

Consultation Report: Housing Allocations Policy Review

2024



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2 EXECUTIVE SUMMARY

With council homes and other social housing in the city in huge demand, we are proposing to change the council's Housing Allocation Policy to make sure available homes go to those in the greatest housing need.

We carried out a public consultation on the proposed changes to the Housing Allocations Policy from 1 March 2024 to 8 June 2024 across three channels:

- an online consultation survey
- a paper version of the consultation survey
- in-person events with the public, with third sector organisations and with councillors

Through these activities, we were able to get a good range of both public and professional stakeholder views on the proposed changes to the Housing Allocations Policy.

All the proposed changes to the Housing Allocations Policy received agreement from most respondents to the consultation.

This report sets out the data from the consultation and captures the main points from feedback gathered during the consultation.

3 HEADLINE DATA



684 responses to consultation.



95.7% of responses were from members of the public and 3.3% of responses were from professionals who work in housing and related fields.



'Agree' and 'Strongly agree' were the most common responses to every proposed change to the Housing Allocations Policy.



Agreement with each of the proposed changes by respondents ranged from 42.2% - 78.2%.

4 INTRODUCTION

The Housing Allocations Policy sets the way the council and housing association homes are allocated in the city.

The council's current Housing Allocations Policy came into effect in 2016 and needs updating in response to national legislation and local needs.

The policy is key to how people in housing need on the housing register bid for homes through the city's choice based-lettings system, Homemove.

A review of the Housing Allocations Policy is underway. The review aims to make changes to the policy.

With council homes and other social housing in the city in huge demand, the aim of the proposed changes is to update the allocations policy and make sure available homes go to those in the greatest housing need.

We consulted on the changes we propose to make to the Housing Allocations Policy. This report explains what we did and sets out the results of the consultation.

The public consultation ran from 1 March 2024 to 8 June 2024 across three channels:

- an online consultation survey (also provided in Easy Read format)
- a paper version of the consultation survey (and Easy Read version)
- in-person events with the public, with third sector organisations and with councillors

The consultation survey received 643 responses. 7 of these responses were paper copies of the main consultation survey. 3 of these responses were in the Easy Read format.

6 in-person consultation events with the public were held, with 79 members of the public attending overall.

1 in-person event with public sector and third sector organisations was held, with 36 professionals attending.

Another in-person event with councillors and third sector organisations was held, with 7 councillors and 2 professionals from third sector organisations attending.

We will consider the feedback received in the consultation before changes are made to the Housing Allocations Policy.

5 CONSULTATION PROMOTION

We promoted the consultation widely.

We aimed to achieve a high level of engagement on the proposals we are making to change the Housing Allocations Policy. We also took steps to make sure the following groups would be aware of the proposed changes and had an opportunity to make their views on the proposed changes known:

- Council tenants,
- Registered providers of social housing with whom the council has nomination agreements,
- Applicants on the housing register,
- Those who may join the city's housing register in the future.

We took the following steps to promote the consultation:

Activity	Reach
Proposed changes, online consultation survey and Easy Read consultation published at: https://yourvoice.brighton-hove.gov.uk/en-GB/projects/housing-allocations-policy-review	All notified stakeholders (see below)
Email notification to social landlords in the city of the proposed changes and an invitation to comment on the proposals	Registered Providers: <ul style="list-style-type: none"> • Anchor Trust • Brighton Housing Trust • Brighton Lions Housing Society Ltd • Brighton YMCA • Brighton & Hove Almshouse Charity • Clarion Housing • Hyde Housing • jLiving • Moat Homes Ltd • Optivo • Orbit South Housing Association • Places For People • Sanctuary Housing

	<ul style="list-style-type: none"> • Saxon Weald Homes Ltd • Southern Housing • Stonewater • Sussex Housing and Care • The Guinness Partnership • Worthing Homes
<p>Email notification to third sector organisations in the city representing groups in housing need regarding the proposed changes and an invitation to comment on the proposals</p>	<p>Local Third Sector Organisations:</p> <ul style="list-style-type: none"> • JustLife • Brighton Women’s Centre • RISE • Change Grow Live • BMECP Centre • Brighton & Hove BME Worker’s Forum • The Clocktower Sanctuary • Off The Fence • Knight Support • Sussex Nightstop • Emmaus • Street Support • Friends, Families and Travellers • Sussex Homeless Support • St Mungo’s • Arch Healthcare • St Peter’s • ONE CIC Housing & Support • Voices In Exile • Refugee Radio • Brighton & Hove LGBT Switchboard • MindOut • The Rainbow Hub • Speak Out Brighton & Hove

	<ul style="list-style-type: none"> • Possability People • Amaze Sussex • Grace Eyre • Carousel • SSAFA Sussex • Royal British Legion • Armed Forces Network • Older People's Council of Brighton & Hove • The Hangleton & Knoll Project • Together Co
<p>Email notification of the proposed changes to medical services in the city and an invitation to comment on the proposals</p>	<p>HM Probation Service University Hospitals Sussex NHS Foundation Trust Sussex Partnership NHS Foundation Trust Arch Healthcare Charter Medical Centre Benfield Valley Healthcare Hub Hove Medical Centre Sussex NHS Commissioning</p>
<p>SMS text message sent to every Brighton & Hove City Council tenant for whom there is a mobile phone number on file. 10388 SMS text messages sent. The message was, '<i>Share your views about our proposals to change our housing allocations policy, visit https://bit.ly/49EO65n.</i>'</p>	<p>Brighton & Hove City Council tenants</p>
<p>Email sent to every Brighton & Hove City Council tenant for whom there was no mobile phone number on file. 291 emails sent. The email was, '<i>We're after your views on proposed changes to how council homes are allocated in the city. The policy is key to how people in housing need on the joint housing register bid for homes through the city's choice based-lettings system, Homemove. With council</i></p>	<p>Brighton & Hove City Council tenants</p>

<p><i>homes and other social housing in the city in huge demand, the aim of the proposed changes is to update the allocations policy and make sure available homes go to those in the greatest housing need. The survey is open until Saturday 25 May 2024. Share your views about our proposals to change our housing allocations policy, visit https://bit.ly/49EO65n If you need the survey in another language, format, or if you have any comments or questions, please email: AllocationsPolicy.Consultation@brighton-hove.gov.uk.</i></p>	
<p>Email sent to Tenants Residents Association chairs, secretaries and area panel representatives encouraging them to respond to the consultation and to share information regarding the consultation with tenants.</p>	<p>Representatives of Brighton & Hove City Council tenants and leaseholders</p>
<p>Email sent to every live applicant on the Housing Register notifying them of the consultation on the proposed changes to the Allocations Policy and encouraging them to respond.</p>	<p>Every live applicant on the Brighton & Hove City Council's Housing Register – Homemove</p>
<p>Consultation promoted in the March edition of the Homing In newsletter. This newsletter was posted to all council tenants and leaseholds at the end of March 2024. The newsletter can be seen here: https://www.brighton-hove.gov.uk/sites/default/files/2024-03/7893%20Homing%20In%20spring%202024%20web.pdf</p>	<p>Brighton & Hove City Council tenants and leaseholders</p>
<p>Consultation promoted in the May Community Engagement newsletter</p>	<p>Subscribers to the council's Community Engagement newsletter, which includes:</p> <ul style="list-style-type: none"> • Brighton & Hove residents • tenants • leaseholders • businesses • community and voluntary groups • service providers

<p>Consultation promoted in the BHCC Community Engagement social media feeds</p>	<p>Subscribers to the council's Community Engagement social media, which includes:</p> <ul style="list-style-type: none"> • Brighton & Hove residents • tenants • leaseholders • businesses • community and voluntary groups • service providers
<p>Consultation promoted on the front page of the Brighton & Hove City Council Housing Online website. Housing Online is the website where council tenants can pay their rent, request repairs and request rent statements.</p>	<p>Brighton & Hove City Council tenants</p>
<p>Consultation promoted on the front page of the Sussex Homemove Partnership website for 10 weeks of the consultation. The Sussex Homemove Partnership website is where applicants on the Brighton & Hove City Council Housing Register bid for social housing in the city. These include all transfer applicants who are existing council tenants or housing association tenants in the city.</p>	<p>Applicants on the Brighton & Hove City Council housing register, as well as those who may apply to be on the housing register currently or in the future.</p>
<p>Posters were put up in the Customer Service Centre at Bartholomew House for the consultation, encouraging responses to the consultation. The Customer Service Centre is where members of the public can access help and advice regarding housing, homelessness, housing benefit and council tax.</p>	<p>Members of the public approaching Brighton & Hove City Council regarding housing advice and assistance, council tax and housing benefit.</p>
<p>The consultation was promoted in the footers of emails sent by staff in the council's Housing Needs & Supply departments.</p>	<p>Members of the public seeking housing advice and assistance, applicants on the Brighton & Hove City Council housing register, as well as those who may apply to be on the</p>

	<p>housing register currently or in the future, registered providers, third sector organisations.</p>
<p>Consultation promoted in-person at four Area Panel meetings where local tenants, leaseholders and elected resident representatives meet and talk with council housing staff, officers and councillors.</p> <p>The consultation was promoted at the following Area Panel meetings:</p> <p>Central Area Panel: Tuesday 26 March 2024, 6:30pm to 8:30pm - Barnard Centre, St Johns Mount, BN2 0JP</p> <p>East Area Panel: Wednesday 20 March 2024, 4pm to 6pm - Library Ground Floor Meeting Room, Whitehawk Hub, BN2 5FL</p> <p>North Area Panel: Tuesday 19 March 2024, 6:30pm to 8:30pm - Barnard Centre, St Johns Mount, BN2 0JP</p> <p>West Area Panel: Wednesday 27 March 2024, 2pm to 4pm - Hove Town Hall, Council Chamber, BN3 4AH</p>	<p>Representatives of Brighton & Hove City Council tenants and leaseholders</p>

6 CONSULTATION ACCESSIBILITY

We wanted to advance equality of opportunity in engagement with the consultation.

The consultation survey and proposed policy changes were published to the council's website in HTML format so that they would be accessible for those visually impaired respondents who rely on speech-to-text technology.

Respondents could request the survey in another language, format, or ask questions regarding the survey by email to AllocationsPolicy.Consultation@brighton-hove.gov.uk

An Easy Read format of the consultation survey was made available, so the survey was accessible for those with learning disabilities.

The consultation survey was promoted to third sector organisations representing groups across the city who share a protected characteristic, to elicit feedback on how the proposed changes may affect those groups.

The in-person consultation events were held in a building with level access to enable members of the public and stakeholders with mobility needs to attend.

The in-person consultation events had a T-Loop system for attendees who were hard of hearing.

7 IN-PERSON CONSULTATION EVENT – 16 APRIL 2024

On 16 April 2024, an in-person consultation event was held with third sector organisations working in housing in Brighton & Hove, at the Clarerendon Centre.

At this event, stakeholders received a presentation on the proposed changes to the Housing Allocations Policy and then stakeholders provided feedback on the proposed changes to the policy.

