



Consultation on proposed changes to Ealing Council's housing allocation policy

December 2019

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Background

Ealing Council is considering revising its current housing allocations policy in 2020. A public consultation in the proposed changes to the policy will be carried out from 9 December 2019 to 6 March 2020. Feedback from the consultation will be used to inform the details of the revised policy.

Ealing Council has committed to delivering at least 2,500 new homes for social let in the current four-year administration period, helping local residents access accommodation which is genuinely affordable. However, with over 9,000 households on our housing register, the demand for housing will continue to be greater than available supply.

To ensure that current and future affordable housing is allocated to those in the greatest housing needs, we are consulting changes to our housing allocations policy. The policy sets out who is eligible to be considered for social housing in Ealing, how their housing needs will be assessed, and what relative priority their application will be given. The council needs to ensure that the policy provides priority to those people with the greatest housing need.

Ealing's current policy was introduced in 2012 with some additional changes made in 2013. With the increasing pressures on social housing, along with a number of legislative and regulation changes, this a sensible time to review the existing policy.

Social housing, either directly owned by the council or by our housing association partners, is in very short supply, and to ensure that it can be accessed by those households in the greatest need, we need to review the way it is allocated.

The council's waiting list of people with housing needs is known as the housing register. Everyone who applies for social housing must do so through the housing register.

Ealing's online housing register is held on an IT platform, Locata, which also advertises available social housing units that applicants can bid for.

Your views are important

This document explains the proposed changes for consideration in the revised policy.

Please have your say on the proposed changes by taking part in the consultation available at the council's website www.ealing.gov.uk/AllocationReview. The current housing allocation policy is also available at this link.

If you do not have access to the internet, or need any other help with the consultation, please telephone 0208 825 7274 or email AllocationReview@ealing.gov.uk

Please note that we will not discuss individual housing applications as part of the consultation process. Should you wish to discuss your housing application, you should email Locatahelp@ealing.gov.uk

What happens next?

Feedback from the public consultation will be included in a report that will be presented to Ealing councillors who will make the final decision on the policy. If agreed, it is expected that an updated policy will come into effect in the summer of 2020.

Overview of the proposed changes to Ealing's housing allocation policy

The council is proposing a number of changes to the current policy, which was last revised in 2013. Since that time, the Government has set out a number of new regulations which councils must incorporate into their policies. Fundamentally, the council believes it is now time to undertake the review of its current policy to make sure that social housing is offered to those with the highest housing needs. The policy must ensure that those in the highest need are prioritised to ensure that they have the best chance of being offered social housing in the future.

The council is proposing:

Proposal 1: Reduce the number of priority bands from four to three, by removing Band D

The council has about 9,500 households registered on the housing register with only 500-600 social housing lettings available per year. The number of lettings which become available further reduces every year.

Band D applicants are generally assessed as being adequately housed, therefore are highly unlikely to be made an offer of social housing because of the local prevailing housing conditions of social housing supply and demand. Allowing such households (currently 3,700) to remain on the register simply creates a false expectation. The removal of Band D will enable the council to focus its resources on applicants in Bands A, B and C, who have a higher prospect of being rehoused. The council has a housing options service available at Perceval House. Information on a range of housing options are available on the council's website for the households which will be removed from the housing register.

Proposal 2: Review the current threshold of a household's financial resources, above which it would be ineligible to join the housing register

Currently the council has set the asset level (which includes but is not limited to savings, investments and bonds) of £24,000, which means any individual or member of their household who has assets above this amount would not be allowed to join the housing register. Similarly, households with a combined income of £60,000 or more are not allowed to join the housing register.

The council is seeking views on what it considers to be a reasonable financial asset level to eligible to join the housing register. It is also seeking views on introducing staggered income levels based on different bedroom size needs, as follows:

- Households requiring a one-bedroom property would have to earn less than £35,000 per year.
- Households required a two-bedroom property would have to earn less than £40,000 per year.
- Households requiring a three-bedroom property would have to earn less than £50,000 per year.
- Households requiring a four-bedroom property would have to earn less than £60,000 per year.

Proposal 3: To change the banding priority relating to accepted homeless households and introduce a band priority for households assisted by the council under its homeless prevention and relief duties

The current policy prioritises homeless households accepted by Ealing Council to be placed in Band C. Households whose temporary accommodation becomes unavailable because their lease ends or their landlord wants the property back are currently awarded a higher priority of Band B. This can lead to random and inequitable results with some households receiving permanent social housing before others who have been accepted as homeless for longer periods of time for events outside of theirs and the council's control.

