

## Proposed changes to Ealing Council's Housing Allocations Policies

Now	What we're proposing
Anyone can go on the Council's housing register. Most have little or no prospects of getting a council home.	<p>Only households which qualify, as "high-need" would be able to join the active housing register.</p> <p>Other households would be added to an inactive register or 'kept on file'. If any homes are available after active households have bid they would be offered to the people who had been on this list longest and whose need matches the available home.</p>
'Reasonable preference groups' are prioritised. These groups include people who are legally homeless, overcrowded, living in unsatisfactory conditions and medical or welfare grounds.	<p>The Council will expand the list so other groups also get priority.</p> <p>This could include households making a positive community contribution.</p>
<p>Housing need is what gives people priority on the housing register.</p> <p>Wider issues such as the contribution an applicant makes to the community are not considered.</p>	<p>Additional priority given to applicants who demonstrate a positive community contribution. For instance;</p> <ul style="list-style-type: none"> <li>• Working households</li> <li>• Households who stick to their tenancy agreement and pay their rent and council tax.</li> <li>• Applicants who do voluntary work or are actively involved in relevant community groups.</li> </ul>
There is no income restriction on households applying to be housed by the council. People who could afford to buy or rent in the private sector are able to go on the council's Housing Register.	Households with a total income of £60k per year or capital assets of over £75k would not be included on the housing register.
Households can bid for and refuse as many properties as they want to under the current policy. Some applicants place bids on a property even though they have no intention of accepting an offer. This can increase the amount of time a property is empty.	We are proposing introducing a new system where applicants who bid for and refuse three or more reasonable offers within a 6-month period are suspended for a period of three months.
Sheltered housing tenants find it very difficult to move within schemes when their needs change.	Policies to increase mobility within sheltered housing schemes – for instance giving existing residents priority so they can move out of sheltered housing or to more appropriate homes in the same scheme when they become empty.
Under-occupiers do not currently receive the highest priority.	In order to free up greater numbers of larger homes it is proposed to increase the priority of households releasing 2 or more bedrooms.
Applicants need to demonstrate a local connection to go on the housing register. The criteria for this are not difficult to meet and can be a short period of residence, a family connection or part-time work in the borough.	Increase the threshold by requiring people or their families to have lived locally for longer. This would prioritise established local families.