The stakeholders who attended included representatives from:

- Arch Health CIC
- BHT Sussex
- Brighton & Hove City Council
- Brighton Women's Centre
- Change Grow Live
- Clocktower Sanctuary
- Emmaus Brighton & Hove
- Give Street Project
- Impact Initiatives
- JustLife
- Knight Support
- Off The Fence
- Southdown
- Stonewall Housing
- Sussex Nightstop
- YMCA Brighton
- YMCA DLG

Feedback

In response to the proposed changes, stakeholders raised that:

- Applicants should be able to refuse at least one direct offer without being removed from the housing register, as the consequences of being removed the housing register after receiving a direct offer would be great.
- The suitability of accommodation made under a direct offer to be reviewed by a more senior officer, to safeguard against an unsuitable direct offer being made.
- Removal of the queues would simplify the process and improve choice.
- The current Housing Allocations Policy gives priority for applicants in supported accommodation which is commissioned by Brighton & Hove City Council, but no priority to applicants in non-commissioned supported accommodation. This reduces move-on rates from BHT Sussex & Emmaus accommodation.

8 IN-PERSON CONSULTATION EVENT – 11 MAY 2024

On 11 May 2024, an in-person consultation event was held for stakeholders at Hove Town Hall.

The stakeholders who attended this event included 7 councillors from Brighton & Hove City Council and 2 representatives from Seaside Community Homes and Safehaven Sussex CIC.

At this event, stakeholders received a presentation on the proposed changes to the Housing Allocations Policy and then stakeholders provided feedback on the proposed changes to the policy.

Feedback

In response to the proposed changes, stakeholders raised that:

- It is important that the Housing Allocations Policy is communicated widely and in a consistent, easily understood way.
- Every proposed change to the Housing Allocations Policy received unanimous support, except for changes to the priority awarded to non-statutory successors.
- Direct offers should be used in exceptional circumstances. It should be clear which circumstances are likely to be exceptional.
- More than one officer should be involved in deciding if the circumstances of an applicant are exceptional and warrant a direct offer.
- As the queue system is being removed, the new policy should feature a mechanism for nominating applicants to receive 'Council Interest' priority, such as care leavers.

9 IN-PERSON CONSULTATION EVENTS – 20 MAY 2024

On 20 May 2024, a series of six 1-hour in-person consultation events were held with members of the public at the Clarendon Centre. On average, 13 people attended each event.

Members of the public received a presentation on the proposed changes to the Housing Allocations Policy and then the public could provide feedback on the proposed changes to the policy. Members of the public at this event were also signposted to give any written feedback they wished to via the online or paper-copy survey.

Feedback

At these events, members of the public raised that:

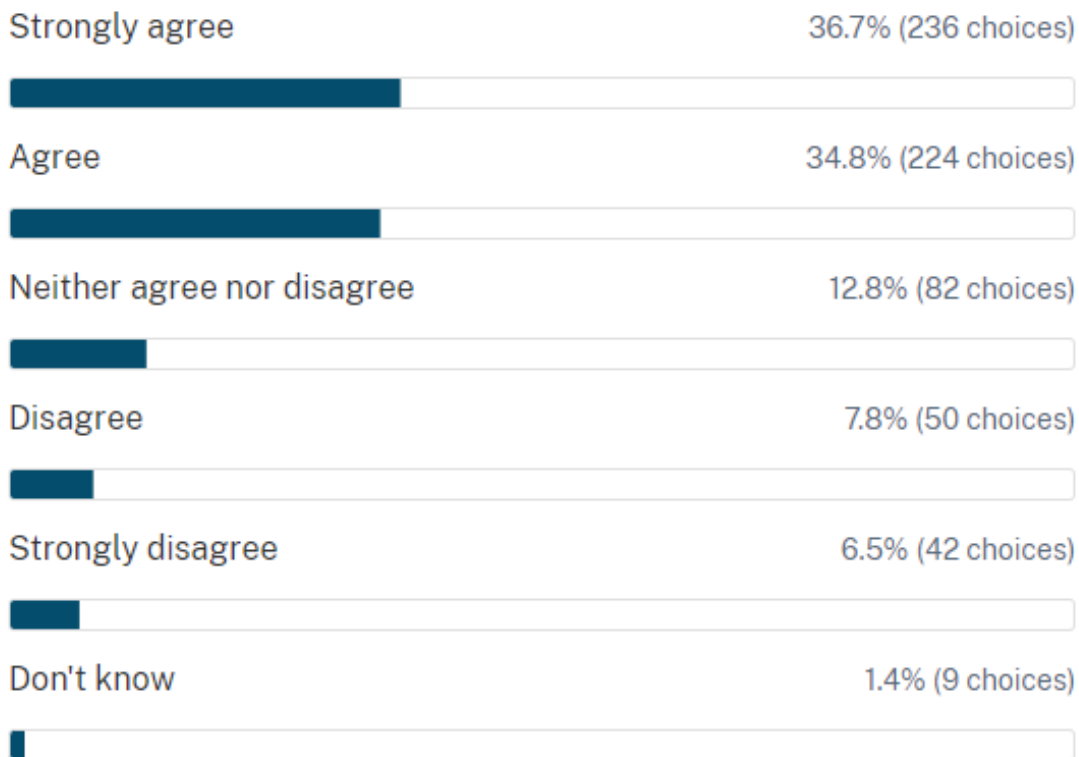
- Households who are existing council tenants should not receive priority over households who are homeless or live in the private rented sector.
- Homeless households should be able to stay on the housing register after accepting an offer of private rented accommodation.
- Officers who administer the housing register should be available for members of the public to speak to in person.
- Properties advertised for bidding through the housing register should have adverts which are as detailed as those used by letting agents in the private rented sector.
- Direct offers should be used to encourage households under-occupying council homes to downsize (e.g. of someone in a 3-bedroom property (with a dining room) who wants to move to a 1-bedroom property.)
- People should not be given a property through the housing register if they have a history of criminal or antisocial behaviour, as their actions have a negative impact on tenants and communities.
- People subject to harassment in their homes should have priority for rehousing.
- People should not be given sheltered housing if they have a history of alcohol or drug misuse, as this changes the demographics of these communities.
- Properties which are let via a direct offer should be publicly published.
- Applicants should have more time to appeal decision regarding medical priority.

10 SURVEY RESPONSES: RESIDENCY REQUIREMENT

These questions covered the proposal to change the residency qualification criteria for the Allocations Policy from 5 years to 5 out of the last 7 years.

1. Question 1. Do you agree with the proposed change to the residency requirement?

643/643 - Multiple choice - choose one - required



2. Question 2. Do you have any further comments to make regarding the proposed change to the residency requirement?

There were 127 free text responses to this question.

Summary of free text responses:

Respondents expressed a variety of opinions regarding the proposed change to the residency requirement in the Housing Allocations Policy review.

Some respondents believe that those born and raised in Brighton should be given priority in housing allocations. Many respondents suggested the residency requirement should be extended beyond the proposed five years, with suggestions ranging from seven to fifteen years.

A small number of respondents were concerned about potential abuse of the system and the difficulty in verifying residency. Respondents believe those who have been in temporary accommodation for an extended period should be prioritised, while others argued that the policy could be unfair to those who have had to move away from Brighton for reasons such as work or family and retain local ties other than residency.

One respondent asked for more clarity and transparency in the decision-making process, with some respondents requesting an independent panel to review housing decisions.

Respondents indicated that the residency criteria should consider special circumstances such as disability, domestic abuse, or other vulnerabilities.

One respondent was unclear about the benefits of the proposed change and question its necessity, while others welcomed the flexibility it could provide. Some expressed concerns about ensuring that long-term residents are not disadvantaged by new arrivals who may not have contributed to the local community for as long.

Overall, there was support for increased flexibility in the residency requirement. Several respondents emphasised the importance of prioritising long-term residents and ensuring that the system is not open to abuse. There was also a call for special consideration for vulnerable groups and those with strong local connections who may have had to move away temporarily.

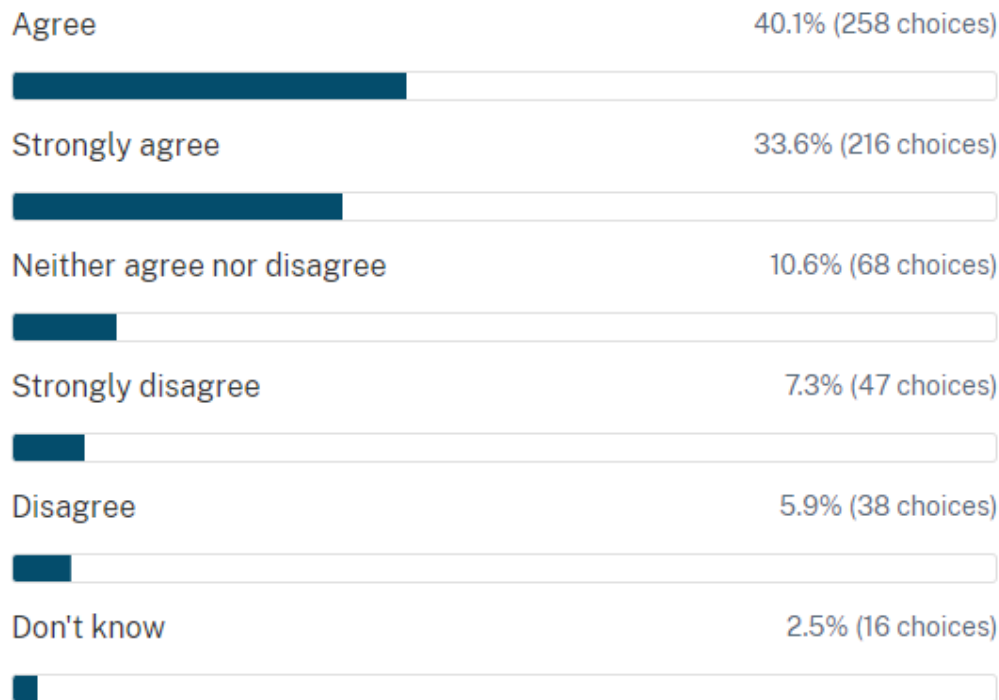
11 SURVEY RESPONSES: REMOVAL OF THE QUEUES

These questions covered :

- The removal the allocation plan set out in page 36 of the current policy.
- The removal the four queues policy set out in pages 20, 36 and 37 of the current policy.
- Allowing applicants to bid on all suitable properties, excluding mobility classified properties and those properties subject to a local lettings plan or direct offer.

3. Question 3. Do you agree with the proposed allocation plan and queue change?

643/643 - Multiple choice - choose one - required



4. Question 4. Do you have any further comments to make regarding the proposed allocation plan and queue change?

There were 111 free text responses to this question.

Summary of free text responses:

Respondents have expressed a variety of concerns and suggestions regarding the proposed allocation plan and queue change for the Housing Allocations Policy review.

Respondents called for the prioritisation of homeless individuals.

Some expressed concern about the impact on individuals on the housing register who have been waiting a long time for an allocation of housing.

One respondent suggested creating a new queue for households who are overcrowded.

Respondents emphasised the importance of considering the needs of specific groups such as care leavers, disabled applicants and key workers.

Several respondents are in favour of maintaining some form of division between queues, while others propose increasing the percentage of allocations for council transfers to encourage movement within the council's stock.

