporarily;
- where someone has to be moved immediately;
- where a specially adapted property has been built for a specific person;
- where the landlord needs to do major repairs to their property or redevelop the area and the property needs to be vacant for this work to be carried out (also called decant);
- where a homeless applicant has either failed to bid or failed to bid on a property on which they could be successful, or has refused a property and the PO needs to move them on from temporary accommodation;
- if there is no suitable temporary accommodation and the PO would be breaching their duty under homelessness law;
- where it has been deemed that the person is at risk or is a risk to others and it is not appropriate for them to bid through the scheme;
- for applicants who are currently in RP or council housing within the Gateway area of operation and who are fleeing domestic abuse or in other exceptional circumstances (known as management moves) as agreed by the relevant local authority and housing provider;
- Properties which have been adapted to a very high standard, for example, a fully accessible property, may not be included in the scheme and will be directly allocated;
- Retiring scheme managers, relationship breakdown and under-occupying successors who are not bidding.

7.13 The outcome of each letting cycle is published on the website and all direct lets are reported here.

7.14 Applicants may be placed in band F which is a non-bidding category when a property is being let to them directly.

7.15 Bidding Restrictions

Some applicants are subject to the restricted bidding arrangements as detailed below:

Location Restrictions

Applicant type	Restriction
Applicants who are owed the main housing duty by the local authority under the homelessness legislation and who are not at risk of violence, threats or harassment in that area.	These applicants are only permitted to bid within the awarding local authority area.
Applicants in severe need to whom the local authority has accepted a homelessness duty	

(band A) and who are not at risk of violence threats or harassment in that area.	
Applicants who are assessed as likely to be owed the main housing duty under the homelessness legislation, who have been awarded an Options advice band B and who are not at risk of violence, threats or harassment in the area.	
band C Applicants under any homelessness duty, including non-priority need applicants and applicants who are intentionally homeless.	The ability for each individual household to bid outside their local authority area will be facilitated through laid down reciprocal working arrangements between each local authority in the partnership.
Applicants who have been given medical or welfare priority because they need to move to a specific area in order to give or receive support.	Applicants are only permitted to move to the specific local authority area where they wish to live – this is because the welfare or medical priority is based on the applicant moving to that specific area.
Applicants who are ready to move on from supported housing schemes in bands A & B.	Applicants will usually only be permitted to bid within the local authority area as ongoing support may be a condition of their tenancy. In certain cases, these applicants may be allowed to bid for properties in other local authority areas across the Gateway area of operation, however, this will only be permitted following agreement between the awarding PO and receiving PO.

7.16 Time Restrictions on bidding

Some applicants will be subject to time limited bidding restrictions. Applicants will be free to choose which properties they bid for throughout the period given below. After that period has elapsed, the sanction indicated will apply. The suitability of a property will be considered using the criteria set out in 'The Homelessness (Suitability of Accommodation) (England) Order 2012'. The POs reserve the right to set the time limits based on local circumstances, which can include the availability of accommodation required by the applicant in the PO area:

Applicant Type	Restriction	Sanction available
Applicants in severe need to whom the local authority has accepted a homelessness duty.	Applicants are expected to use their bids to secure the first available suitable property.	PO will bid on appropriate property on applicant's behalf and/or move the applicant's bids to the most appropriate properties.
Applicants awarded severe or high medical or welfare priority (bands A and B).	Applicants will be subject to a time limited bidding restriction of 2 bidding cycles, which include suitably sized properties in a relevant area	Reduce by one band.
Applicants awarded multiple needs in band A.		Reduce to band B.
Band B Homeless Applicants.	Applicants are expected to use their bids to secure the first available suitable property.	PO will bid on appropriate property on applicant's behalf and/or move the applicant's bids to the most appropriate properties.
Band B Options advice applicants.	Applicants are expected to use their bids to secure the first available suitable property.	PO will bid on appropriate property on applicant's behalf and/or move the applicant's bids to the most appropriate properties.

Applicant Type	Restriction	Sanction available
Band C applicants under any homelessness duty, including non-priority need applicants and applicants who are intentionally homeless.	Applicants are expected to use their bids to secure the first available suitable property.	PO will bid on appropriate property on applicant's behalf and/or move the applicant's bids to the most appropriate properties.
Applicants who are ready to move on from supported housing schemes.	Applicants will be subject to a time limited bidding restriction of 3 months.	May be offered a direct let or move-on banding reduced, at the PO's discretion.
Retiring sheltered housing scheme managers in tied accommodation.	Applicants will be subject to a time limited bidding restriction of 6 months.	May be offered a direct let or move-on banding reduced, at the PO's discretion
Relationship breakdown (applicants in social housing properties where they are under occupying and assessed as having a housing need).		
Successions (applicants in social housing properties where they are under occupying but have been assessed as having a housing need).		

7.17 If an applicant is sanctioned, the PO will notify the applicant of their decision and the reasons for this action. The PO will also advise the applicant of their new priority band, effective date and the right to a [review of the decision](#).

Appropriate bidding for applicants under any homelessness duty

7.18 The awarding PO reserves the right to review the priority band award and/or bid on the applicant's behalf for suitable properties during the time period if the applicant has:

- failed to bid for any properties;
- failed to bid for properties which they would have likely to have been successful in securing;
- placed bids on unsuitable properties; or
- placed a bid on a suitable property and then refused the offer.

7.19 Under these circumstances, the PO will notify the applicant of their decision and the reasons for this action. The PO will also advise the applicant of their new priority band, effective date and the right to a review of the decision. (For further information on the reviews of housing application decisions, please see [Chapter 9](#)) – move this section to bidding restrictions

For further information about offers to homeless applicants or those under the prevention or relief duty, please see [section 8.11 – 8.15](#).

Local Lettings

7.20 In certain circumstances, the POs may decide to give preference for offers of homes to a particular group of applicants in response to certain local circumstances. This is called a local lettings plan. The decision to apply a local lettings plan will be jointly made by the landlord of the property and the PO and will usually be made under the following circumstances:

- To help create balanced communities and achieve wider community objectives (i.e. to produce a broader social mix).
- To help improve difficult to let areas and/or to tackle anti-social behaviour.
- To make best use of the housing stock and give priority for releasing a property in need.
- Where planning conditions were agreed at time of build (s106 agreements) that stipulate that priority must be given to local applicants.

7.21 If a property is subject to a local lettings plan, it will be clearly labelled as such in the property advert.

Sensitive Lets

7.22 There may be occasions when it is necessary and appropriate to make a sensitive letting to a property that has become vacant following a period of substantial nuisance, anti-social behaviour or criminal activity within the immediate area of the vacant property, to make best use of the PO's housing stock for tenancy management purposes. The property advert will be shown as a sensitive let detailing any restrictions which have been agreed prior to advertising. There may also be times when an applicant may be considered unsuitable to meet the criteria of a sensitive let due to their vulnerabilities and to prevent them from potential risk of harm to themselves or others. An assessment of each applicant against the specific let criteria will be completed on a case-by-case basis and agreed in line with the procedure.

Chapter 8 – Shortlisting and offers

8.1 At the end of each choice based lettings (CBL) cycle a shortlisting of applicants who have bid for the property will be taken from the CBL computer system. The shortlist will identify the order of applicants based on who is in the highest housing band (A is highest, E is the lowest) and who has the earliest effective date unless the property has been adapted or is subject to a local lettings agreement, such as a s106 agreement.

8.2 The top three applicants from the shortlist will usually be invited to view the property.

8.3 After viewing the property the applicant at the top of the shortlist will usually be given up to 24 hours to accept or refuse the accommodation. If the offer is refused the next person on the shortlist will be offered the property.

8.4 At the point of shortlisting, the PO or RP carrying out the shortlisting will verify the applicant's level of housing need and other details to ensure that the applicant still remains eligible for housing, that their circumstances remain the same as when they applied and that their level of priority is correct. References from the applicant's current landlord will also be sought. Applicants may also be required to pay rent in advance.

8.5 In order to effectively manage housing applications, shortlists and prompt allocation of properties, any open shortlists dated one month from the end of the advertising cycle, where applicants in bands A-C have been exhausted, may be rejected and readvertised in the next suitable cycle.

Formal offer

8.6 Once the applicant has confirmed their acceptance of the tenancy the landlord of the property will usually write to confirm the formal offer of the tenancy and an applicant's application will be matched against the property. Once they have signed the tenancy agreement, the applicant's Housing Register application will then be changed to Housed.