The council is proposing to revise the priority based on the length of time that a household has been accepted as homeless by Ealing Council. The council is proposing to award Band C status for newly accepted homeless households, and on the fifth anniversary of their current acceptance date, the band priority will increase to Band B.

The council also proposes to introduce a new priority category for households which Ealing Council has been assisting under the homeless prevention and relief duties introduced by Homelessness Reduction Act 2017. The act introduced new legal duties on the council to assist households which are at risk of becoming homeless, and where possible, the council assists in preventing and/or relieving homeless for a household. Where households accept a prevention or relief option offered by the council, such households who apply to the housing register or who may already be on the housing register will be awarded a Band C priority.

Proposal 4: To amend the assessment criteria related to overcrowded households so that same sex siblings of all ages would need to share rooms

In the current policy, all household members are assessed in determining the household's priority band. Siblings aged over 21 are eligible for their own room.

The council is proposing to retain considering all family members when assessing their housing application. However, same sex siblings of all ages will be expected to share a bedroom, which may affect households that are currently assessed as overcrowded. Under the new proposal, they may not be considered overcrowded, may have a lower priority band and/or may require a smaller sized property that they are currently assessed for.

Proposal 5: To amend the 'move on' quota priority

Currently the council sets aside an annual quota of social housing lets for households assisted by Ealing Social Services and agreed supported housing projects in the borough, and prioritises eligible households with a Band B allocation.

The council proposes to maintain the 'move on' priority, but remove the numerical quota allowing for all individuals from an agreed list of departments and organisations to be considered within the 'move on' priority. Additionally, the band priority level will move from Band B to Band C to ensure that the households receive a similar priority to statutory reasonable preference households, which the council are legally required to prioritise under the policy.

Proposal 6: To introduce a fostering and adoption priority category

The council is proposing a new priority category for fostering and adoption households where a household is working with Ealing Children Services to foster and/or adopt and requires alternative housing. This priority will be awarded Band B.

Proposal 7: To amend the working households priority

If they do not qualify for another priority band in the allocations policy, households that qualify under the working household's criteria are currently awarded Band D status. Up to 20% of social lets were set aside for working households and 'play by the rules' council tenants, who wish to transfer to alternative accommodation and have demonstrated they are a 'model' tenant by complying with the terms set out in the tenancy agreement.

The council proposes to retain the working household's category and will award Band C where a household meets the eligible criteria. In addition, it is proposed that there is no set quota of social housing lets set aside for this group, and they will bid for properties alongside other households.

Proposal 8: To remove the 'play by the rules' priority category

The council currently awards Band D to existing Ealing Council tenants who qualify under the 'play by the rules' category if they do not qualify for another priority band in the allocations policy. The category aims to reward tenants who wish to transfer to alternative accommodation and have demonstrated they are a 'model' tenant by complying with the terms set out in the tenancy agreement. Up to 20% of social lets were set aside for working households and 'play by the rules' council tenants.

The council proposes to remove the 'play by the rules' priority category from the revised allocations policy as it is not an identified housing need.

Proposal 9: To amend the sheltered housing priority bands

The council currently awards Bands C and D to households that are eligible to be considered for sheltered housing, which is specific accommodation for older residents, usually aged 60 years and older.

The council proposes to remove Band D in its entirety, so all applicants eligible for sheltered housing will be placed in Band C.

Summary

The proposed revisions to the current housing allocation policy aims to ensure that households with housing needs are assessed and prioritised within the appropriate priority category and banding, to allow them to bid for available social housing properties. This will ensure that those in the highest housing need will have a chance to be considered for social housing. However, it is important to note that revising the policy will not increase social housing supply. The proposed policy will ensure that the way the council allocates social housing is fair and lawful.

The cumulative effects of these proposals changes will be to reduce the size of the housing register to roughly 6,000 households. As the 6,000 households would have been those who would have received offers under the previous scheme, the council still believes that it will be meeting housing need in the borough. The proposals will enable it however to both manage expectations and target resources more effectively.

Frequently asked questions

1. What is Ealing Council's housing allocations policy?

The housing allocations policy sets out who is eligible to be considered for social housing by Ealing Council, how their housing needs will be assessed, and what relative priority their application will be given.

It also determines how Ealing's housing register or waiting list will work and how social housing in the borough will be allocated and let.