Concerns about equity and fairness are prevalent, with some respondents worried that combining queues could disadvantage those who have been waiting longer or have specific needs. Concerns about increased competition for properties and longer waiting times were also raised.

Two respondents indicated that the existing queue system and allocation plan incentivises people to present as homeless to gain priority access to housing.

There were calls for transparency and evidence regarding the impact of this changes on different groups.

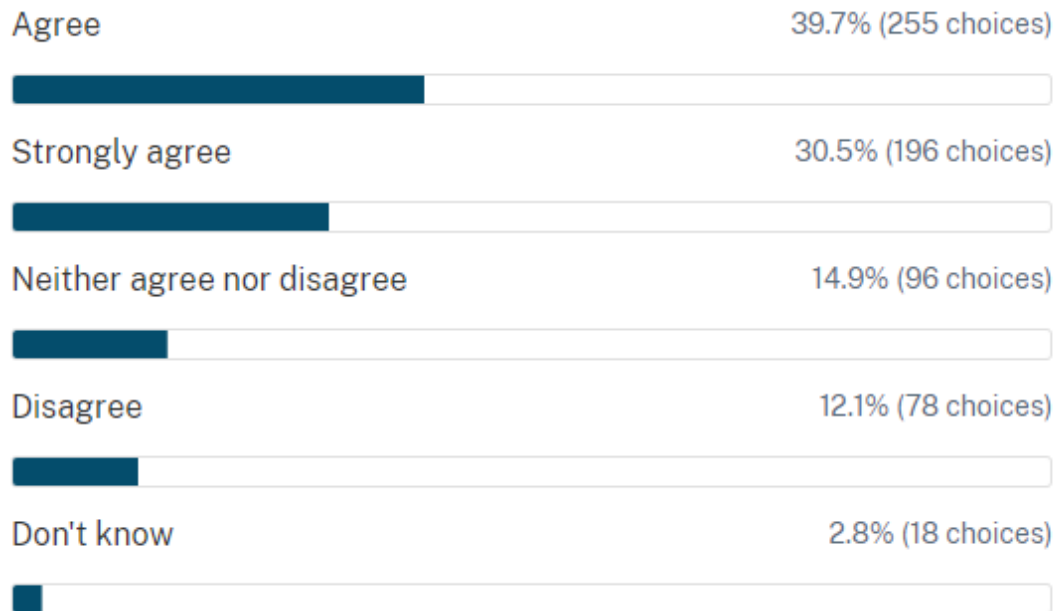
Overall, there is significant support for simplifying the system. There is also significant concern about fairness and the potential negative impact on those already waiting for housing. Respondents suggest that any changes should be carefully monitored and reviewed to ensure they are effective and equitable.

12 SURVEY RESPONSES: HOMELESSNESS PREVENTION

These questions covered giving priority for households who are in danger of becoming homeless.

5. Question 5. Do you agree with the proposed change to allow priority for homelessness prevention?

643/643 - Multiple choice - choose one - required



6. Question 6. Do you have any further comments to make regarding the proposed change on homelessness prevention?

There were 83 free text responses to this question.

Summary of free text responses:

A common concern is the potential for abuse of the system, with some fearing that individuals may manipulate their circumstances to gain priority via this proposed change.

One respondent was skeptical about the effectiveness of this policy in addressing homelessness. Others were concerned about the affordability of private rented accommodation secured by households under this provision.

Respondents highlighted the need for support for individuals being rehomed, particularly for vulnerable groups such as the elderly, those with disabilities, and the LGBTQ+ community.

One respondent suggested getting rid of the bidding system and allocating properties directly to those with the highest priority on the housing register.

A small number of respondents suggested that residents who have been in the city 10+ years should have precedence over newcomers to the area, disincentivising people in housing need from outside the city joining the Brighton & Hove housing register.

Others believe that homelessness prevention should be a high priority, with prevention being beneficial than solving homelessness after it occurs.

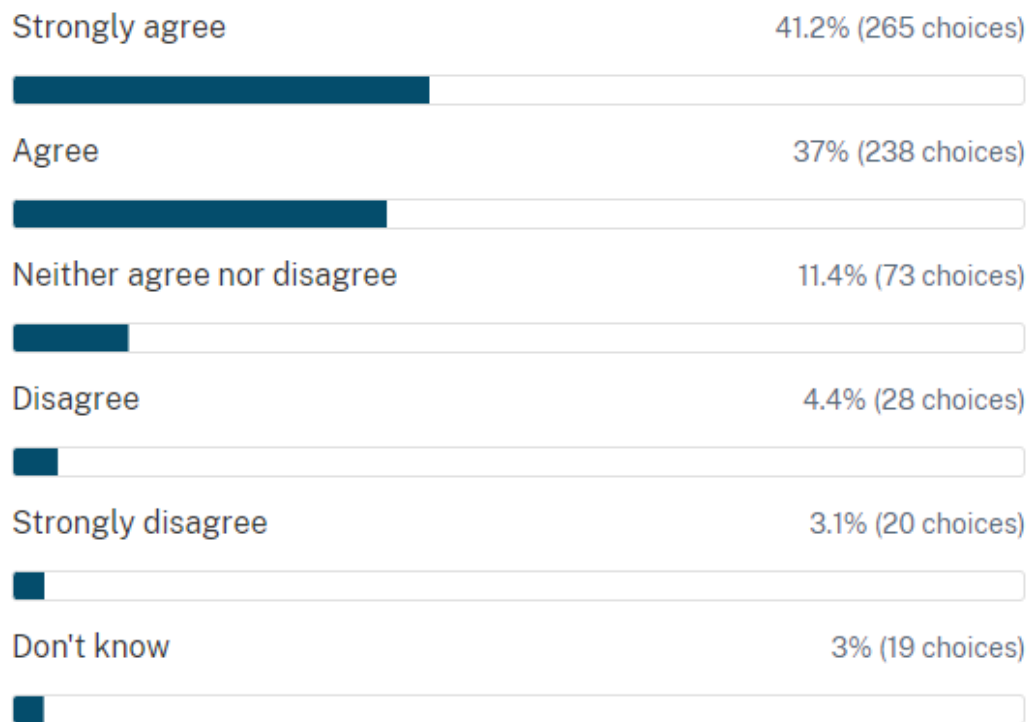
Overall, there is a high level of support for the measure to prevent homelessness. There was caution regarding the potential for exploitation, the need for clear and fair criteria, and concerns about the long-term sustainability of housing solutions provided.

13 SURVEY RESPONSES: JOINT TENANTS

These questions covered changing the Housing Allocations Policy to permit applications from joint tenants where the joint tenancy has come to an end and only one of the joint tenants is seeking to move.

7. Question 7. Do you agree with the proposed change regarding applications from joint social housing tenants?

643/643 - Multiple choice - choose one - required



8. Question 8. Do you have any further comments to make regarding the proposed change on applications from joint social housing tenants?

There were 63 free text responses to this question.

Summary of free text responses:

Respondents expressed strong opinions regarding the proposed changes on applications from joint social housing tenants, particularly in cases involving domestic abuse.

Eighteen respondents wrote that perpetrators of domestic abuse should not be allowed to remain in their current housing, especially if it results in under-occupancy. Many suggested that the abuser should be moved to alternative accommodation or lose their housing rights altogether.

A much smaller number of respondents expressed concern about the potential for abuse of the system and speculated that individuals might falsely claim to be domestic abuse, or that couples might conspire to split, and obtain two properties.

Respondents, including a charity representing survivors of domestic abuse, are supportive of the proposed changes as they could provide an easier path for survivors of domestic abuse to leave their homes and to protect vulnerable tenants.

Three respondents wanted to keep the current policy that applicants from joint tenants should only be accepted when both tenants are moving. These respondents expressed concern about a breakup of joint tenants resulting in the under-occupation of scarce social housing.

In summary, there is widespread support for this policy and for protecting the victims of domestic abuse.

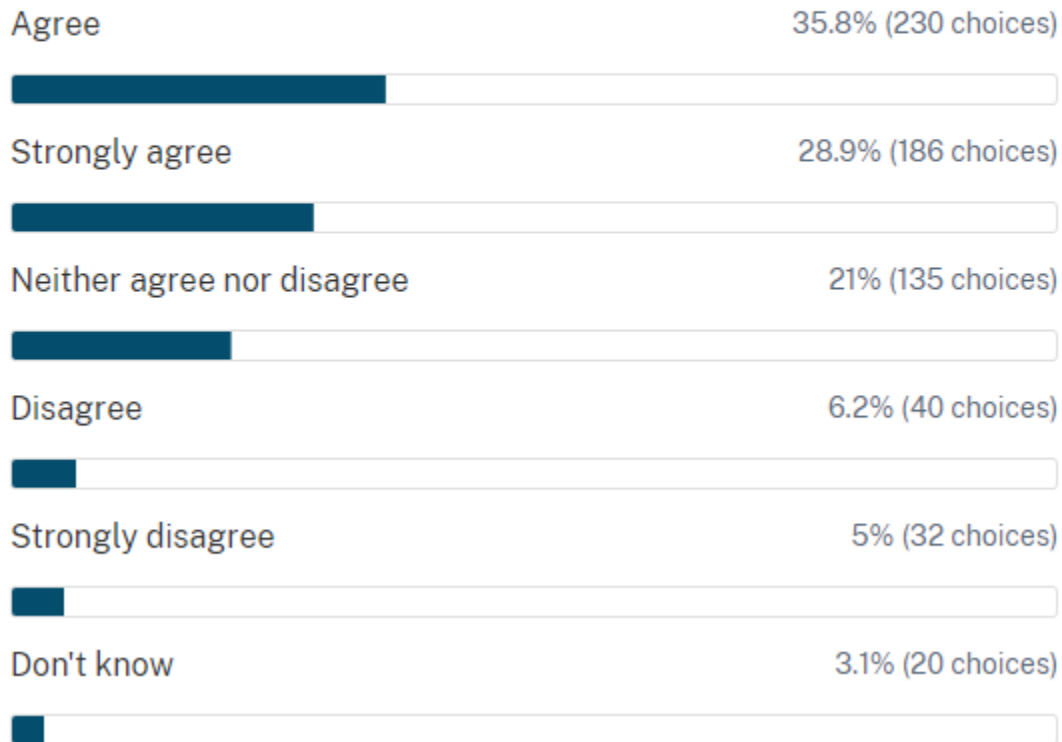
However, some respondents were concerned about the perpetrators of domestic abuse retaining accommodation, and about the potential for the system to be abused more generally. There were calls for strong consequences for abusers and clear policy guidelines to prevent social housing fraud.

14 SURVEY RESPONSES: PRIORITY FOR ARMED FORCES

These questions cover giving current or former armed forces personnel additional preference, while retaining the highest priority for those former armed forces personnel who are seriously injured or disabled as a result of their service.

9. Question 9. Do you agree with the proposed change to the priority given to current or former armed forces personnel?

643/643 - Multiple choice - choose one - required



8. Question 8. Do you have any further comments to make regarding the proposed change for current or former armed forces personnel?

There were 55 free text responses to this question.