Rejecting an offer

8.7 An applicant may reject an offer of accommodation and they will be permitted to bid on other properties. If an applicant repeatedly bids for and then rejects properties that they are offered, the PO may decide to suspend the applicant from bidding on properties for a specified time period. For further information please see [here](#).

Please note – different rules apply to applicants who are under a homelessness duty, please see [8.11](#).

Offering properties to tenants who owe rent

8.8 Tenants on the Housing Register will not normally be offered a new tenancy if they are in arrears with their rent. An offer is possible if:

- The rent owed is no more than four times the weekly rent (less any housing benefit payable). Any rent owing must be paid before the tenant signs to accept the new tenancy. *Note: this may not always apply to RP tenants as the rent account may need to be clear before making the offer. This is checked with the RP at the time.*
- A PO has accepted a duty to house the applicant under homelessness legislation. However, the applicant will still be expected to agree to pay outstanding rent. *Note: if court action is being taken to gain possession or other legal action, no offers of housing will be made without the agreement of the PO.*

8.9 The applicant is a Council or RP tenant who has a high priority because they:

- Have been temporarily moved from their property by the Council or RP to allow repairs or redevelopment work to take place; or

- Are moving under the Transfer Incentive Scheme. In this case the rent they owe cannot be more than any payment due from the scheme. An exception may be made if a move would benefit both housing needs in the area and the POs housing management work. The PO and the landlord must agree this; or
- Have a high medical, welfare or hardship assessment. For clarification purposes, this is for those who have been awarded band A on medical or welfare grounds. No offers of housing will be made without the agreement of the PO; or
- Tenants who are at significant risk due to violence or harassment. No offers of housing will be made without the agreement of the PO.

8.10 In some circumstances, a new tenancy will be approved if there is rent owing. This could include applicants who have accrued rent arrears as a direct result of housing benefit deductions due to under-occupation of their property. These cases will need to be agreed by the PO and the landlord. Generally, these cases will include a strong social or housing management need for the household to move.

Offers to Homeless Applicants who are owed the main housing duty

8.11 In accordance with the Housing Act 1996, part 7 (as amended) and the policy for discharging statutory homeless duties, all statutory homeless applicants are entitled to one reasonable offer of accommodation. These applicants will usually be placed in band B and will be able to bid for properties through the CBL scheme. The PO may also bid for properties on behalf of the applicant. The relevant local authority will confirm to the applicant, in writing, if an offer secured via Gateway to Homechoice is considered to be the applicant's final offer under the homelessness legislation and the consequences of acceptance or refusal. If a statutory homeless applicant refuses/fails to respond to/fails to accept a reasonable offer of accommodation, the awarding PO can end its statutory duty to provide accommodation.

8.12 If a homeless applicant has refused the accommodation because of its suitability, the awarding PO will explain the applicant's right to request a review of the suitability of the accommodation offered. The PO will also explain the applicant may lose their right to temporary accommodation. For further information on statutory homelessness review and appeals, please refer to [Appendix 1](#)

8.13 An applicant, whose statutory homeless duty has been ended as a result of their refusal/ failure to respond/failure to accept an offer of suitable accommodation, can remain on the Housing Register although the awarding PO will remove the statutory homeless priority banding award. Their application will be reassessed and given the priority that reflects their current situation. Their effective date will not change. The PO will advise the applicant of their new priority band and the right to [request a review](#) of this decision.

8.14 Offers to Applicants under the Homelessness Prevention Duty

In accordance with the HRA 2017, applicants who are under the Prevention duty will usually be placed in band C and will be able to bid for properties. The PO may also bid on properties on behalf of the applicant. If an applicant who is under the Prevention duty, refuses/ fails to respond to/fails to accept a reasonable offer of accommodation, the PO can end its prevention duty to that applicant but this does not affect any further duties which may be owed to the applicant if they become homeless.

8.15 Offers to Applicants under the Homelessness Relief Duty

In accordance with the HRA 2017, applicants who are under the Relief Duty are entitled to one reasonable offer of accommodation. These applicants will usually be placed in band C and will be able to bid for properties. The PO may also bid on properties on behalf of the applicant. If an applicant who is under the Relief duty, refuses/fails to respond to/fails to accept a reasonable offer of accommodation, the awarding PO can end its duty to provide accommodation or further support.

If the relief duty is ended because the applicant refuses/ fails to respond to/fails to accept a reasonable offer of accommodation, their Housing Register application will usually be reassessed and given the band that reflects their current situation. Their effective date will not change, unless their band increases. The PO will advise the applicant of their new priority band and the right to [request a review](#) of this decision.

Bypassing an applicant on a shortlist

8.14 The LAs and RPs agree that:

1. a decision by an LA or RP to bypass an applicant who would be next in line for an offer of accommodation will only be taken according to the criteria agreed set out below;
2. where an RP wishes to retain exception rules that do not form part of the Gateway to Homechoice allocations policy, for example, rules relating to the size of accommodation to be offered or rules relating to offers of accommodation from applicants with former rent arrears or behaviour that has not yet been addressed or resolved – these rules should be transparent and will be recorded in each RP's Lettings policy and on each property advert so it is clear when a named RP will bypass an applicant and what an applicant would need to do in order to be considered by that RP; and
3. each case will be assessed individually and the reason why an applicant is bypassed recorded on the relevant Housing Register application, by the shortlisting organisation

8.15 It is not possible to describe every situation where an applicant on a shortlist might be bypassed. However, the following are the most common situations:

- Applicant considers rent too high
- Applicant has changed mind
- Area unsuitable
- Change of circumstances
- Condition not satisfactory
- Did not turn up for arranged viewing
- Does not meet age criteria
- Does not meet local lettings plan
- Does not meet sensitive let criteria
- Does not need adaptations
- Does not qualify for universal credits
- Does not require ground floor
- Does not want shower/wants bath
- Doesn't meet criteria
- Doesn't meet s106 criteria
- Efficient management of stock
- Garden too big
- Incomplete verification by applicant
- Lacks public transport connections
- Needs extra care
- No garden
- Not suitable for pet
- Offered on another shortlist
- Other reason
- Owner occupier
- Property not adapted/adaptable
- Property too large
- Property too small
- Provider considers rent too high
- Refused by Landlord
- Rent arrears
- Rent too high
- Requires ground floor
- Service charge too expensive
- Too far away from current residence
- Unable to contact
- Unsuitable due to arrears/debts

- Wants council property not housing association
- Wants a shower
- Withdrawn by Landlord

Chapter 9 – Right to reviews

9.1 Applicants have the right to ask for a review of decisions made about their application for housing or offer of accommodation. This includes:

- size or type of property
- assessment of bands; and
- offers of housing

How to request a review of a Housing Register Decision

9.2 An applicant who disagrees with a decision a PO has made that affects their housing application may request a review of that decision within 21 days of receiving the written decision from the PO. A request for a review should usually be made in writing although POs may also consider verbal requests for a review to be undertaken.

9.3 The applicant should clearly outline the reasons that they have formally requested a review and a different officer at the PO will review the original decision. In some cases the PO may need to request further information from the applicant in order to make a decision. The PO will respond to the review request in writing within 8 weeks.

9.4 If an applicant still disagrees with a decision they can request that another PO hears their appeal. The appeal process will be as follows:

- Babergh to East Suffolk
- Braintree to Colchester
- Colchester to Ipswich
- Ipswich to Maldon
- Maldon to Braintree
- Mid Suffolk to East Suffolk
- East Suffolk to Babergh/Mid Suffolk

9.5 The PO carrying out the appeal will reply to the applicant within 8 weeks of receiving it from the awarding PO.

Complaints procedure

9.6 If an applicant is dissatisfied with any aspect of the management of their application, other than when a review can be made, they should contact the PO and ask for a complaints form.

The Local Government & Social Care Ombudsman

9.7 If an applicant is not satisfied with the action of a PO and they have already been through all of the stages of the POs' complaints procedure, they can send a written complaint to the Local Government Ombudsman. If an applicant has complained to a PO but has not had a reply from the relevant PO for 12 weeks, they can also complain to the Local Government & Social Care Ombudsman.