2. Why is the council proposing changes to its housing allocations policy?

Under the Localism Act 2011, councils were given more freedom to decide who can and cannot join their housing registers and who can be allocated social housing. Ealing Council used this freedom to change its allocation policy in 2012. Since that time, the Government has set out a number of new regulations which councils must incorporate into their policies. Ealing Council also believes that the demands placed upon social housing have also changed in recent years, and a more fundamental reassessment and revision of the policy is needed.

Fundamentally, the council believes it is now time to undertake the review of its current policy to make sure that social housing is offered to those with the highest housing needs. The policy must ensure that those in the highest need are prioritised to ensure that they have the best chance of being offered social housing in the future.

3. What are the main changes the council is proposing to make?

Ealing Council is proposing to:

- Reduce the number of priority bands from four to three by removing Band D.
- Consider what level of financial resources should make certain households ineligible to join the housing register, because they have sufficient assets and/or income to be able to source their own housing options.
- Place all who are residing to temporary accommodation into Band C and moving them to Band B after five years. Currently such households are placed in Band C and move to Band B when their temporary accommodation becomes unavailable. This can lead to random and inequitable results, with some households receiving permanent social housing before others due to events outside their or the council's control.
- Introduce a new band for homeless households which approach the council for assistance and are offered a property (most likely in the private rented sector) at the point where the council has prevented or relieved their homelessness with the offer of accommodation, with an award of Band C.
- Require same sex siblings of any age to share bedrooms rather than having the opportunity of their own room at 21. This reflects the shortage of housing supply in Ealing.
- Retain a 'move on' scheme for applicants placed by Ealing Social Services and other agreed supported housing projects from the borough, but remove the quota rules so that more applicants can apply to be rehoused without the current time deadlines and reduction of the band from B to C.
- Introduce a new fostering and adoption priority, with an award of Band B and no quota levels for households which foster or adopt a child. This is aimed at

supporting the council's objective of increasing adoption and fostering in the borough.

- Remove the 20% annual lettings quota for the following two groups:
 - The working households priority will remain, and eligible applicants will be awarded Band C.
 - The 'play by the rules' priority, for tenants who wish to transfer to alternative accommodation and have demonstrated they are a 'model' tenant by complying with the terms set out in the tenancy agreement, will be removed.
- With the proposed removal of Band D, all applicants eligible for sheltered housing will be awarded Band C.

The cumulative effects of these changes will be to reduce the size of the housing register to roughly 6,000 households. As those 6,000 households would have been those who would have received offers under the previous scheme, the council still believes that it will be meeting housing need in the borough. The proposals will however enable it to both manage expectations and target resources more effectively.

4. How will the changes affect me if I am in Bands A, B or C?

Unless your personal circumstances change, it is expected that the majority of households in Bands A and B will remain in those bands. Households in Band C will be affected, including homeless households which have been accepted by Ealing Council for more than five years and overcrowded households which have older children.

5. How will the changes affect me if I am in Band D?

Unless your personal circumstances have changed, you will be removed from the housing register.

6. I am in temporary accommodation. When will I be rehoused permanently?

The shortage of social housing locally means that you will have to wait for a number of years in temporary accommodation, with larger households waiting longer as larger social housing units become available less often. The council will advise you of other housing options, including social housing and private rented accommodation in Ealing, across London and outside of London.

7. I have savings of more than £24,000. Will I be eligible for social housing?

You are currently not eligible to join the housing register. However as we are consulting on both asset and income levels, it may be possible under the revised housing allocation policy.

8. How can I comment on the proposals being made?

The council is holding a statutory consultation for residents and organisations to provide their views and comments. You can find details at

www.ealing.gov.uk/AllocationReview.

Questionnaire

Consultation on proposed changes to the Ealing Council's housing allocations policy

Introduction

Ealing Council is consulting on proposed changes to its existing housing allocations policy. Information you provide through this consultation will be used to inform the final policy. Your responses will not be linked to your existing housing application, if applicable, and will not impact on any services you currently receive from the council.

The survey should take about 15 minutes to complete. All the information you provide as part of the public consultation will be used and stored in accordance with the Data Protection Act 2018 (incorporating the EU's GDPR).

This consultation will be open until 6 March 2020.

Proposal 1: Reduce the number of priority bands from four to three, by removing Band D

Current situation

The council uses a priority banding system to allocate social housing. Each applicant's current housing circumstances are assessed in line with the council's housing allocation policy and based on the information provided, the applicant is allocated a priority band (A, B, C or D), with the highest priority awarded to applicants in Band A through to the lowest priority for applicants in Band D. The current bands are determined using the following criteria:

- Band A - an urgent or emergency need for a household to be housed.
- Band B - a high priority to be housed based on the household's assessed housing needs.
- Band C - applicants with an identified housing need, which could be a statutory reasonable preference.
- Band D - all other applicants including those with no housing need.