Summary of free text responses:

A minority respondents believe that housing needs should be treated without giving special preference to armed forces personnel over other groups. Some respondents are opposed to prioritising armed forces, suggesting that other public servants like nurses, teachers, and emergency services should also be considered.

Some respondents argue that armed forces personnel should only be given priority if they have a local connection to the city, or if they have specific health needs such as disabilities or mental health issues like PTSD.

Three respondents disagree with giving priority to those who have left the armed forces more than five years ago.

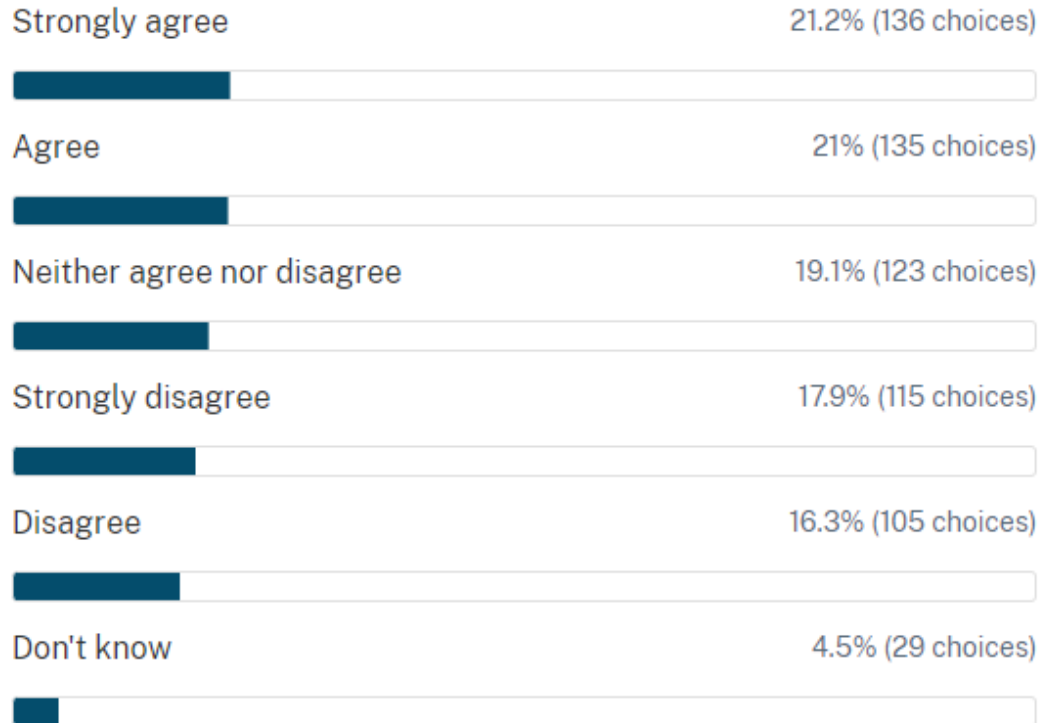
In summary, a majority of respondents support the change regarding armed forces personnel. However, of those 55 who responded to the free text box, some respondents felt that former armed forces personnel should not be given priority based on their service alone.

15 SURVEY RESPONSES: NON-STATUTORY SUCCESSORS

These questions cover the proposed change to no longer give Band A to non-statutory successors. Non-statutory successors are those who occupy social housing in the city, who are not the tenant, and who do not have the right to succeed to the tenancy. This proposed change will help make sure that only those households in the greatest need get the highest priority under the Housing Allocations Policy. Under this change, the household who need to qualify for a different band reason under the Housing Allocations Policy, such as medical priority.

11. Question 11. Do you agree with the proposed change on non-statutory successors?

643/643 - Multiple choice - choose one - required



12. Question 12. Do you have any further comments to make regarding the proposed change on non-statutory successors?

There were 100 free text responses to this question.

Summary of free text responses:

Some respondents expressed worry about the potential for increased homelessness among those who occupy social housing but are not the tenant as a result of this proposed change, especially for vulnerable individuals or those who have lived in the

property for a long time. Others expressed that the current approach to non-statutory successors was a blanket policy and that individual circumstances should be taken into account. For example, some respondents asked that the needs of those who may have been caring for the original tenant, or the care that may arise on the death of the original tenant.

Some respondents felt that the current policy was the correct approach, highlighting that it has the benefit of freeing up family-sized accommodation more quickly than seeking a court order to evict those occupants who remain in a property following the death of the tenant. Others were concerned about the impact on community stability and the potential disruption caused by forcing people to move after a bereavement.

Others who completed the free-text field agreed with the proposed change, stating that social housing should be a safety net for those in greatest need.

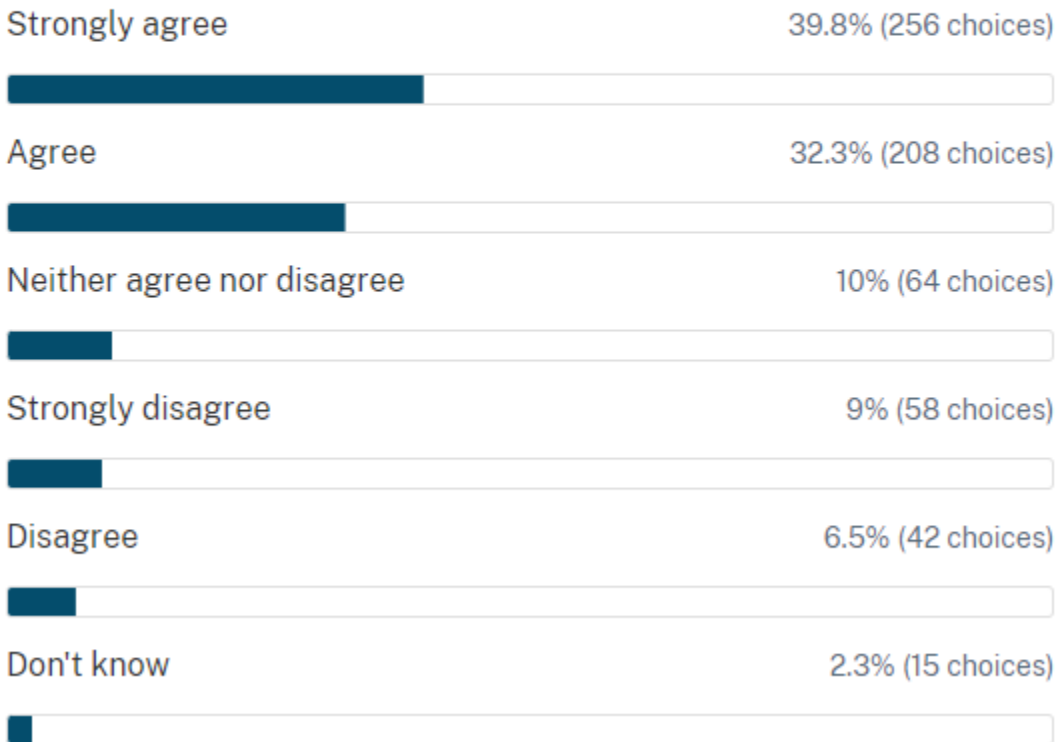
While more respondents agree with the proposed change than those who disagree, those who disagreed advocated for a case-by-case approach to the policy on non-statutory successors, with an emphasis on compassion and preventing homelessness. These respondents asked for consideration of individual circumstances, particularly where vulnerability, long-term residence, and bereavement are factors.

16 SURVEY RESPONSES: DIRECT OFFERS

These questions relate to proposals to allow the council to make direct offers of accommodation to households on the housing register.

13. Question 13. Do you agree with the proposed change regarding direct offers?

643/643 - Multiple choice - choose one - required



14. Question 14. Do you have any further comments to make regarding the proposed change on direct offers?

There were 92 free text responses to this question.

Summary of free text responses:

Respondents who agreed with the implementation of direct offers noted that it would support vulnerable people who struggle with the online bidding process and could be beneficial in speeding up the allocation process for those in the most urgent need.

Some respondents wanted the policy change to include a definition of exceptional circumstances and guidance on when a direct offer would be used.

Others wanted the policy change to be measured, reported on, and have the oversight of elected councillors.

Those who disagreed with the implementation of direct offers wanted everyone on the housing register to go through the bidding process, or expressed concern that it could result in applicants being offered unsuitable properties or properties they did not want. Others felt a direct offer policy could result in those applicants who complained the most being able to jump the queue over others who were more deserving but did not complain.

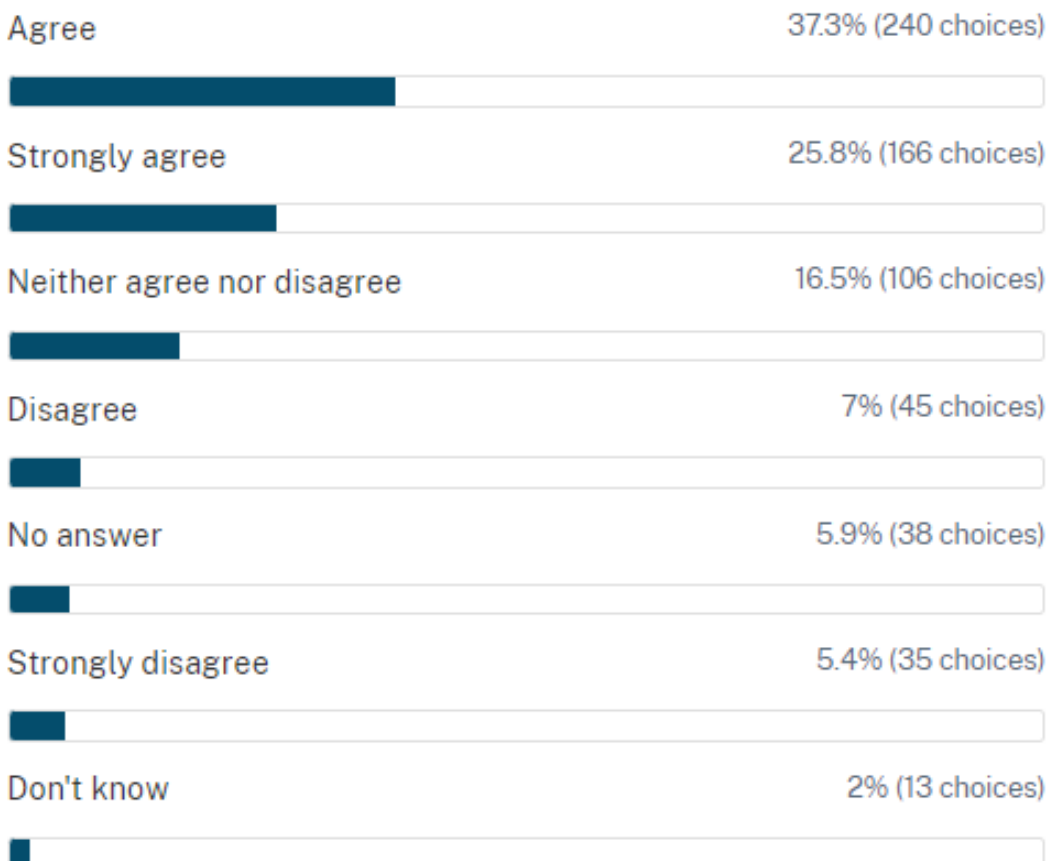
While many more respondents agree with direct offers than not, there were calls for clear guidelines, strict regulation, and transparency to ensure fairness.