Further detail about the Local Government & Social Care Ombudsman can be found here:

<http://www.lgo.org.uk/>

And information about how to make a complaint is here:

<https://complaints.lgo.org.uk/>

Telephone: 0300 061 0614

The Housing Ombudsman Service

9.8 If an applicant wishes to make a complaint about a Registered Provider they should contact the Housing Ombudsman Service:

Housing Ombudsman Service

PO Box 152

Liverpool

L33 7WQ

Telephone: 0300 111 3000

Email: info@housing-ombudsman.org.uk

To make a complaint, use the link below:

[Getting help from the Housing Ombudsman.](#)

Appendix 1 – Meeting the Statutory Homelessness Duty

Policy Overview

1.1 This document relates to the policy and procedural arrangements for assessing and discharging statutory homelessness duties. The document will be referred to as “the policy”.

The policy applies to the following local authorities:

- Babergh District Council
- Braintree District Council
- Colchester Borough Council
- Ipswich Borough Council
- Maldon District Council
- Mid Suffolk District Council
- East Suffolk Council

1.2 The local authorities, who have signed up to the policy, all participate in the Gateway to Homechoice Housing Register and choice based lettings system. This policy works alongside the Gateway to Homechoice Allocations Policy.

The policy complies with:

- The Housing Act 1996, as amended by the Homelessness Act 2002
- Equality Act 2010
- The Localism Act 2011
- Homelessness Reduction Act 2017
- Human Rights Act 1998
- Suitability of Accommodation Order (November 2012)

This policy also links to each authority’s homelessness strategy.

Policy aims and objectives

This policy explains how the above authorities will assess and support applicants who approach their local authority and who are either homeless or threatened with homelessness within 56 days.

1.3 Definitions

Homeless: a person is homeless if they have no accommodation in the UK or elsewhere which is available for their occupation, which that person has a right to occupy and which it is reasonable for them to continue to occupy.

Threatened with homelessness: someone who is likely to become homeless within 56 days or someone who has been served a valid notice under Section 21 of the Housing Act 1985 in respect of the only accommodation available for their occupation and the notice will expire within 56 days.

1.4 This policy and the needs assessment procedure will ensure there is no discrimination on the grounds of age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief and sex.

1.5 Advisory Services

All Gateway authorities will provide free advice and information on homelessness and how to prevent homelessness to those living within their local authority area or anyone referred to them under the ‘duty to refer’ on Public Authorities.

1.6 The duty to refer cases to housing authorities

Under section 213B public authorities are required to notify a housing authority if they consider that a service user may be homeless or threatened with homelessness within 56 days. Prior to referring a service user to one of the POs the relevant public authority must:

- Have consent from the individual service user to the referral;
- Allow the individual to say which local housing authority they would like to be referred to; and
- Have consent from the individual that their contact details can be supplied to the housing authority so they can contact them regarding the referral

A referral made by a public authority to a housing authority under section 213B will not in itself constitute a homelessness application.

Section 2 - Assessment of Circumstances and Needs (Section 189a)

2.1 Applicants who ask a PO for a help because they are homeless, or threatened with homelessness in the next 56 days will have an assessment of their circumstances and needs completed which will include the assessment of:

- a) the circumstances that have caused them to be homeless or threatened with homelessness
- b) their housing needs and what accommodation would be suitable for them, their household and anybody who might reasonably be expected to live with them and
- c) the support that would be necessary for them and anybody who will be living with them to have and sustain suitable accommodation.

2.2 The information gathered in this assessment will be used to create a Personal Housing Plan (PHP) for each applicant/household which will list practical and reasonable steps that both the applicant and the PO will take to try to prevent or relieve their homelessness.

2.3 The PHP might also identify other agencies which may also be able to support the applicant/their household to prevent/relieve their homelessness and if the applicant agrees, the PO may refer them to relevant support agencies.

2.4 POs will review PHPs regularly to ensure that the PHP still accurately reflects an applicant's needs and circumstances. Applicants should also inform the relevant PO when their circumstances or housing needs change so that the PO can update their PHP if necessary.

2.5 Notification of the Assessment of Circumstances and Needs

Following the PO completing an assessment of an applicant's circumstances and needs, they will notify the applicant of the assessment that they have made.

2.6 Right to Review of the PHP

Applicants have the right to request a review of the reasonable steps the PO has included within their PHP within the prevention and relief stages.

At this stage, if the applicant is eligible and threatened with homelessness within 56 days, applicants will be under the Prevention duty.

3. Prevention Duty (Section 195)

3.1 Under the prevention duty, POs will try to help applicants who are owed this duty to stay in their current accommodation where it is safe for them to do. If this is not possible, the PO will support applicants to secure suitable alternative accommodation which offers a reasonable prospect of being available to them for at least six months.

3.2 Applicants who are under the prevention duty will be placed in **band C** on the Housing Register (unless reduced preference applies) and will be allowed to bid on suitable properties in any part of the Gateway area of operation.

3.3 Where an applicant is under the Prevention duty to one local authority but who lives in a different Gateway authority, the local authority which is responsible for the prevention duty will usually also host the applicant's Housing Register application.

3.4 An applicant may retain a medical award while under Prevention band C.

3.5 Ending the Prevention Duty

The prevention duty will end in the following situations when the following apply:

a) The applicant has suitable accommodation available for occupation and there is a reasonable prospect of it being available for at least six months. This accommodation can be of any tenure, e.g. private rented, social housing, supported housing etc.

b) The housing authority has complied with the prevention duty and 56 days have passed. The prevention duty will not, however, come to an end where the applicant has remained in accommodation after expiry of a valid section 21 notice but remains threatened with homelessness.

When a PO is satisfied that, despite the section 21 notice, the landlord is not seeking possession and there is a reasonable prospect of the accommodation being available for at least 6 months, the prevention duty may be ended.

However, POs can also continue to deliver the prevention duty with any applicant for longer than 56 days and issue a notice to end it at any point after this date:

c) The applicant becomes homeless (if so, they will usually move to the Relief duty)

d) The applicant has refused an offer of suitable accommodation and on the date of refusal, there was a reasonable prospect of that accommodation being available for six months. The refusal of suitable accommodation during the prevention duty brings this duty to an end although it does not have any further impact on the application for housing assistance

e) The applicant is no longer eligible for assistance

f) The applicant withdraws their application for homelessness assistance

g) The applicant deliberately and unreasonably refuses to co-operate (s195(10)) If a PO considers that an applicant has deliberately and unreasonably refused to cooperate with steps outlined in their Personal Housing Plan the PO can end its prevention duty to that applicant. Before bringing its prevention duty to an end, the PO will issue the applicant with a warning to let them know that they intend to end the prevention duty due to the applicant's non-cooperation.

Following the warning, if an applicant continues to deliberately and unreasonably refuse to cooperate, the PO can bring the prevention duty to an end.

Where the prevention duty is brought to an end due to deliberate and unreasonable refusal to cooperate, the applicant is still entitled to the relief duty and may subsequently be owed the main housing duty, depending on their individual circumstances.

3.6 Notification and Right to Review

When a PO ends the Prevention duty, it will notify the applicant that the Prevention duty is ending and inform the applicant that they have the right to [request a review](#) of the PO's decision to bring this duty to an end. The applicant must request the review within 21 days of the PO notifying the applicant that they are bringing the relief duty to an end.

The PO will respond to review requests within 8 weeks from the day of request for a review.

3.7 POs will also notify applicants that their Prevention duty has ended and what further duty the applicant is entitled to, if any.

4. Relief Duty (Section 189b)

4.1 Under the relief duty, POs will help applicants who are both eligible and homeless to secure suitable accommodation which has a reasonable prospect of being available to them for six months.

4.2 Assessment of Circumstances and Needs (Section 189a)

When an applicant approaches a PO because they are already homeless, the PO will complete an assessment of their needs as detailed in section 2 above.

4.3 During the Relief Duty

While an applicant is under the Relief duty, POs will work with the applicant to help them to find suitable accommodation which has a reasonable prospect of being available to the applicant for six months. The accommodation could be of any tenure e.g. private rented, social housing, supported housing etc.

4.4 Housing Register

Effective dates for homeless applications

- Band C Prevention - effective date – the date that the prevention duty was owed unless the applicant already has an award on the housing register with an earlier effective date. In this situation, the applicant would retain their effective date from their previous housing register award.
- Band C Relief – effective date – the date that the relief duty was owed – i.e. their assessment date, or after the prevention duty has ended and has been unsuccessful, if they were owed the prevention duty.
- Band B Options advice Prevention – the date that the prevention duty was owed or the date that the Options advice award was applied to their homeless case at the discretion of the awarding local authority.
- Band B Options advice – Relief – the date that the relief duty was owed or the date that the Options advice award was applied to their homeless case at the discretion of the awarding local authority.
- Band B Main duty – the date that the main duty takes effect – i.e. the date after the Relief duty ended.
- Band A Homeless in Severe Need – the date that the prevention, relief or main homelessness duty was owed or the date that the Homeless in Severe Need award was applied to their homeless case at the discretion of the awarding local authority.