The huge demand for social housing in the borough means that there are currently almost 9,500 households on Ealing's housing register. Most applicants on the register will not be offered a social housing tenancy, as there simply isn't enough social housing to go round. The council anticipates only 500 homes will become available as social lets in the current financial year.

Proposed change

The council believes that allowing households with no priority or identified housing need, and therefore little prospect of being housed, to join the housing register raises their expectations that they will receive an offer of housing when this is unlikely to happen.

The council proposes to reduce the number of bands from four to three. This means that:

- Bands A, B and C will remain, with all households with an identified housing need reassessed to be placed in a band.
- Households assessed as having no identified housing need will be removed from the housing register. They will be able to access information and advice about other housing options e.g. renting in the private sector, low cost ownership etc and accommodation in other parts of the UK.
- Households in Band D who may qualify for a different priority band, e.g. those applying for sheltered housing, will be moved to one of the remaining bands (A, B or C).

1. To what extent do you agree or disagree that the current four-band system should be replaced with a three-band system?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

Proposal 2: Review the current threshold of a household's financial resources, above which it would be ineligible to join the housing register.

A. Financial asset levels

Current situation

Applicants with more than £24,000 of financial assets, which can include but is not limited to monies held in bank accounts, savings, premium bonds, investment trusts, and/or financial interests by means of ownership in properties, etc., are not eligible to join the housing register.

Proposed change

The council previously consulted on the asset threshold in 2012 and would like to hear from households about what they consider is a reasonable financial asset level to be eligible to join the housing register.

2. To what extent do you agree or disagree that £24,000 worth of financial assets is an appropriate threshold above which households become ineligible to join the housing register?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

B. Household income levels

Current situation

Applicants, including all members of the household, who have an income level of more than £60,000 per year, which can include salaries, pensions and other forms of income, are not eligible to join the housing register.

Proposed change

The council previously consulted on income threshold in 2012 and would like to hear from households about what they consider is a reasonable income threshold above which households become ineligible to join the housing register.

3. To what extent do you agree or disagree that a household income of £60,000 is an appropriate threshold above which households become ineligible to join the housing register?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

C. Staggered income levels

Current situation

Currently, a single threshold of £60,000 is applied to any household applying to join the housing register, irrespective of the size of house they are applying for.

Proposed change

The council proposes adopting a staggered maximum income level on different bedroom size needs, which is as follows:

- Households requiring a one-bedroom property would have to earn less than £35,000 per year.
- Households required a two-bedroom property would have to earn less than £40,000 per year.
- Households requiring a three-bedroom property would have to earn less than £50,000 per year.
- Households requiring a four-bedroom property would have to earn less than £60,000 per year.

4. To what extent do you agree or disagree with the following maximum income thresholds, depending on the size of house being applied for?

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
Maximum household income of £35,000 for those applying for a one-bedroom property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please state the reasons for your answer below, including if you think the income threshold should be different from what we have proposed:						
Maximum household income of £40,000 for those applying for a two-bedroom property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please state the reasons for your answer below, including if you think the income threshold should be different from what we have proposed:						

Maximum household income of £50,000 for those applying for a three-bedroom property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please state the reasons for your answer below, including if you think the income threshold should be different from what we have proposed:						
Maximum household income of £60,000 for those applying for a four-bedroom property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please state the reasons for your answer below, including if you think the income threshold should be different from what we have proposed:						

Proposal 3: To change the banding priority relating to accepted homeless households and introduce a band priority for households assisted by the council under its homeless prevention and relief duties

Current situation

Households where Ealing Council has accepted a statutory homeless duty are required by law to be prioritised in an allocation policy. The current priority bandings awarded to homeless households are:

- Band B for those in temporary accommodation where the lease of said accommodation had ended and the council is required to hand back the property to the landlord.
- Band C for the remaining accepted households in temporary accommodation or homeless at home.

Proposed change

The council proposes that the difference in priority for accepted homeless households should be based on the length of the time the applicant has been agreed as being statutorily homeless by Ealing Council. The council is proposing that Band C is awarded to newly accepted homeless households, and on the fifth anniversary of their current acceptance date, the priority increases to Band B.