17 SURVEY RESPONSES: HOUSEHOLDS IN TEMPORARY ACCOMMODATION WHERE THE LANDLORD WANTS THE PROPERTY BACK

These questions cover the proposed change to no longer give Band A to households in temporary accommodation who are owed the main housing duty, where the landlord wants the property back. This proposed change will help make sure that only those households in the greatest need get the highest priority under the Housing Allocations Policy. Under this change, where a landlord wants the property back, the council will be under a statutory duty to arrange suitable alternative temporary accommodation for the household.

15. Do you agree with the proposed change regarding households in temporary accommodation where the landlord wants the property back?

605/643 - Multiple choice - choose one - optional



16. Question 16. Do you have any further comments to make regarding the proposed change on households in temporary accommodation where the landlord wants the property back?

There were 41 free text responses to this question.

Summary of free text responses:

Those who agreed with the policy change were mostly concerned with fairness in the system. These respondents believed that everyone on the housing register should be treated equally, and that priority should be given to those who have been waiting in temporary accommodation the longest. One respondent who agreed with this proposal suggested that this change would close an incentive for a household in temporary accommodation to jump the queue by encouraging their landlord to take the property back.

Other respondents mentioned the need for consideration of the impact on children and families when having to move from one temporary accommodation to another, including the need for stability and the negative effects on health and wellbeing due to moving.

Some suggested landlords should face consequences if they fail to provide suitable accommodation or if they contribute to homelessness.

The majority of respondents agree with this change.

Those who completed the free-text box called for a fairer system which minimises disruption for those in temporary accommodation, with some advocating for prioritisation based on the length of time spent in temporary housing and others calling for equal treatment in the housing queue. There was also a call for consideration of individual circumstances.

18 SURVEY RESPONSES: OTHER COMMENTS FROM RESPONDENTS ON THE PROPOSED CHANGES TO THE HOUSING ALLOCATIONS POLICY

18.1 Do you have any other comments you wish to make about the proposed changes to the Housing Allocations Policy?

There were 217 free text responses to this question.

Summary of free text responses:

Key issues include the need for more transparency in the allocation process, prioritisation of long-term residents, and the need for more housing options for people with disabilities. Many are frustrated with long wait times in temporary accommodation and feel that existing tenants who are under-occupying social homes should move to free up larger homes.

Several respondents are concerned about the allocation of housing to individuals with a history of criminal or antisocial behaviour. There is also a call for higher priority for victims of domestic abuse and more options for care leavers.

Suggestions for improvement include more priority and housing options for those with disabilities and fewer households being shortlisted for properties. Some respondents believe that income caps to qualify are too low, and there are calls for higher priority for those with mental health issues.

Some specific suggestions include allowing senior housing transfers to be managed by a dedicated team, not counting Disability Living Allowance (DLA) as household income, allowing all households in receipt of Universal Credit to be exempt from the income caps if they are in work, and giving priority for households who have lived in the same council property for generations.

Overall, there is a desire for a fair and transparent housing allocation system that prioritises local residents, vulnerable groups, and those in unsuitable living conditions.

19 DEMOGRAPHIC PROFILE OF SURVEY RESPONDENTS

19.1 Which best describes who you are?

643 responses

- **Resident in Brighton & Hove** - 94.4% (607 choices)
- **Resident outside Brighton & Hove** - 2.3% (15 choices)
- **No answer** - 0% (0 choices)
- **Responding as an employee on behalf of an organisation** (If so, please state the organisation you are responding on behalf of) - 3.3% (21 choices):

“Adult Social Care, BHCC

Arch Healthcare

B&HCC

B&HCC employee

BHCC

BHCC and resident

BHT Sussex

Brighton & Hove city council

Brighton and Hove LGBT Switchboard

RISE

Sanctuary

Southern Housing

Stonewater Brighton Women's Refuge

Street Support Brighton and Hove

The Hangleton and Knoll Project

Voices in exile

YMCA Brighton

Zetetic Housing”

19.2 Are you on the Brighton & Hove City Council Housing Register?

643 responses

- **Not on the Brighton & Hove City Council Housing Register** - 53.8% (346 choices)
- **On the Brighton & Hove City Council Housing Register** - 46.2% (297 choices)
- **No answer** - 0% (0 choices)

19.3 Which best describes your housing?

643 responses

- **Council housing tenant** - 47% (302 choices)
- **Private renting** - 14.5% (93 choices)
- **Owner-occupier – Buying with a mortgage/loan** - 9.5% (61 choices)
- **Housing association tenant/Social housing tenant** - 7.8% (50 choices)
- **Owner-occupier – Own the property outright** - 6.2% (40 choices)
- **Currently experiencing homelessness** - 2.8% (18 choices)
- **Staying with family/friends** - 2.5% (16 choices)
- **Not applicable (use this option if you are answering on behalf of an organisation)** - 2.2% (14 choices)
- **In supported accommodation** - 1.9% (12 choices)
- **Shared ownership occupier** - 1.2% (8 choices)
- **No answer** - 0% (0 choices)
- **Other (please state)** - 4.5% (29 choices):

“Housing 3 people

Being asked to leave but no one is willing to help on the council side

Council property

Emergency accommodation

Existing council tenant

I am an owner occupier, but I grew up in a Brighton council house and many of my relatives are or were council house tenants.

I rent from the Council and are on the transfer list. I am also trying to get my current flat in a state where I might secure a swap. The state of the windows following an upgrade means major works are necessary again. They have not carried out the fit of new windows correctly. Plaster is falling from my bedroom walls.

I'm in temporary housing through the council

Living roadside
Living with spouse owner occupier
NA
Not sure
Private lodger at risk of homelessness.
Rental of Private accommodation
Rented property
Renting
Responding as an organisation, not a resident
Sheltered accommodation
Sofa surfing
Temp accom
Temporary accommodation
Temporary accommodation
Temporary accommodation
Temporary accommodation
Temporary accommodation since coming out a women's refuge
Temporary housing
Temporary housing
n/a
tempory accommodation"

19.4 If you are currently experiencing homelessness, which best describes your circumstances?

41 responses

- **No answer** - 93.6% (602 choices)
- **In emergency/temporary accommodation in Brighton & Hove, provided by Brighton & Hove City Council** - 3.9% (25 choices)
- **No fixed abode but not rough sleeping** - 1.1% (7 choices)

- **In emergency/temporary accommodation outside Brighton & Hove, provided by Brighton & Hove City Council** - 0.9% (6 choices)
- **In emergency/temporary accommodation in Brighton & Hove, provided by another local authority** - 0.5% (3 choices)
- **Rough sleeping** - 0% (0 choices)
- **In emergency/temporary accommodation outside Brighton & Hove, provided by another local authority** - 0% (0 choices)

19.5 What gender are you?

487 responses

- **Female** 50.5% (325 choices)
- **No answer** 24.3% (156 choices)
- **Male** 19.6% (126 choices)
- **Prefer not to say** 4.2% (27 choices)
- **Non-binary** 1.4% (9 choices)
- **Other** 0% (0 choices)

19.6 What is your age?

475 responses

- **No answer** - 26.1% (168 choices)
- **45 to 54** - 17.3% (111 choices)
- **35 to 44** - 16.3% (105 choices)
- **55 to 64** - 15.9% (102 choices)
- **25 to 34** - 10.7% (69 choices)
- **65 to 74** - 6.4% (41 choices)
- **Prefer not to say** - 3% (19 choices)
- **75 to 84** - 2% (13 choices)
- **16 to 24** - 1.7% (11 choices)
- **85 plus** - 0.6% (4 choices)
- **0 to 15** - 0% (0 choices)

19.7 Do you identify as the gender you were assigned at birth?

399 responses

- **Yes** - 56.6% (364 choices)
- **No answer** - 37.9% (244 choices)
- **Prefer not to say** - 4.2% (27 choices)

- **No** - 1.2% (8 choices)

19.8 How would you describe your ethnic origin?

447 responses

- **White: English, Welsh, Scottish, Northern Irish, British** - 52.4% (337 choices)
- **No answer** - 30.5% (196 choices)
- **White: Other** - 5.1% (33 choices)
- **Prefer not to say** - 3.1% (20 choices)
- **Black or Black British: African** - 1.1% (7 choices)
- **Mixed: Other** - 1.1% (7 choices)
- **Asian or Asian British: Other** - 1.1% (7 choices)
- **White: Irish** - 0.9% (6 choices)
- **Mixed: Black Caribbean and White** - 0.8% (5 choices)
- **Other Ethnic Group** - 0.6% (4 choices)
- **White: Gypsy or Irish Traveller** - 0.6% (4 choices)
- **Asian or Asian British: Bangladeshi** - 0.5% (3 choices)
- **Arab 0.5%** - (3 choices)
- **Asian or Asian British: Pakistani** - 0.3% (2 choices)
- **Mixed: Asian and White** - 0.3% (2 choices)
- **Black or Black British: Other** - 0.3% (2 choices)
- **Black or Black British: Caribbean** - 0.3% (2 choices)
- **Asian or Asian British: Indian** - 0.2% (1 choice)
- **Asian or Asian British: Chinese** - 0.2% (1 choice)
- **Mixed: Black African and White** - 0.2% (1 choice)

19.9 How would you describe your sexual orientation?

384 responses

- **Heterosexual / 'Straight'** - 41.1% (264 choices)
- **No answer** - 40.3% (259 choices)
- **Prefer not to say** - 7.6% (49 choices)
- **Gay man** - 4.8% (31 choices)
- **Bisexual** - 3.4% (22 choices)
- **Lesbian / Gay woman** - 2.3% (15 choices)
- **Other** - 0.5% (3 choices):

“Pansexual

These categories are not inclusive for non binary people. I identify as queer.

🙋”

19.10 What is your religion or belief?

384 responses

- **No answer** - 40.3% (259 choices)
- **I have no particular religion or belief** - 28.8% (185 choices)
- **Christian** - 12.9% (83 choices)
- **Prefer not to say** - 7.2% (46 choices)
- **Athiest** - 2.8% (18 choices)
- **Muslim** - 2% (13 choices)
- **Other philosophical belief** - 1.7% (11 choices)
- **Buddhist** - 1.4% (9 choices)
- **Pagan** - 1.2% (8 choices)
- **Agnostic** - 0.5% (3 choices)
- **Jain** - 0.2% (1 choice)
- **Jewish** - 0.2% (1 choice)
- **Hindu** - 0% (0 choices)
- **Sikh** - 0% (0 choices)
- **Other** - 0.9% (6 choices):

“Culturally Jewish / spiritual beliefs

I have faith.

Non religious

Spiritual

Spiritualist

Unitarian”

19.11 Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?