4.7 An applicant who previously had a medical or welfare band cannot retain a medical or welfare award when under the homeless relief duty.

4.8 Interim Accommodation

Where the PO has reason to believe that an applicant may be eligible, homeless and have a priority need they will provide the applicant and their household with interim accommodation under section 188 (1) while fulfilling the relief duty.

4.9 Ending the Relief Duty

The relief duty will end in the following situations when one of the following applies:

a) The applicant has suitable accommodation available for occupation and there is a reasonable prospect of it being available for at least six months. This accommodation can be of any tenure.

b) The housing authority has complied with the relief duty and 56 days have passed. The relief duty can continue for longer than 56 days and a notice to end it can be issued at any point after this date as long as the applicant is not owed another duty which take precedence.

Where the PO is satisfied that the applicant has a priority need and has become homeless unintentionally, the relief duty will come to an end after 56 days and POs will aim to complete their enquiries and inform the applicant of their decision within the next 15 working days.

c) The applicant has refused an offer of suitable accommodation and, on the date of refusal, there was a reasonable prospect of it being available for at least six months. This will bring the Relief duty to an end and, if the offer was a final accommodation offer or final part 6 offer, the main housing duty (section 193) will not apply.

If an applicant is in interim accommodation at the point that the offer is made, and the applicant requests a review of the suitability of the accommodation, the PO has a duty to continue to provide the applicant with interim accommodation until the review is complete and the relief duty continues until the outcome of the review.

d) The applicant is no longer eligible for assistance

e) The applicant withdraws their application for homelessness assistance

f) The applicant deliberately and unreasonably refuses to co-operate - where the relief duty is brought to an end as a result of the applicant's deliberate and unreasonable refusal to cooperate the main housing duty will not apply to that applicant.

- Before bringing the relief duty to an end due to deliberate and unreasonable refusal to cooperate, the PO will issue the applicant with a warning, letting them know that if they intend to bring the relief duty to an end due to their non-cooperation.
- If an applicant continues to deliberately and unreasonably refuse to cooperate, the PO can bring the relief duty to an end.
- When the relief duty is ended in this way, applicants who are not in priority need will not be entitled to any further assistance.

Intentionally Homeless Applicants – End of Relief Duty for Deliberate and Unreasonable Refusal to Cooperate: For applicants who are in priority need but are intentionally homeless, the PO will assess these applicants under the main housing duty - section 193(2) and can issue a decision on these applicants immediately after the relief duty has ended.

Applicants in Priority Need and Unintentionally Homeless – End of Relief Duty for Deliberate and Unreasonable Refusal to Cooperate: For applicants who are in priority need and not intentionally homeless, they will be owed a different version of the main housing duty (section 193c(4)) and will be made a final offer of accommodation which could be a 6 month AST, instead of a 12 month AST.

4.10 Applicants with a local connection to a different housing authority – relief duty

POs may refer an applicant's case to another housing authority in England during the relief duty if the applicant does not have a local connection with the authority to which they have applied and they do have a local connection to another district where they would not be at risk of violence.

4.11 Notification and Right to Review

When a PO ends the Relief duty, it will notify the applicant that the Relief duty is ending and inform the applicant that they have the right to request a review of the PO's decision to bring this duty to an end. The applicant must request the review within 21 days of the PO notifying the applicant of bringing the relief duty to an end.

The PO will respond to review requests within eight weeks from the day of the request for a review.

5. Main Duty – Section 193

Under the main duty, POs will help applicants who are eligible, homeless, in priority need and unintentionally homeless to secure accommodation. Applicants under this duty will be placed in band B (Accepted Homeless) on the Gateway to Homechoice Housing Register. Their effective date will be the day after the relief duty ended, unless the applicant was already in band B with an earlier effective date. The exception will be where an application is/has been in the 'reduced preference' band: in these circumstances the band B date will only be effective from when the reduced preference reason is resolved.

5.1 Main duty accepted homeless applicants can only have a band B for homelessness and no other awards on the Gateway Housing Register.

6. Available housing options for customers

6.1 Assessed as suitable for discharge into private sector

a) Singles/Couples

- Singles – Under the age of 35 for shared housing only, unless they are in an exempt category of persons.
- Singles – 35 and over can be considered for bedsits, studio or one beds
- Couples – one beds

These applicants must be 18 years or over, have low support needs, have an accepted homelessness application and assessed income and savings which are above the current Gateway to Homechoice financial thresholds (see section 5.1) or the property identified is assessed as being affordable to the household and they are assessed as being able to manage their finances with limited support.

b) Families - Households aged 18 years or over and have children or include an expectant mother with low support needs, an accepted homelessness application and assessed income and savings which are above the current Gateway to Homechoice financial thresholds or the property identified is assessed as being affordable to the household and they are assessed as being able to manage their finances with limited support.

6.2 Suitable ONLY for Council or RP Properties - those singles, couples and families who do not meet the criteria as above should make a Gateway application to bid on Council or RP properties.

7. Selecting Households for Properties

7.1 Policy – a selection procedure is in place in order to prioritise households for properties when they become available. The decision to prioritise households for properties will be at the local authority's discretion. Each case will be assessed on individual circumstances and in line with the terms of this policy

and procedure. In certain cases, a landlord may determine the criteria for who will be accepted into the property.

7.2 When a suitable property becomes available priority will be given as follows:

First – Exceptional medical cases or other circumstances where it was agreed B&B/temporary accommodation would be unacceptable if the household was not prioritised for a property. Households with sufficient capital to meet 12 months’ rent payments. Then if none (or none suitable).

Second - Households in Bed & Breakfast/temporary accommodation (longest stay first). Then if none (or none suitable).

Third - Households where negotiations have taken place (e.g. with a landlord) to avoid B&B if we prioritised them for a property. Then if none (or none suitable).

Fourth – Next suitable homeless household (where a homeless duty has been accepted) with the oldest date homeless.

8. Offers of accommodation

8.1 Statutory homeless households are entitled to one reasonable offer of accommodation. The local authority will consider its homeless duty discharged if a suitable offer (known as a “final” offer) is refused, in either the private rented or social sector.

Offers of accommodation in the Private Rented Sector

8.2 If an applicant is deemed to be suitable for a private sector offer and a suitable property is available, they will be made an offer immediately. The private sector offer must be an offer of an Assured Shorthold Tenancy, with a minimum fixed term of one year. Under these circumstances, this will be considered to be the applicant’s one offer of suitable accommodation and will therefore discharge the statutory homeless duty. If the applicant refuses the offer of accommodation, the local authority can end its statutory homeless duty.

8.3 Once the offer has been formally made, the applicant’s homeless and Housing Register applications will be closed. Should the applicant wish to reapply to join the Housing Register, they will need to complete a new application and their priority will be assessed based on their current accommodation.

8.4 If an applicant is deemed suitable for a private sector offer and there are no suitable properties available, the applicant will be given band B and will be able to bid for social housing, subject to location and time bidding restrictions. (For further information on time and location bidding restrictions, please refer to the Gateway to Homechoice Allocation Policy).

8.5 If a suitable private rented property becomes available before an offer of social housing can be made, then this property will be offered to the applicant as their final offer.

Offers of accommodation in the social sector

8.6 Applicants assessed as being suitable for a social housing offer of accommodation will be subject to location and time restricted bidding under the scheme. For further information, please refer to the Gateway to Homechoice Allocation Policy.

Refusal/ failure to respond to/failure to accept an offer of suitable accommodation

8.7 If a statutory homeless applicant refuses/ fails to respond to/fails to accept a suitable offer, the local authority will explain the applicant’s right to a review of the suitability of the offer of accommodation.

8.8 POs will also explain to the applicant that they may lose their right to temporary accommodation. For further information, please refer to section 9 below and to the relevant local authority Reviews Procedure-

8.9 An applicant whose statutory homeless duty has ended as a result of their refusal/ failure to respond/failure to accept can remain on the Housing Register; however, the local authority will remove the statutory homeless priority award. Their application will be reassessed and given the band that reflects their current situation. For further information, please refer to the Gateway to Homechoice Allocation Policy.

Section 9 – Reviews of the suitability of accommodation offered

9.1 As part of the offer process and in accordance with each Local authority's policies and procedures, applicants will be advised of their right to request a review of the suitability of the accommodation offered. Applicants will also be informed of advice services, for example Citizens' Advice or Shelter.