The Homelessness Reduction Act in 2017 made a number of changes to the council's duties in assisting households at risk of becoming homeless and where possible preventing and/or relieving homelessness by undertaking the necessary actions to reduce the need for households to move into temporary accommodation. These actions can include negotiating rent levels with landlords, assisting households with maximising their income or helping them to finding cheaper accommodation. Where households accept a prevention or relief option, the council will allow such households who apply to the housing register to be awarded a Band C priority.

5. To what extent do you agree or disagree with each of the following proposals?

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
Priority should be based on the length of time since the household was accepted as homeless by Ealing Council	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:						
Band C priority should be awarded to households where the council has previously helped to prevent or relieve their potential homelessness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:						

Proposal 4: To amend the assessment criteria related to overcrowded households so that same sex siblings of all ages would need to share rooms

Current situation

The council assesses all household members in determining the household's priority reason and band, and where there are siblings aged 21 and older in the household, they are awarded their own room.

Proposed change

The council proposes continuing to assess all household members in determining the priority reason and band. However, same sex siblings of any age will be required to share rooms, which means that overcrowded households will be reassessed and may not be considered overcrowded and/or may have a lower banding priority and/or will require a smaller sized property for their future housing option.

6. To what extent do you agree or disagree with the proposed change to determining overcrowding, so that same sex siblings of any age would be required to share rooms?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

Proposal 5: To amend the 'move on' quota priority

Current situation

The council sets aside an annual number of social lets for households assisted by Ealing Social Services and in agreed supported housing projects in the borough, and prioritises eligible households with a Band B.

Proposed change

The council proposes to maintain the 'move on' priority, but remove the numerical quota allowing for all individuals from the agreed list of departments and organisations to be considered within the 'move on' priority. Additionally, the band priority level will be moved from Band B to Band C to ensure that they receive a similar priority to statutory reasonable preference households which the council is legally required to prioritise within its policy.

7. To what extent do you agree or disagree with the following changes to the 'move on' priority?

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
Removing the existing quota limit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:						
Reducing priority levels for 'move on' households from Band B to Band C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:						

Proposal 6: To introduce a fostering and adoption priority category

Current situation

The council sets aside an annual number of social lets for households assisted by Ealing Social Services.

Proposed change

The council is proposing a new priority category for households which foster or adopt children through Ealing Council's children's service and require alternative housing. This priority will be awarded Band B.

8. To what extent do you agree or disagree the introduction of a new priority category for households which foster or adopt and require alternative housing?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

Proposal 7: To amend the 'working households' priority

Current situation

The council awards Band D to households which qualify under the working household's criteria if they do not qualify for another priority band in the allocations policy. Up to 20% of social lets were set aside for working households and 'play by the rules' council tenants.

Proposed change

The council proposes to retain the working households category and will award Band C status to households which meet the eligible criteria. There will be no set quota of social housing lettings set aside for this group, and they will bid for properties along with other prioritised households.

9. To what extent do you agree or disagree with awarding band C priority to households that qualify under the 'working households' priority?

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
Award Band C to working households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:						
Remove the quota for working households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:						

Proposal 8: To remove the 'play by the rules' priority category

Current situation

The council currently awards Band D to existing Ealing Council tenants who qualify under the 'play by the rules' category if they do not qualify for another priority band in the allocations policy. The category aims to reward tenants who wish to transfer to alternative accommodation and have demonstrated they are a 'model' tenant by complying with the terms set out in the tenancy agreement. Up to 20% of social lets were set aside for working households and 'play by the rules' council tenants.

Proposed change

The council proposes to remove the 'play by the rules' priority category from the revised allocations policy, as it is not a true housing need.

10. To what extent do you agree or disagree with the proposals to remove the 'play by the rules' priority?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

Proposal 9: To amend the sheltered housing priority bands

Current situation

The council awards Bands C and D to households that are eligible to be considered for sheltered housing, which is specific accommodation for older residents aged 60 and older.

Proposed change

The council proposes to remove Band D, so all applicants eligible for sheltered housing will be placed in Band C on this priority ground only.

11. To what extent do you agree or disagree with the proposal that all residents who are eligible to be considered for sheltered housing should receive Band C priority?

Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Don't know / can't say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please use the box below to give reasons for your answer:					

Ealing Council recognises the importance of promoting equality and inclusion to improve public services for everyone. The council will be considering how the proposed changes might affect people with the following protected characteristics under the Equality Act 2010:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

12. From the list above, do you feel that any particular group of people will be affected more than others by the proposed changes? If so, please let us know below:

About you

Please tell us a little about yourself. This information helps us to ensure we can make research and consultation more accessible and inclusive. All personal information is kept completely confidential and is used for research purposes only. It will not be transferred to any third party. It will also not be linked to your existing application for housing, if applicable.