381 responses

- **No answer** - 40.7% (262 choices)
- **No** - 21.6% (139 choices)
- **Yes, a lot** - 20.4% (131 choices)
- **Yes, a little** - 12.8% (82 choices)
- **Prefer not to say** - 4.5% (29 choices)

19.12 If you answered 'yes' to the previous question please state the type of impairment. If you have more than one please tick all that apply. If none apply, please mark Other

225 responses

- **No answer** - 50.1% (418 choices)
- **Long-standing Illness** - 13.1% (109 choices)
- **Mental Health Condition** - 12.8% (107 choices)
- **Physical Impairment** - 11.5% (96 choices)
- **Autistic Spectrum** - 4.1% (34 choices)
- **Prefer not to say** - 2.8% (23 choices)
- **Learning Disability / Difficulty** - 2.4% (20 choices)
- **Sensory Impairment** - 1.3% (11 choices)
- **Developmental Condition** - 0.5% (4 choices)
- **Other** - 1.4% (12 choices):

“ADHD

ADHD

Bad knees

Cancer

Chamns

Diabetic

Epilepsy and fibromyalgia

Long covid

MSK - often have trouble walking (hips in pain/aching/clicking)

None of your business

Private

Under assessment for autism”

19.13 Are you a carer?

363 responses

- **No answer** - 43.5% (280 choices)
- **No** - 37.2% (239 choices)
- **Yes** - 15.4% (99 choices)
- **Prefer not to say** - 3.9% (25 choices)

19.14 If you answered 'yes' above please state who you care for. If you care for more than one person please tick all that apply. If none apply, please mark Other

106 responses

- **No answer** - 81.7% (537 choices)
- **Child with special needs** - 6.1% (40 choices)
- **Parent** - 4.9% (32 choices)
- **Partner/ spouse** - 3.7% (24 choices)
- **Other family member** - 2.7% (18 choices)
- **Friend** - 0.5% (3 choices)
- **Other** - 0.5% (3 choices):

“Grandson 28 years old with Autism special needs

I try and provide support for friends and neighbours when I can, but some times having to endure mental health systems it is not always possible. always mental

Single”

19.15 Are you currently serving in the UK armed forces? (this includes reservists or part-time service, e.g. Territorial Army)

551 responses

- **No** - 82.4% (530 choices)
- **No answer** - 14.3% (92 choices)
- **Prefer not to say** - 3.1% (20 choices)
- **Yes** - 0.2% (1 choice)

19.16 Have you ever served in the UK Armed Forces?

457 responses

- **No** - 65.8% (423 choices)
- **No answer** - 28.9% (186 choices)
- **Prefer not to say** - 3.3% (21 choices)
- **Yes** - 2% (13 choices)

19.17 Are you a member of a current or former service personnel's immediate family/ household?

487 responses

- **No** - 69.4% (446 choices)
- **No answer** - 24.3% (156 choices)
- **Yes** - 3.3% (21 choices)
- **Prefer not to say** - 3.1% (20 choices)

19.18 Are you, or have you been, looked after by a local authority for at least 13 weeks since the age of 14?

608 responses

- **No** - 86.5% (556 choices)
- **No answer** - 5.4% (35 choices)
- **Yes** - 4.5% (29 choices)
- **Prefer not to say** - 3% (19 choices)
- **Don't know** - 0.6% (4 choices)

20 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; RESIDENCY REQUIREMENT

20.1 Do you have any further comments to make regarding the proposed change to the residency requirement?

All responses (127)

5 of 7 will be much harder to verified and officers will need puzzle the dates to ensure the someone qualify

5 years is a long time for someone to qualify for help with housing

5 years should be 3

A fair change

After being born and bred in Brighton - I moved to Leeds for a 12 months period. I left and found myself in a homeless situation and I do not qualify for housing due to this 5 year rule so I strongly agree with this!

An even lower threshold of 3 out of the last 5 years would be welcome.

Another things that should be added is "vulnerable adults who have succeeded a tenancy in which there parents have died and who have step children should be able to pay bedroom tax so their step children can sleep and play there regardless of if they are there just for weekends and school holidays. Children sleeping on sofas is never acceptable.

Be British native.

Born in Brighton/Hove

Build more homes and this would be less of an issue

But households with 6 or more in a two bed house 3boys 1 girl and parents should be rehoused quickly

Come first served first as we see people who have been on the waiting list for over 9 years while others get rehomed after 3 or 4 years. More clarity and an independent panel to review the decisions of why a property have been offered to someone over the others. Why are people who are in suitable temporary accommodations being offered a fast track lane over others who have been on the system as home seekers for many years?

Consideration need to be made of ability of person to maintain a tenancy. What support is put in place and the community they are being housed in.

Decline housing if resident is drug addicted registered

Depending on people's circumstances it can make a huge difference if they need to be around family to wait 7 years to be allowed on the list

Give some accommodation priority to those that work in the city and have been born and raised in the city. Look at mental health and physical needs. Change the way the homeless or pending homeless allocation is dealt with.

Having previously lived here for five years does not make a person 'local'. But how would you prove previous residence? Someone would qualify if they had not lived in the city for the previous two years. So they would need to provide proof of residence (utility bills? bank statements?) for seven past years. How likely is it that someone would have that information?

I agree to the 7 years but NOT to rehome those that come from another area

I believe that if someone did reside in Brighton for 5 continuous years (even if it wasn't necessarily within the last 7) that they should be welcomed back via social housing. Especially if they are vulnerable in some way (e.g., disabled and need to move back where they were better off, or in domestic abuse situation etc etc). I personally had to temporarily leave Brighton but have disabilities and can't get back... I desperately want to be able to get back. I lived in Brighton from early 2014 to 2020 (Lewes from 2020 a 2022). I want (and need, for my health and recovery) to be back in Brighton but can't get back due to housing. I'm in an unsafe home

space and need to access the Brighton services to get well again. I cannot share housing due to my health.

I disagree with reassessing people who were already assessed as it is very stressful processes and unnecessary waist of tax payers money

I do not understand the benefit of this change, apart from potentially increasing the list of potential people waiting for housing.

I feel strongly housing should be for local people

I have lived in the city for 20 years I could not find affordable housing for my family and was forced into newhaven privately. still now having strong local links to the city such as work, GP, family and school when I attempted to reach out for help (housing reg)as my health declined and needed to be back in my home city to which I was born and raised in I was declined due to not being in the city for 5 years.

I just wish that the council would stop changing things because it's making harder for people that are 60 of health problems to understand it all

I think its discusting that a young family who are able to pay rent cant get housing in brighton. They cant afford private. All the council seem to help is asylum seekers.

I think more needs to be done through removing people on homes with more rooms then needed

I think over all residency as IV been rejected twice on home move and we're desperate to move

I think things need to be looked into in grey areas, not see things as just black and white.

I think this is a good idea as Brighton housing should be for local people and enabling them to stay in the same area

I think this option is too easily open to abuse it should just be housing for people who have had a constant 5 year period in B&H

I think you should bring back in the local connection ruling to so that local people can access housing in their own city

I would increase residency requirement to 7 years from 5

I would like to see some assistance offered to applicants to actively help find alternative accommodation and navigate the private sector rather than just being directed to internet or unhelpful letting agents who want who want guarantors and 6 months to a year rent plus deposit in advance.

I'd like to see a family connection allow people to register

I'm confused as to what 5 out of the last 7 years means Vs just 5 years

I'm not sure I understand why there would be a need for keeping housing services for local people regardless, I think all cities housing support should be available for anyone who needs it regardless of location to aid in the freedom of movement for those who's options are already greatly restricted by the poverty that leads them to require housing support to begin with. I could not afford to live alone in my home town of Brighton as a disabled person, my lack of funds (even with all the benefits I'm owed finally being provided me) mean I had to and continue to have to live in Goring as the closest place to Brighton I could afford to live independently, Brighton is where my whole chosen family lives, but as I had to leave Brighton in order to live independently as my needs require me to, I don't qualify to be on the list for subsidised housing there because of how long I've been gone, so I am two hours away from my support network and unable to move any closer, as someone who was born in Brighton hospital, who grew up in Hove and Portslade, it feels painfully unfair I can't afford to live independently in my home town and that the services set out to support people to live there won't help me because I didn't know they existed till after I had to leave in my early 20s.

If someone is disabled and wouldn't be able to access suitable private renting they should be considered for the housing list regardless of amount of years lived here.

If the circumstance is through non fault of the tenant or home owner and threatened or pursued for homelessness, then housing should step in However, if the tenant or homeowner are known

to be trouble makers or a nuisance to the neighbourhood, then consideration for housing should be altered until they follow a more respectful attitude.

If there is a home with accessible alterations that would be a perfect suit for a disabled person, then the time limit should not apply

Important to ensure residency requirements are adhered to

It seems fair

It should be decided on each case

It should only include those who are from the city. Requirement for 5 years for all applications

It should require longer residence. Local people first

It will help people coming out of prison

Just make sure safe guards are in place for people that fall outside this category.

Length of local residence should be used as a secondary tier priority

Local connection test should be standardised at the level set out in DLUHC guidance of 3 out of the last 5 years.

Local people/residents are those who have lived in the area all their lives should have priority

Local residents should be made a priority

Make it so people who need council homes get the help and check to see if they are telling the truth

Make sure any loop holes disappear

Many people leave brighton for other areas with better schools etc then when kids leave home need to come back to care for elderly relatives.They are giving up larger properties in other areas but can't access housing in Brighton because of the 5year rule...not fair

Maybe priority to those born in the county too. Also those who own part of a property with a partner but it isn't possible for them to live there can still be classed as homeless especially when special needs dependants are involved!

My opinion is to first changing the officers attitudes we are scare to speak with them when we are not happy with the area they ate putting us. Because the first thing they are saying is if you are not accepting we won't give you another property which is quiet difficult for us. They have no emphasis at all. I don't think so reshuffle is going to improve with the housing situation. I do understand that people with special need or disabilities will have a good nice house or flat compared to people who are fot but we deserved may be to be equal on housing choices. People should have the right to say no to somewhere which don't fit to them because is far away or different situation. Is not because we say no that we should lose our home. They should first ask which area people are excepting to be and give them 2 property to choose. Our children future shouldn't depend to an officer which never ever get through of what we did.

N/A

No

No

No

No

No

No

46

No

No

No

No

No

No

No No

No preference either way, but the description doesn't appear to specify what happens when someone qualifies at the point of application, but then over time their local connection lapses as they have been away for longer than 5 years out of 7.

Only people living here for a minimum of time should be eligible. I would say 7 uninterrupted years

People should be on list who have lived here 15 years and be born in England

People who have been in temporary accommodation for longer than 3 years should be up the top of the list to be housed

People who rent and have always kept up with their rent then the landlord gives them 8 weeks to get outthese good renters should be considered as emergency and helped by the council

Priority for brighton and hove residents should be top

Priority should go to people who were born in Brighton and have always lived here

Provided it is fully investigated & accepted.

Residents should have to have lived in Brighton for 10 years to get on housing register

Residents who have lived here long term should always be given priority

Should always prioritise local people born and bred in the city. Not others

Should be 10 years and not 7

Should be British residents 1st . Stop housing people that come over on a boat

Should be a resident no matter what. The homeless should be helped back to their main area for support. Unless they need protection.

Should be allocated for those in need not how long they have been resident. Some people living in hostels who can not move on have no priority

Should go to people who were born and educated in Brighton and have

Somebody who is disabled and lives in an inaccessible home (unsuitable for their needs) should also count as homeless and the residency requirement should not apply

The current system doesn't work.