Review process

9.2 Applicants can request a review within 21 days of the Local authority telling them that they consider an offer to be suitable and that it has discharged its duty under the homeless legislation. The local authority will consider review requests received after 21 days, but they are not obliged to agree to carry out the review.

9.3 Review requests can be made in writing or verbally to the relevant local authority. Once a review request has been received, the local authority will write to the applicant to:

- acknowledge the request
- provide details of the review procedure

9.4 The local authority will need to complete the review within 56 days of receiving the applicant's original review request (unless a longer period is agreed). The review will be carried out by a local authority Senior Officer. This officer must not have been involved in the original decision.

Review outcomes

9.5 The review outcome can be:

- Unsuccessful – in this situation the local authority's original decision will stand.
- Successful – in this situation the local authority will amend their original decision.

9.6 Once the review has been completed, the local authority will write to the applicant informing them of the review decision. The letter will be sent to the applicant or will be available for collection from the local authority offices.

9.7 The outcome letter will explain the review decision, how the local authority reached this decision and the right to appeal the review decision to the County Court if the applicant believes the decision is legally incorrect. An appeal must be made within 21 days of being notified of the review decision.

Accommodation options during and after a review decision

9.8 During the review process, the local authority is not legally obliged to provide the applicant with temporary accommodation. Applicants will be advised to accept the final offer of accommodation whilst the review is being considered. This is because:

- the applicant will have somewhere to stay during the review process
- there is no guarantee of a further offer of accommodation following the outcome of the review.

9.9 During the review process, the property originally offered, may at the landlord's discretion, be held open whilst the review is considered. Unfortunately, this may not be possible in cases of private rented accommodation. If the review is unsuccessful and the property is still available, the applicant may be

offered the property again. If the applicant refuses the offer, they will be referred to a Local authority Senior Officer, who will confirm if the statutory homeless duty has been ended.

County Court Appeals

9.10 An applicant can appeal to the County Court on any point of law for one of the following reasons:

- if they feel the review decision is legally incorrect; or
- if the Local authority has not met the time limit to complete the review process.

9.11 All appeals must be made to the County Court within 21 days of the review decision. Applicants considering an appeal to the County Court are advised to obtain independent legal advice e.g. citizens advice bureau or Shelter.

Complaints to the Local Government and Social Care Ombudsman

9.12 If an applicant is not satisfied with a review decision, they can complain to the Local Government Ombudsman.

9.13 The Ombudsman will not consider certain matters, for example, if 12 months has passed since the cause for complaint occurred or when matters are, or could be, subject to court proceedings.

9.14 The Ombudsman will consider a complaint if an applicant believes they have been treated unfairly as a result of maladministration. Examples include:

- Delayed taking action without good reason
- Taken into account irrelevant considerations or ignored relevant considerations
- Not followed rules (legal or local procedures)
- Given the wrong decision
- Not reached a decision in the correct way

Contact details for the Local Government and Social Care Ombudsman are:

Telephone: 0300 061 0614

Website: www.lgo.uk

Section 10 - New approaches from applicants previously housed into the private sector as a discharge of the main homelessness duty

10.1 If an applicant becomes unintentionally homeless from their private rented tenancy within 2 years, the statutory homeless duty automatically revives once. In cases where the duty revives and the applicant applies to a different local authority, the applicant can be referred back to the original local authority, unless there is a risk of domestic abuse.

10.2 The revived duty may again be discharged through an offer of private or social rented accommodation, in accordance with this policy.

Partner Organisation (PO) List

Babergh District Council
 Endeavour House, 8 Russell Road
 Ipswich
 Suffolk
 IP1 2BX

Telephone: 0300 123 4000
 Website: www.babergh.gov.uk
 Email: homechoice@baberghmidsuffolk.gov.uk

Braintree District Council
 Causeway House
 Bocking End
 Braintree
 Essex
 CM7 9HB

Tel: 01376 552525
 Website: www.braintree.gov.uk
 Email: homechoice@braintree.gov.uk

Colchester Borough Council
 Rowan House
 33 Sheepen Road
 Colchester
 Essex
 CO3 3WG

Tel: 01206 282222
 Website: www.colchester.gov.uk

Ipswich Borough Council
 Grafton House
 15-17 Russell Road
 Ipswich
 Suffolk
 IP1 2DE

Tel: 01473 423000
 Website: www.ipswich.gov.uk
 Email: homechoice@ipswich.gov.uk

Eastlight Community Homes
 Eastlight House
 Charter Way
 Braintree
 Essex
 CM77 8FG

Tel: 01376 535400
 Website: www.eastlighthomes.co.uk
 Email: enquiries@eastlighthomes.co.uk

Colchester Borough Homes
 Rowan House
 33 Sheepen Road
 Colchester
 Essex
 CO3 3WG

Tel: 01206 282514
 Website: www.colchesterboroughhomes.co.uk
 Email: housing.evidence@cbhomes.org.uk

Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL

Tel: 01621 854477

Website: www.maldon.gov.uk

Email: homechoice@maldon.gov.uk

Moat Homes Ltd
Mariner House
Galleon Boulevard
Crossways
Dartford
DA2 6QE

Tel: 0845 359 6161

website: www.moat.co.uk

Email: customer@moat.co.uk

Mid Suffolk District Council
Endeavour House, 8 Russell Road
Ipswich
Suffolk
IP1 2BX

Tel: 0300 123 4000

Website: www.midsuffolk.gov.uk

Email: homechoice@babberghmidsuffolk.gov.uk

East Suffolk Council
Riverside
4 Canning Road
Lowestoft
Suffolk
NR33 0EQ

Tel: 01502 523524

Website: www.eastsuffolk.gov.uk

Email: homechoice@eastsuffolk.gov.uk

Flagship Homes
31 King Street
Norwich
Norfolk
NR1 1PD

Tel: 0845 258 6432

Website: www.flagship-homes.co.uk

Email: info@flagship-homes.co.uk

Glossary of Terms

Affordable Rent	Local authority or registered provider accommodation let at a higher rent level compared to social rent, normally up to 80% of market rent levels.
ALMO	Arms Length Management Organisation is a not-for-profit company that manages the housing stock and provision of housing services on behalf of a local authority. Ownership of the housing stock remains with the local authority.
Applicants	People who apply to join the Housing Register who are seeking access to local authority or registered providers' properties for rent or low cost ownership.
Armed forces	All references made to 'armed forces', 'regular forces' and 'reserve forces' throughout this document refers to all those who serve or have served in the Armed Forces of the Crown.
Housing Register	The Housing Register is a list of applicants who want to be considered for social housing. Eligible applicants are able to join the Housing Register and will be prioritised based on their need for social housing.
Large Scale Voluntary Transfer (LSVT)	Large Scale Voluntary Transfer refers to local authorities that have transferred their housing stock to a RP. The RP owns the housing stock and is responsible for overall management and provision of housing services.
Main homelessness duty (s193 (2)) Effective date	Where the main homelessness duty has been accepted the band B effective date will be the day after the relief duty ended (i.e., day 57) unless they were already in band B with an earlier date. The exception will be where an application is/has been in the 'reduced preference' band: in these circumstances the band B date will only be effective from when the reduced preference reason is resolved
Negotiated tenancy surrender	<p>Applicants in this category will be placed in band A if tenancy surrender has been negotiated and meets these conditions:</p> <ul style="list-style-type: none"> • They were a council or RP tenant when taken into custody and the offence did not mean that they had broken their tenancy or the tenant has to go into a mental health or other special facility for an extended period; and • They have or are likely to be sent to prison or an institution for more than 13 weeks (including the time spent on remand) and; • They have conducted their tenancy in a reasonable way and have not broken their tenancy agreement; and • Their rent is up to date; and • They have not been served with a 'notice seeking possession;' and • They offer to end their tenancy <p>Before agreeing to a tenancy surrender, the landlord will agree this with the PO. Tenancy surrenders will not go ahead until the PO gives their written confirmation.</p> <p>Tenancy surrenders are only applicable within the Gateway area of operation.</p>
Nominations	To help POs retain spaces within specialist or supported accommodation, POs have agreed to house a certain number of clients each year from this type of accommodation. These applicants will be placed in either band A or band B of the scheme at the discretion of the PO.
Partner Organisation (PO)	The term PO refers to the seven local authorities which participate in the scheme.
Prevention duty	Under the prevention duty, POs will try to help applicants who are both eligible and threatened with homelessness to stay in their current accommodation where it is safe for them to do. If this is not possible, the PO will support applicants to secure alternative accommodation.
Regular forces	All references made to 'armed forces', 'regular forces' and 'reserve forces' throughout