13. Are you currently:

- A council tenant
- A housing association tenant
- A private tenant
- A home owner
- Living with family / friends
- A local voluntary organisation or other advocacy service
- Other (please specify)

14. Are you:

- ☐ A homeless household accepted by Ealing Council
- ☐ An existing council tenant not seeking a transfer
- ☐ An existing council tenant seeking a transfer
- ☐ Any other applicant registered on the housing register
- ☐ A voluntary sector organisation
- ☐ None of the above

15. If you are currently on Ealing Council's housing register, which banding have you been given?

- ☐ Band A
- ☐ Band B
- ☐ Band C
- ☐ Band D
- ☐ Awaiting a decision on banding
- ☐ Not applied

16. What is your age group?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75-84
- ☐ 85+
- ☐ Prefer not to say

17. Are you?

- ☐ Male
- ☐ Female
- ☐ Prefer not to say
- ☐ Prefer to self-describe

18. What is your sexual orientation?

- ☐ Bisexual
- ☐ Gay man
- ☐ Gay woman/ lesbian
- ☐ Heterosexual/ straight
- ☐ Prefer not to say
- ☐ Prefer to self-describe

19. Is your gender identity the same as the gender you were assigned at birth?

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

20. If yes, do you live and work full time in a gender role opposite to that assigned at birth?

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

21. Are you married or in a civil partnership?

- ☐ Yes - married
- ☐ Yes - in a civil partnership
- ☐ No
- ☐ Prefer not to say

22. (For women only) Are you...?

- ☐ Currently pregnant
- ☐ Have been pregnant in the last 12 months
- ☐ Have given birth in the last 12 months
- ☐ None of the above
- ☐ Prefer not to say

23. What is your religion?

- ☐ Christian
- ☐ Buddhist
- ☐ Hindu
- ☐ Jewish
- ☐ Muslim
- ☐ Sikh
- ☐ No religion
- ☐ Any other religion (please specify)

Disability

The Equality Act 2010 defines a person as having a disability if s/he 'has a long term physical or mental impairment which has a substantial and long-term adverse effect on his/her ability to carry out normal day to day activities'.

24. Do you consider yourself to have a disability?

- ☐ Yes
- ☐ No
- ☐ Don't know/ can't say
- ☐ Prefer not to say

25. If yes, please indicate the type of disability that applies to you

- ☐ Physical disability
- ☐ Sensory disability
- ☐ Learning disability
- ☐ Mental health condition
- ☐ Long standing illness or health condition such as cancer, HIV, diabetes, chronic heart disease or epilepsy
- ☐ Other (please specify if you wish)

26. Which ethnic group do you consider you belong to?

- ☐ **White** - English, Welsh, Scottish, Northern Irish, British
- ☐ **White** - Irish
- ☐ **White** - Gypsy/Irish Traveller
- ☐ **White** - Other
- ☐ Any other White background
- ☐ **Mixed/ multiple ethnic groups** - White and Black Caribbean
- ☐ **Mixed/ multiple ethnic groups** - White and Black African
- ☐ **Mixed/ multiple ethnic groups** - White and Asian
- ☐ Any other Mixed/ multiple ethnic background
- ☐ **Asian/ Asian British** - Indian
- ☐ **Asian/ Asian British** - Pakistani
- ☐ **Asian/ Asian British** - Bangladeshi
- ☐ **Asian/ Asian British** - Chinese
- ☐ Any other Asian background
- ☐ **Black/ African/ Caribbean/ Black British** - African
- ☐ **Black/ African/ Caribbean/ Black British** - Caribbean
- ☐ Any other Black/ African/ Caribbean background
- ☐ **Other ethnic group** – Arab
- ☐ Any other ethnic group

What happens next?

If you are completing a paper version of the questionnaire, please return it to:

Housing Allocation Policy Review
Housing Demand Department (Allocations and Applications Team)
4th Floor (Purple Zone), Perceval House
14-16 Uxbridge Road
Ealing
London W5 2HL

Once we have gathered the views of everyone who replies to this consultation, we will review the findings of the consultation and submit a revised housing allocation policy to the council's cabinet to consider in due course. Once agreed, we will publish the revised housing allocations policy on the council's website.

Thank you for completing the questionnaire.