The reason given for this, ie to give greater flexibility in allocating housing, is very vague and doesn't clearly state who are the intended beneficiaries of this change. Please evidence the need for this change with specific examples of who it will benefit.

The residency criteria stops other areas flooding applications out of area. It should be retained.

The residency should be increased to 7 years. No other circumstances should matter. Residents come first. If loopholes are introduced, then chancers will try and skip the queue and play the system.

There should be some exceptions to this rule if it's for the safety of the person or people making the application. For example escaping violence, gang activity etc

There should be some situations where this doesn't apply e.g moving out of supported housing or being discharged from hospital as well as those at risk in their current accommodation

They p

Think it's a great idea to change this as my son has lived in Brighton 4 yrs out of 9 but can't currently be housed due to this

Think they should have lived here for longer....should be having lived here for the last 10 years, local people and those born here should have greater priority.

This could help residents with family or connections overseas who have to travel back and forth
- I think the flexibility is welcome.

This policy could easily be abused

This survey should let you see all the questions first I e. Allow you to move on and also to not answer some questions otherwise you will just get incorrect response s. It should be the same policy on this as everywhere

This will disqualify those who have moved away from Brighton for reasons beyond their control. Some level of discretion may need to be considered.

This will make it more difficult to confirm local connection and will lead I think to irregularities at the assessment stage. Establishing LC can be onerous currently as many households have erratic records but having a fixed 5 year period helps us work within a defined time period. Introducing the 2 year exemption period is going to create a bit of a moving goal post. I

understand the need for flexibility but I think the negative impact this will have on the assessment process needs to be considered.

Unclear of the basis of this residency requirement i.e. why 5 years requirement rather than less; and/or why not 5 years out of more than 7 years?

We believe that this provides greater flexibility and consideration into the fact that residents may need to move out of the area for various reasons for a short while.

We should prioritise Brighton born citizens.

We shouldn't respond to the lack of council housing by making it harder to access

We would like to see it emphasised in the new policy that survivors of domestic abuse are not subject to the residency requirement.

What arrangements for refugees and people who don't have a connection to the UK? HO accommodation provided on a no choice basis so should not be used as reason to refuse local connection

What does this actually mean. Will it apply to asylum seekers for example. What is the definition of 'homeless'.

When fleeing domestic abuse for it to be taken into account even if it had not been reported

Whilst it is extremely important to ensure those who are established residence in the Brighton and Hove area at the top of the list of those who would be allocated Social House, it is vital those who are 'genuinely' homeless or, through no fault of their own, likely to become homeless take priority on a 'Case by Case' basis. This list should of course include those suffering from Domestic Abuse or Violence. However, as the length of time individuals/families in these situations would have needed to be resident in the Brighton and Hove area would be waived, this could lead to people moving from another area, simply to be housed here more quickly.

Whilst we want to ensure homes in Brighton are for local people, if we limit eligibility by time, there would be an impact on people moving to the area to take up work. So a balance is needed, with some sort of exception rule where a positive contribution is being brought?

Why doesn't the residency requirement apply to homeless households? You could have people moving to the City and accessing housing without a local connection

Why should the only the Homeless get priority, there are other reasons why people need to more

Will this change mean that there will be people who 'fall between the cracks'? Away from their previous home too long to qualify for council accomodation there but not long enough to qualify here?

With 300,000 people to house and very little housing, then those families born and bred and whose families have lived in the city for decades and paid their taxes to the council, should be housed in priority to those incomers from elsewhere. Those born here should be top of the list because they do not have anywhere else to go, whereas people from other areas usually have infrastructure in their own former towns and often have other areas in which they can rehome to. Those born here have no structure anywhere else to live. Homeless can be relocated to the areas in UK. they have come from, as those areas can house them. (Case by case studies on refugees etc. though).

Would this also include the people who have moved out of B&H due to the housing situation but in privet rented accommodation? I feel that if you were BORN AND RAISED in brighton this should entitle more than others.

Yes ...it should give the residents priorities 1st because we're paying taxes so help your own people

Yes would like to have more help from the council as I am currently being kicked out but no one wants to help yet other people get houses when they don't need it

how are relocations due to job be treated? someone could maybe not accept a job if theu cannot move withong a swap chnage and therefore stay unemployed

if you are not from england and you haven't lived here long enough you shouldn't be able to get a house before people who have been here their whole life.

know

na

no

no

no

none

should stay with the current

than 18 years. I am still in the

21 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; ALLOCATION PLAN AND QUEUE CHANGE

21.1 Do you have any further comments to make regarding the proposed allocation plan and queue change?

All responses (111)

2 queues, homeless and non homeless

50% properties advertised to the homeless queue encourage applicants to make a homeless application

Absolutely agree. I hope that people with disabilities are also included as priority

Accessibility needs should take priority over personal preference

Another thing that should be added is "vulnerable adults who have succeeded a tenancy in which their parents have died and who have step children should be able to pay bedroom tax so their step children can sleep and play there regardless of if they are there just for weekends and school holidays. Children sleeping on sofas is never acceptable.

As in my previous statement, comes first served first.

Care leavers and other agreed quotas could be given priority in another way to higher their banding and give them a better chance of gaining a social housing property

Care leavers should be given a higher priority

Don't let assilem seekers que jump

Fairness should be the essence of your policy. Trans is a category that often leads to harassment. This should be a category. The climate of today makes this more likely.

Families with children and those with additional needs should be prioritised

Homeless people should have some priority in getting housed

How will you prioritise in one single enormous Queue and make sure that everyone in the different categories maintains a chance of housing support?

How you work the banding needs to be changed to. I'm in a one bed temp accommodation with 3 children. I have a 12 year old boy and 14 year old girl sharing the room. I'm in a band c it's ridiculous

I agree as will open up more availability for all

I agree because things aren't always black and white.

I agree with the removal of queues but feel the council transfers should receive a higher % of allocations. Each council tenant that moves will free up another council property for allocation and this provides a good supply of properties.

I agree with this however Care leavers need to keep their priority with better housing choices!

I also think making it easier for Brighton residents to swap council homes should be considered

I also think you should make care leavers a priority

I believe this will have a bad effect on people within the individual queues who have been waiting years. Combining the queues would leave people who may have been close in their queue much further down. Also I'd like to stress within all these proposals nothing is mentioned for disabled applicants would the mobility bandings still exist

I believe this would negatively impact the chances for people waiting years within their current queue

I believe that tenants who need a 4 bedroomed house are all marked as high priority so even if bedroom allocate 6 it still should stand for 7.

I do strongly agree however on the view that people should only be able to bid for the size property they need. Eg Not giving a 4 bed to a two person family

I feel that those most deserving of housing allocations within this city area are those indigenous populations whom have lived here since birth and whose families have lived here for generations. The current allocations of housing so many incoming homeless and refugees has pushed out the indigenous populations of the city and indigenous families are now having to move away from their parents and grandparents and other family members due to no housing and overpriced unaffordable housing. Brighton families have been fragmented due to lack of housing. The council have a duty to house and look after the indigenous population who elected them and whose taxes they take. That is their duty above housing other incomers. There are now not enough blue collar workers to keep the city running efficiently as these families are the ones leaving the city. Indigenous culture and our history is being eroded by an ever rotating door of incomers, pushing out the local population like cuckoos in nests. It would not happen in any other country, nor in many parts of UK.

I have not been able to see all the questions yet. Ignore my answer to 3

I lived yes

I still think a percentage allocation for homeless should still be included

I think the best way is to do this in order of priority. The simple solution is make more council homes available by putting them to use instead of having them empty and to do so faster as well as build more council housing stock (apartments).

I think the queues are more fair

I think there needs to be a divide, we need to get homeless people into accommodation first.

I think there should be less students & HMO's as all this student accommodation has been built yet family homes are still being rented out to students

I think this will work as long as homeless and residents fleeing domestic abuse, for example are prioritised.

I would like to see service men/women given priority and more scrutiny over applications where mental health eg. anxiety is used as a reason for needing housing - having a disability badge does not automatically mean you can cut the queue to be housed.

I'm all for prioritising but not separating them like they currently are

I'm not sure how this will have a positive impact on those without homes, clearly the group most in need of a home.

I'm not sure if such a change would increase the availability of properties overall especially if supply doesn't meet demand and homeless or emergency cases rise. The right to buy scheme doesn't help matters. The discount goes up 1% a year after 5 years encouraging tenants to stay rather than freeing up the property for those who can't buy. Even worse a newly purchased property under RTB might end up as a private rental with rents way above council rents. RTB doesn't operate any longer in Wales, Scotland or Northern Ireland.

I've been unable to bid on anything as I am renting but I cannot afford my rent and we are destitute even though I've worked in a vital job for BHSS and have a disabled child. I got told to move away but I care for my father who has Cancer and I provide a vital role in the community which counts for nothing.

If you remove the share, how will you prioritise?

Increasing the choice and availability of properties is a very welcome step to solving the enormous queue we currently have

It appears that some sort of allocation division will be required but perhaps by simplifying it for a season it will help to bring to light what those proportions should be. I suggest continuing to record which of these four categories cases fall into and conducting a 1 year review.

It would be interesting to know if the implementation of the queue process see any improvements?

It would make sense to prioritise movers better - encouraging people to downsize by providing more suitable choice would help whole system

Kk

More should be allocated for Rhodes denned homeless through no fault of there own

Moving existing tenants to the different property means that their current property could be let to someone else

N/A

Need to have a plan for key workers housing And housing policy impact on other services eg schools

Ni

No

No

No

No

No

No

No

57

No

No

No information has been given re. the impact on different groups (homeless, transfers etc.) of this change. I suspect it could further erode the amount of transfers that happen. Liberties have been taken in the past with the allocations policy such that this group has not had its fair share of allocations. The change will likely embed a situation that pushes transfers to the back of the queue as homelessness is increasing and homeless keep their waiting time when changing bands, which transfers do not. The impetus is to shift the homeless from their temporary housing because funding it costs an arm and a leg. This is being presented as if it just gives applicants more choice of what to bid on, but that is not the full story. Getting households waiting for transfer sorted out is very important to the most efficient use of the council's stock. When a transfer happens there is no net loss of a home. The home released can be then let to another applicant. If there are less transfers happening as a result of this change there is less efficient use of the housing stock. How does this policy intend to protect those that need transfers, from being squeezed out by other groups? There is no built-in quota of transfers, so it can't.

None

Outrageous decision, people like myself in temporary which you seem suitable but isn't for mental health reasons put even further down the que when in desperate need of something suitable and stable.

People currently waiting in a certain group could be waiting even longer if other queues join making it less fair to those already waiting in certain queues. Changing the percentage allocated to each queue would be better than mixing it all together.

People on the queue longest should be first be first on queues

Priority should remain with those most in need but it makes sense for everyone to have access to the options

Proposed approach seems sensible. By allocating 50% to homeless households you are helping TA numbers but may also be incentivising households to approach as homeless as most likely route to social housing.

Seems fairer across the board but unsure how negatively it will affect Accepted Homeless applicants and the opportunities to move on from TA.

Sheltered Housing should only be for local people.