	this document refers to all those who serve or have served in the Armed Forces of the Crown.
Relief duty	Under the relief duty, POs will help applicants who are both eligible and homeless to secure suitable accommodation, with a reasonable prospect that accommodation will be available to them for six months.
Registered Provider	RP are private, non-profit making organisations which provide low cost social housing. Sometimes they are referred to as Housing Associations. Where we refer to registered providers throughout the policy, this can also include community land trusts, almshouses and charities
Relationship breakdown of a secure/assured tenant in the sub-region	<p>This applies to existing secure and assured tenants only.</p> <p>If a joint tenant ends the tenancy when moving out, if the remaining applicant qualifies to be offered the same property, they will be offered this property.</p> <p>If they are not offered the property, the remaining tenant will be placed in band A if they either:</p> <ul style="list-style-type: none"> • Qualify to be offered a smaller property; or • Qualifies for the property size but does not need the adaptations within the current property <p>If a joint tenant ends the tenancy when moving out, the property is not automatically offered to the tenant remaining. However, if an applicant qualifies to be offered the same property they will be made an offer of that property.</p> <p>If an applicant qualifies to be offered a smaller property they will be placed in band A and will be able to bid for properties under the scheme. These applicants will be subject to a time limited bidding restriction of 6 months. During these six months, the POs reserve the right to express an interest on the applicant's behalf for suitable properties.</p> <p>If a property is then subsequently refused, the applicant may lose their right to remain in their current property.</p>
Reserve forces	All references made to 'armed forces', 'regular forces' and 'reserve forces' throughout this document refers to all those who serve or have served in the Armed Forces of the Crown.
Social housing	Social housing is a term used to describe accommodation owned and managed by local authorities and registered providers. This includes accommodation let on social and affordable rent levels.
Social rent	Local authority or RO accommodation let a lower rent level compared to affordable rent.
Stock holding local authority	Stock holding refers to local authority who have a housing stock and are responsible for the overall management and provision of housing services.
Tenant Incentive Scheme	Existing social housing tenants within the Gateway area of operation who wish to downsize into smaller sized social housing.
Threatened with homelessness	A person is 'threatened with homelessness' if they are likely to become homeless within 56 days or if a person has had a valid section 21 notice issued in respect of the only accommodation available for their occupation and the notice will expire within 56 days.

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³ All references made to 'armed forces', 'regular forces' and 'reserve forces' throughout this document refers to all those who serve or have served in the Armed Forces of the Crown.

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Item no	Topic	Detail	Policy ref no	Meeting	Decisions:	Policy Updated?	Type of Change
1	50:50 Shared Care Residency	Discuss and consider		Meetings 15-9-21 & 17-11-21	Email vote result 30/11/21 - 10 votes unanimously agreeing NO CHANGE to the AP to include 50:50 shared care/residency but that the operational welfare procedure would be updated to make specific reference to 50:50 shared residency orders that would be considered by exception and on welfare grounds.	N/A	None. Added to Ops agenda to revised Welfare procedure.
2	Residency Requirement	Discuss and consider introducing	All	Meeting 29-10-21	Email vote result 1-11-21 - 9 votes cast (from 11) with the majority agreeing to retain an OPEN register.	N/A	Review again in 2023 - added to the PB workplan.
3	Sensitive Lets	Discuss adding explicit wording to include Sensitive Lets	Section 7	Meeting 22/9/21	Project Board unanimously agreed for Sensitive Lets to be added to the AP (Aug'21) under a new section - #7.23	next AP review - Nov '22.	<p>Addition of text: 7.23 Sensitive Lets</p> <p>There may be occasions when it is necessary and appropriate to make a sensitive letting to a property that has become vacant following a period of substantial nuisance, anti-social behaviour or criminal activity within the immediate area of the vacant property, to make best use of the PO's housing stock for tenancy management purposes.</p> <p>The property advert will be shown as a sensitive let detailing any restrictions which have been agreed prior to advertising.</p> <p>There may also be times when an applicant may be considered unsuitable to meet the criteria of a sensitive let due to their vulnerabilities and to prevent them from potential risk of harm to themselves or others.</p> <p>An assessment of each applicant against the specific let criteria will be completed on a case-by-case basis and agreed in line with the procedure.</p>
4	Domestic Abuse	Discuss implications and changes to make following new guidance & recommendations	2.2; 5.14*; 7.12; 7.15; 10.1	Meeting 1-12-21	remove reference to the "Essex-wide agreement" in AP & DA procedure following no info or paperwork found. Move-On Policy. Email vote result, 7 votes - all in agreement of all changes. Email vote 8/12/21 unanimously agreeing to all six changes	next AP review - Nov '22.	Agreed to: 1. amend all references to "domestic violence" to "domestic abuse". 2. remove all reference to the Essex-wide agreement and DA procedure. 3. move on to remain unchanged. 4. Add to section 5 banding #5.14* "Applicants who have been given a higher welfare or medical award due to DA will be offered the same tenure as their existing tenure when they are housed via the register." 6. Add after #5.14*, DA Procedure wording to AP for consistency: "Due to the complex nature of those who are fleeing from domestic abuse there is no one procedure which can be applied to every applicant's situation so local authorities will use their discretion to assess each application individually and will usually use one of the following options to resolve housing need/homelessness when fleeing from domestic abuse." (*= current AP section no. 5.14 = revised/updated AP item no. 5.12)
5	106s & LLPs	Consider separating S106s and LLPs	7.21; 7.22	Meeting 17-11-21	discussed and agreed no change necessary.	N/A	1
6	Local Connection	Clarification req. by ES	4.4.	Meeting 17-11-21	Email vote result 30/11/21 - 100% of 10 votes unanimously agreeing wording change from: A family member may live within different Gateway local authority areas as long as they have continuously lived within the Gateway area of operation for 5 years and this will give their close family member a local connection. Applicants who have this type of local connection will only be permitted to bid within the local authority area where their family member lives.	next AP review - Nov '22.	2
7	Rural Housing	Re-wording req by ES	4.8	Meeting 17-11-21	Email vote result 30/11/21 - 100% of 10 votes unanimously agreeing wording change from: Applicants are responsible for ensuring that that all relevant local connection details have been included on their housing register application. Current and former members of the armed forces will also need to demonstrate the relevant local connection criteria to be considered for a property which is on a rural exception site.	next AP review - Nov '22.	3
8	Misc	Various	4.14; 4.15 & 4.19	Meeting 17-11-21	This section refers to Paragraph 4.17(a) which does not exist in the policy	next AP review - Nov '22.	<i>The local authority may use more than one of the above options for a household – e.g. they may initially be placed in Band A Welfare and subsequently given a direct let when a suitable property becomes available.</i>

Item no	Topic	Detail	Policy ref no	Meeting	Decisions:	Policy Updated?	Type of Change
9	Direct Lets	from Ops minutes 24/11/21: CJ flagged that in the AP, it states that someone with a move-on band who hasn't been	7.17	Meeting 1-12-21	The group discussed and agreed to change the wording to “may be offered a direct let or move-on banding reduced, at the PO’s discretion”. LP to send email vote to approve.	next AP review - Nov '22.	<i>“may be offered a direct let or move-on banding reduced, at the PO’s discretion</i>
10	Effective Dates	Req. adding exception by PB	4.12	Meeting 1-12-21	raised at PB regarding effective dates and recent challenge. PB agreed to add an exception – group to discuss and agree wording.	none.	The focus group discussed and agreed that it was unnecessary to amend the AP based on one occasion and the process and procedure work well if followed. HG will feedback to JS/Maldon and review team priorities to ensure to avoid in future.
11	Homelessness	Inconsistencies in AP	various	Meeting 1-12-21	Address and agree changes to inconsistencies in AP around homelessness. The PB voted during the meeting and agreed that:	next AP review - Nov '22.	i. #5.5 be changed to “Applicants who are under a homelessness prevention duty, a homelessness relief duty or who are accepted as being owed the main housing duty under homelessness legislation cannot have a medical award added to their housing register application. Applicants who have been awarded Band C under the homeless Prevention duty may retain a medical Band if one already exists on their housing register application when the prevention duty commences. If the Prevention duty ends and the applicant is then owed the Relief duty, the medical award will be removed from their application. If a homeless applicant under any of the 3 main homelessness duties listed above has a medical need for an extra bedroom due to, for example, needing a live-in carer, this will be assessed by the relevant local authority and property size required will be amended on their housing register application if necessary/evidenced.” ii. Delete #5.7 & #5.8 as covered in above wording change. iii. Agreed #5.9 be changed to “Applicants who are under Band B options advice, either prevention or relief, or who are under the main homelessness duty, may not retain or obtain any other additional awards on the housing register. The only additional awarded permitted is if an applicant is placed in Band A Homeless in severe need.”
12	Bedroom size	Consider specifying min. size a room can be classed as a bedroom	6.11	Meeting 1-12-21	Consider adding minimum size room to classify as a bedroom under section #6.11 (following recent Ops group AOB item raised by Maldon).	none.	The group agreed that #6.7 covers sizes and should be considered on a case-by-case basis due to varying sizes and ages of properties throughout the gateway.
13	Objectives	update dates	1.4	Meeting 1-12-21	updaate policy dates accordingly	next AP review - Nov '22.	LP & CB to update info.
14	Effective Dates	add 'discretion'	4.12?	Meeting 8-12-21	Ops request to add "discretion" to AP wording on effective dates.	next AP review - Nov '22.	see comment attached
15	Effective Dates	change wording	4.12	Meeting 8-12-21	Ops reviewed P&Relief procedure and agreed the effective date for Band B options advice should be the date the Band B band is applied to the application. PB discussed & agreed 19/1/22 to CB proposed wording addition after #4.12		
16	Local Connection	remove wording	4.4	Meeting 8-12-21	Ops req to remove "before the date of application" from 4.4	next AP review - Nov '22.	remove "before the date of application" from 4.4
17	SHB & Care Leavers Protocol	Prioritise care leavers	misc.	Meeting 8-12-21	SHB & Care Leavers Protocol: FL explain to the group the email received from Heather Tucker regarding the Care Leavers Protocol and whether the AP should be adjusted to prioritise care leavers and prevent them making a homeless application.	none.	The Board discussed and felt that it although care leavers are not explicitly prioritised within the AP, these situations can be processed and assessed on a case-by-case basis under nominations agreements or homelessness, depending on appropriateness, and at the discretion of each LA currently. The Board agreed that it wouldn't be as simple as prioritising care leavers and could potentially be inundated and as the current AP has the ability to deal with this, it was agreed not to make any changes at this time. FL agreed to feedback to HT.
18	Care leavers & Local Connection legislation change	Care leavers covenant on MHCLG website	4.4	Meeting 16-2-22	PB discussed and agreed to add bullet point to 4.4: Homeless care leavers aged 18 – 20 who have been looked after by either Essex County Council or Suffolk County Council will have a local connection with every housing authority within the county that looked after them.	next AP review - Nov '22.	Add bullet to #4.4: Homeless care leavers aged 18 – 20 who have been looked after by either Essex County Council or Suffolk County Council will have a local connection with every housing authority within the county that looked after them.
19	Incorrect reference	Property size	6.5	n/a	GJ/Braintree flag 11-1-22 that this incorrectly refers to #3.8 when s	next AP review - Nov '22.	added/change recorded in new draft

Item no	Topic	Detail	Policy ref no	Meeting	Decisions:	Policy Updated?	Type of Change
20	Eligability to join register	amend last bullet point	3.3	email after Meeting 16-2-22	DG flagged last bullet point on 3.3: If an applicant is 16 or 17 they will not be offered a tenancy unless they have a guarantor. This could include an applicant whose partner is 18 or older. DG proposed changing: "This is something we have been discussing recently in relation to the protocol with EEC on Care Leavers - a person under the age of 18 can't actually hold a tenancy, regardless of having a guarantor – they would need to have someone (18+) to hold the tenancy on trust for them until they reach their majority. Current wording of the AP may raise expectations, particularly with social care." CB & TB agreed. PB emailed.	next AP review - Nov '22.	amend bullet 3.3: "If an applicant is 16 or 17 they will not be offered a tenancy unless they have a guarantor. This could include an applicant whose partner is 18 or older. " to "Anyone aged 16 or over can apply to join the housing register, however under current law, applicants under the age of 18 cannot legally hold a tenancy."
21	Armed forces definition/clarity	Ops requested at Feb 22 mtg to add 'British' to the Armed Forces procedure. It was noted that this would also need to be reflected in the AP and was taken to PB via email in April 22.	2.3; 4.5.	via email 5/4/22	It was agreed by PB that the AP and procedure should align with the Armed Forces Covenant which does not state 'British' but ‘All those who serve or have served in the Armed Forces of the Crown And their Families’ to encompass groups such as Gurkhas.	next AP review - Nov '22.	The PB agreed that as the wording 'of the Crown' does not read well in our documentation, and agreed to insert *asterisk's/add a footnote and include in the AP Glossary.

The PB agreed that as the wording 'of the Crown' does not read well in our documentation, to insert *asterisk's/add a footnote and include in the AP Glossary.

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**REPORT of
DIRECTOR OF SERVICE DELIVERY**

**to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022**

CUSTOMER STRATEGY – KEY PRINCIPLES

1. PURPOSE OF THE REPORT

- 1.1 To seek Member endorsement of the key Principles to enable the development of a new Customer Strategy.

2. RECOMMENDATION

That Members consider and endorse the proposed Key Principles detailed at 4.1.1 to 4.1.9 below to inform a full Customer Strategy.

3. BACKGROUND

3.1 Previous strategy

- 3.1.1 In 2016 Members approved a Draft Customer Strategy, which identified eight key principles to inform how we would deliver services to our customer.

- 3.1.2 The approved 2016 Customer Strategy:

“complements the existing ICT strategy, and together they will help us deliver the services our customers expect in a way that they need, and which will enable us to continue to provide quality, cost effective services”.

- 3.1.3 At the core of the 2016 Customer Strategy was a move to a Digital by default approach:

“Our website will need to become the primary focus for our customer contact, with an increased emphasis on this channel of communication across all services”.

- 3.1.4 Our ICT Strategy at the time set out an ambitious investment in technology to help us move more of our customers to digital services, however due to the significant financial investment required there was limited progress in achieving a channel shift of our customers to online services.

3.2 Whole Council Transformation – 2019

- 3.2.1 In 2018 the Council embarked a Whole Council Transformation that had Digital by Default at the heart of its approach, with the expectation of delivering a prominent level of channel shift and self-service. The associated business case created a significant upfront investment in technology, which was funded through staffing

reductions and efficiencies created by both the channel shift of customers to self-service, and process redesign.

- 3.2.2 The new technology was delivered during 2019, with an updated website, more self-service forms, new telephone system, a new online customer contact system to record all customer enquiries and contact, and all staff having equipment to enable them to work in an agile way, (laptops and telephones that were linked to the laptop).
- 3.2.3 This meant that when the pandemic required staff to work from home, we were in an excellent position to seamlessly continue to deliver services online. The pandemic also accelerated the shift of customers to using our online services with a 90% increase in use of digital services. With the high levels of channel shift it is important that any future Customer Strategy has a shift of emphasis, from delivering channel shift, to one of maintaining and building on the channel shift that has been achieved, with a greater emphasis on customers who may be digitally excluded.

4. SUMMARY OF KEY ISSUES

4.1 Proposed Key Principles for our new Customer Strategy

- 4.1.1 It is proposed that as the eight principles contained in the original Customer Strategy remain relevant they should therefore continue to form the basis of our new strategy, however there will be a stronger focus on:
 - a. the need to ensure that we are supporting our customers who are unable to access digital services;
 - b. greater partnership working to support our customers in the community.
- 4.1.2 This approach will enable us to explore the most effective options for delivering our customer service to our residents and businesses, recognising that our customer service does not need to be co-located with our “back office” functions.
- 4.1.3 Right first-time service delivery:
 - Making sure that the information / response we provide to the customer is of a high quality and correct from the outset, reducing the need for the customer to contact us again.
 - Reducing errors by getting it right first time and minimising the financial and resource cost of correcting.
- 4.1.4 Resolution at the first point of contact:
 - Having a high quality, easy to navigate website that enables customers to find the information or service they need quickly, with minimal clicks.
 - Having skilled customer service staff who can deal with enquiries without the need to pass the customer to a colleague to resolve their enquiry or issue.
- 4.1.5 Helping our customers to help themselves:
 - Encouraging and supporting our customers to self-serve, through the provision of a high quality easy to use website, with up-to-date information.
 - Simple to use e-forms that ensure all the relevant information is captured, reducing the need to go back to the customer for more information.

- Working with our partners, to support Digital inclusion, through face-to-face support, signposting to local support groups, recognising the wider benefits of being able to use digital communication.
- Supporting customers to access a wider range of self-help through our partners such as budgeting advice, health and wellbeing advice, training, and skills.
- Ensuring that customers that cannot use our digital services are supported and have access to telephone and face to face services.

4.1.6 Focussing on end-to-end service delivery:

- Ensuring that when we are designing or reviewing processes, we look at the experience from the customers perspective, making sure that the process is streamlined, easy to use, focusing on the complete process, not just parts of it.

4.1.7 Learning from customer feedback:

- Having a clear and easy to use customer feedback process.
- Capture both positive feedback and complaints.
- Using that data to help inform improvements to our services.

4.1.8 Culture and behaviours:

- Putting excellent customer service at the heart of our values and behaviours.
- Embedding our core values across the organisation.
- Strong and positive Leadership- Leadership Team and Members Lead by example.

4.1.9 Encouraging access to services using the most efficient and cost-effective channels:

- Promoting and encouraging self-service or supported access to online services,
- Providing a telephone service for those that are unable to access online services,
- Ensuring a face-to-face service is available for those customers who need a greater degree of support, and for whom digital or telephone services are not appropriate.

5. CONCLUSION

- 5.1 Members are asked to endorse the key customer principles at 4.1.1 to 4.1.9 which will inform the development of a new Customer Strategy. This Strategy will come back to Members for consideration before the end of this year and will be subject to public consultation.
- 5.2 These key principles will enable options for the location for delivering our customer services to be explored, recognising that our customer services do not need to be co-located with our “back office” services.

6. IMPLICATIONS

- (i) **Impact on Customers** – The customer strategy will provide a clear approach to delivering quality services that meet our customers needs, providing a wide range of digital services that enable customers to transact with us 24/7, whilst still providing telephone and face to face services for our most vulnerable customers and those that are unable to use or access our digital services
- (ii) **Impact on Equalities** – A full Equality Impact assessment will be undertaken to ensure that all of our customers are able to access the services in a way that meets their needs.
- (iii) **Impact on Risk** – Failure to deliver the Customer Strategy will result in both financial and service delivery risks to the organisation. Being able to channel shift our residents to online, structured data forms and increasing self-service was a key element of the organisational restructure in 2019, and the platform on which the staffing reductions were based. A move away from that approach will have financial and staffing resource implications.
- (iv) **Impact on Resources (financial)** – Failure to deliver the strategy and to sustain the channel shift achieved over the last two years will result in additional costs, primarily the resources required to managed the additional workload created by both Covid (such as increases in benefit applications) and other non-covid changes (such as increases in green waste collections and additional Council Tax properties). The additional staffing capacity would be required not just to deal with customer enquiries, but also the additional resources to manage unstructured customer data. Use of digital forms increases the likelihood of all relevant information being collected first time and reduces failure demand.
- (v) **Impact of Resources (human)** – Additional resources would be required if the current “digital by default” approach is not sustained. Our staff support and encourage customers to use our digital services, and work with our partners to support those that are digitally excluded, helping some of our most vulnerable residents to benefit from the wider benefits of using online services such as social contact.
- (vi) **Impact on the Environment** – The digital by default approach to delivering services strongly supports the Councils Climate Strategy, leading by example to reducing the volume of paper documents needing to be submitted by customers, reducing our printing, reducing the need for customers to travel to the Council Offices and sustaining our paperless office approach.
- (vii) **Impact on Strengthening Communities** – Working with local community groups and partners such as the Maldon and District Community Voluntary Service and Maldon Citizens Advice we will champion Digital Inclusion, helping our residents to the wider benefits of digital services, such as helping to reduce social isolation

Background Papers: None.

Enquiries to: Sue Green, Customer, Community and Casework Manager.



REPORT of CHAIRMAN OF THE PLANNING POLICY WORKING GROUP

**to
STRATEGY AND RESOURCES COMMITTEE
14 JULY 2022**

PLANNING POLICY WORKING GROUP ANNUAL REPORT 2021 / 22

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to provide Members with an annual update on the work carried out by the Planning Policy Working Group during 2021 / 22 to which I was Chairman of the Group.

2. RECOMMENDATION

That the Committee notes the content of the report.

3. BACKGROUND

- 3.1 On 23 February 2021, the Council agreed to review its Local Development Plan (LDP), setting a timetable in a statutory document called its Local Development Scheme (LDS). To support this work, on 18 March 2021 (Minute No. 342 refers) the Council agreed to establish a Planning Policy Working Group.

- 3.2 From the Terms of Reference:

The Planning Policy Working Group is an advisory group will support the Strategy and Resources Committee and the Council in the legal and sound development of planning policy documents and guidance as set out in the LDS.

The Working Group will provide an important Member perspective on the preparation of all planning policy and supplementary planning guidance for the Maldon District.

The Working Group will:

- Provide cross-party member engagement and discussion in the work being undertaken to prepare the policy documents set out in the LDS;
- Provide informal feedback and discussion with officers on key draft evidence, documentation and policy options to guide officers formulating formal recommendations to the Strategy & Resources Committee; and
- Provide regular updates to the Strategy & Resources Committee on its work informing the LDP Review and SPD preparation.
- Take an active part in any planning policy training and encourage other Members outside the Working Group to attend that training when offered to the wider Membership of the Council.

- 3.3 The Planning Policy Working Group has been meeting regularly since its formation in 2021. Since the 14 March 2022 meeting, all Members have been invited to the Working Group meetings and have been taking part in the discussions.
- 3.4 The Working Group has carried out the following work:

14/5/2021	Introduction to the Planning Policy Team, Programme Overview, discussion about the key risks of the LDP Review project.
27/5/2021	Discussion on the Draft Duty to Co-operate Strategy and the Statement of Community Involvement prior to these documents going to Council and public consultation.
23/6/2021	Two all Member workshops including the Planning Policy Working Group – Maldon District Visioning Exercise, LDP scope awareness quiz, and work on the principles and scoring of the Settlement Hierarchy.
01/07/2021	Briefing on writing the LDP Review, reflections on housing issues. Discussions on items for the next meeting.
05/08/2021	Visioning outputs, discussion on the Spatial Options approach.
02/09/2021	Discussion about the final Duty to Co-operate Strategy and Statement of Consultation outputs, after these documents have been out for consultation. Team workstream update and an update on the Draft Issues and Options Report and Settlement Hierarchy.
07/10/2021	Cancelled – no business
09/11/2021	Update on the Issues and Options Document and discussion on the consultation arrangements for the document.
01/12/2021	Cancelled – no business
11/1/2022	Maldon District CIL Project Update. Update on the Housing Economic Land Availability Assessment and Call for Sites project. Discussion about the Transport East Strategy Consultation.
08/02/2022	Presentation by the Marine Management Organisation under the Duty to Co-operate about their distinct but complimentary role in the planning system. Issues and Options consultation update, agreement on responding to the Essex County Council Limebrook Way Primary School Consultation.
14/03/2022 (All Members)	Overview of the Terms of Reference for the Working Group, update on the workstreams of the planning policy team. Briefing on how planning policy is prepared and what a good planning policy should look like.
12/04/2022 (All Members)	Discussion on the key metrics from the Issues and Options Consultation

4. CONCLUSION

- 4.1 The work of the Planning Policy Working Group is assisting in the process of moving forward with the Local Development Plan Review. Up till this point in time, the work has been mainly focused on the Issues and Options Document which was approved and went out for consultation between 17 January and 14 March 2022 and ensuring that Members remain briefed on the Planning Policy Team's LDP Review and CIL workstreams, essential to the progress of the LDP Review project. The work has also included briefing/training for Members so that as the work of the Working Group moves forward, they have the essential knowledge and information they need for advising Strategy and Resources and Council on decision-making.

5. IMPACT ON STRATEGIC THEMES

- 5.1 The LDP Review covers all three Strategic Themes of Place, Prosperity and Community. The theme of Place seeks to deliver the District's housing needs and deliver sustainable growth and new infrastructure through development. The theme of Prosperity seeks to ensure that the council supports business, economic growth and tourism. The theme of Community seeks to build on the strengths of our communities and what they can do to support themselves and help each other to thrive.

6. IMPLICATIONS

- 6.1 None.

Background Papers: None

Enquiries to Anne Altoft-Shorland – Lead Specialist Local Plans and Implementation.

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