Should add over crowding into the queue as lots of family's living in too small accommodation that need bigger

Should also reduce administration costs

Should go to locals

Stop millionaires buying all the properties and renting them out and we will have more housing for the vulnerable.

Surprising that homeless only represents 50%. Surely homeless should be much higher priority? Isn't that what council housing is for?

The Home Move system as it is does not work. My friends live in an overcrowded & moldy, unfit for purpose Council flat & despite trying to bid on suitable properties for their family of 7 or swap, they have been neglected by the housing department to move to a safe property. Nobody wants to swap to move to Kingswood Flats, which has been neglected in maintenance for decades and the neighbourhood is not safe due to blatant racism, Anti Social Behaviour, domestic violence, drug dealing etc. The Housing Department needs to be able to allocate families into suitable properties faster, especially when there are safe guarding issues, with respect to tenant's physical & mental health. The way properties are allocated currently is not fit for purpose.

The changed should be monitored and if it isn't having positive results be revisited

The current system is fair

The description of the current allocations policy is inaccurate, and this undermines the integrity of the rest of the questionnaire. Applicants currently CAN bids outside of their allocations queue, and some get housed when doing so.

The hole thing is so unfair

The people who have been on the queue the longest should be allocated first, not those in housing need as everyone on the queue should have a housing need and should be means tested to get on the list

There should be a balance to ensure that homeless cases needs are met but that new applicants and transfer applicants can move. Otherwise there is no social mobility. The proposal seems silent on the replacement for the deletion of the allocation plan.

There should be priorities for people with health conditions and their home being unsuitable. I'm on home swap, and there are so many people that want to downsize to suitable home

This change will create greater equality but at the expense of equity, it is unworkable if all properties go to the homeless, which is likely to happen with a one queue system, as long as priority is given to tenants agreeing to downsize to free up 2 bedroom properties and those who would traditionally have been queued are still given equal opportunity then the proposal is sound, otherwise there will be a bottle neck, where only the homeless would be housed or rehoused. I live in a 2 bedroom which at some point I may wish to downsize to a one bedroom house, it is no good if I become stuck denying a family access to 2 bedrooms when I require one, because all property allocations go to the homeless as they are usually deemed in greater need.

This will cause longer waiting lists for others in different bands. If anything people who positively contribute should be given priority how it was before because it's only fair. You talk about discriminating against homeless or disabled but what about discriminating the people who actually work and can afford to pay the rent without taking it from one pot and putting it into another.

This will create longer wait times for people in categories other than homeless as the list of homeless people have older priority dates but are adequately housed in temporary accommodation where as somebody who is overcrowded in need of a transfer may have a newer priority date but more need.

This will create longer waiting times for people in other categories other than homeless. People in the homeless category have much older priority dates therefore pushing people that are in the other category's right to the back of the queue even though they will have also been waiting. It will create a longer wait time for them when it isn't needed

This would only work if all parties had equal ability to bid on properties. You would have to monitor that no group ended up losing out. Access to computers could be more difficult for one group rather than another.

Transfer properties need to be increased, by increasing the amount of properties that people can transfer to this will free up already existing properties being leased they can therefore be put back up for let. With such a high percentage going to homeless it means that there is no benefit of gaining permanent housing back only emergency or temporary. Better percentages would be 40% homeless, 40% transfer, 10% council interest and 10% homeseeker.

Transfer tenants to be able to apply for any property

Unclear how the 50% allocation to those deemed homeless will be mitigated relative to housing need for homeless people?

Unclear what the long term impact of this change will be on those most vulnerable. Further evidence needed

Used to be able to bid on any property, should go back to this

We agree with removing the queue divisions, but when doing this, there needs to be a fairer system in place which gives an additional priority (A+) for those households affected by domestic abuse and those at risk of harm.

We are concerned that the change to a no category system will disadvantage homeless people who are in the greatest need, as less properties will become available to just them. We do agree that this is beneficial to free up larger properties for families. However we are concerned about how this will effect homeless couples and single people.

What ever is the plan or queue will be. They need to change the waiting times and give chances to everyone disabled or fit people

Where are key workers in the above groups?

While the current allocations may not be proportionally correct, i creating an open allocation pot could see one or more groups unfairly impacted.

Will make waiting times even longer. Also if having to reassess everyone's case again that will be another disruption especially when people have been bidding for years already

Without queue divisions, there may be increased competition for properties, potentially disadvantaging certain groups, who previously had dedicated allocation shares. Likewise, the removal of queue divisions may inadvertently disadvantage certain groups if they are not adequately represented or if there is not enough supply to meet demand. Example: Band A needs would be better serviced, Band C would likely never get a home. Furthermore, queue divisions are important as some house features specifically cater for those with specific needs, such as those with mobility disability.

Worried this may swamp certain property lies and make it more difficult to get a property

Would like to see that OAP's can bid in all properties not just warden assisted

Yes as I am currently being kicked out by my landlord no wants to help my time soon and the biding system is not helping as we don't seem to be getting any wear

Yes. I believe people that have been in temporary housing should be given priority or should rise to the top of the list

as long as care leavers are prioritised and are guaranteed a tenancy

how will this increase the choice and availability of properties? there are the same number of people needing to be housed and the same number of available properties...!

i dont understand how this would affect people with mobility /disability problems

local residents should have priority especially those that live in over crowded conditions

need to increase recourses to those who are most in need, HASC, Homeless (with needs), those in supported accommodation who are ready to move on (who have needs)

no

number 2 should be higher than 30%

take into account where the residents want to move to, as if mobility issues are involved they require their family to help so need to be able to bid closer to them

there is not enough disability consideration in current procedures and nothing for better conderation of those needs in new proposals as so many of the availabled properties are often not the right one depeding on the disability needs

unclear how mobility requirements would fit into this

22 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; PRIORITY FOR HOMELESSNESS PREVENTION

22.1 Do you have any further comments to make regarding the proposed change on homelessness prevention?

All responses (83)

Again difficult to know long term impact - responding to street homeless/destitute cases is in our view under-resourced so there is a risk this change will further reduce the effectiveness of good decision making

Agree - though, if you band homelessness risk applicants to band C, especially with no allocation plan (deleted above), then they will not get rehoused if in band C? It would work if you retained quotas (the allocation plans).

Agree but should have a smaller percentage of homes over people already homeless

Alongside this change, there needs to be stringent support particularly for individuals being considered for re homing. Putting people into complex community settings without after support causes more service need and disrupts cohesion in already stressed housing.

Another things that should be added is "vulnerable adults who have succeeded a tenancy in which there parents have died and who have step childreney should be able to pay bedroom tax so their step children can sleep and play there regardless of if they are there just for weekends and school holidays. Children sleeping on sofas is never acceptable.

As long as they were born locally

Asides from the proposed policy prioritising those who are already in housing, there are much deeper issues which relate to preventing homelessness. How is the council addressing these issues?

Could be useful, eg. a mother fearing worsening behaviour of partner could lead to violence as a way of moving her and kids before they have to run and find themselves on the street. Should NOT be used as a route to rehoming people who don't deserve it, eg. if someone is about to be

evicted for ASB, should not use this to rehome them into social housing as an "avoiding homelessness" label.

Criteria is too vague and could apply to everyone

Current tenants should have priorities

Currently, I am one of 9 tenants who have had eviction proceedings started by the a property developer. All tenants are over 55 years old, and we are waiting for a new home. We should be prioritised for a home but are constantly frustrated by the Council's lack of action. Anyone seeking sheltered accommodation should be prioritised. It is quite shameful that some of my neighbours are over 80 years of age and are being subjected to a cruel system where they have no priority on a bidding queue

Get rid of the bidding system . If accepted by need for council accommodation they should be on a list and would move up until they were at the top and be offered a suitable home . The waiting list should be opened for scrutiny . This would be a fairer way and give people hope that eventually they would be housed

Going into private rentals might not be affordable to everyone long term especially if the local housing rate for private tenants doesn't get increased especially at times now where rental prices are so high

Having to wait on the register however in accommodation that's not suitable because of overcrowding and damp is likely to create more stress for applicants especially the elderly and kids whose health may be affected. Perhaps that's better than sleeping on the streets but homelessness isn't just about not having a roof over your head, is it? Families and the elderly need to feel they are secure and at ease in the dwelling they choose to live in rather than exploited. I worked for Age Concern back in the day and have seen the dire circumstances some pensioners were forced to live in. Too many are still sleeping rough including a pensioner forced to sleep on a bench outside of the Cornerstone community centre -in the rain-. They couldn't even make up a bed for her inside the cafe.

Homelessness prevention initiatives should be high priority, and we recommend that this is extended to include LGBTQ+ people who are threatened with homelessness from their current property due to homo, bi and transphobia either by their landlord, other occupants or neighbours.

I believe more single people should get a chance when facing homelessness because they often get overlooked and they are suffering too

I believe this would be beneficial as prevention is better than cure

I have been about 3 years in emergency accommodation still officer put pressure to people and i were scared to speak

I have previously been in a situation where our current landlord has threatened eviction and withheld works. This option would've been immeasurably valuable to us

I see this option abused all the time, people in private rented make sure they get an S21 from landlord and then they notify council and don't bother looking for other private rented accommodation and then become homeless in purpose so the council then have a duty of care, this is actively encouraged so they get priority housing from the council bypassing the waiting list and placed in temporary or emergency accommodation and then get housed quickly, this option is open to abuse

I somewhat agree with this however I think it will make things worse for people who were homeless, then in emergency accomodation who are now stuck in expensive long term temporary accommodation whilst bidding.

I strongly agree with option one but don't really understand option 2

I think if someone is living in accommodation regardless of type then they are not homeless but need assistance to move them into more suitable accommodation long term. I would class someone as 'homeless' who is facing imminent eviction from the family home or rented accomodation and faces life on the street or living in a vehicle with no place to get clean.

I think its impossible to have homeless prevention as in this day and age every one is potentially homeless if they are not in council housing due to impossibility high private rents

I think this is another policy that could be abused by households

I worry about those that play the system to get whatthey want

If it saves people living in tents . As long as British then I agree

Indigenous populations to be housed as a priority, so born and bred homeless or in need of properties for various reasons as number one priority. Reducing homeless numbers will ensue gradually as if people know it is only locally born and bred residents who will have priority housing, then many will locate back to the towns they came from within the UK. Homelessness prevention can only happen after you have effectively housed all locally born and bred citizens of this city firstly, and there is not enough provision to go around, so look after your constituents first.

Is there enough social housing

It depends on why the applicant is about to become homeless. I don't agree that a person should be given priority because they are about to become homeless due to their antisocial behaviour, but the council are responsible for them because they are considered 'vulnerable'. I've seen this happen.

It is much better to prevent homelessness than solve it - if this is done well could be transformative

It would have to be monitored to make sure that people weren't being falsely given NTQ in order to increase their priority

Make sure the system cannot be abused or taken advantage of

Maybe help other people who are in need of a council place and not get told to go to private renting as finances are hard

More homeless officers are needed and some need to look at a person's file properly and not leave it for months and months without communication. This will not only help speed the process up it will help quite possibly mental health issues.

Myself and child have been warned we will be evicted this year as we will not be able to afford the next rent increase also the flat has been deemed unfit as leaking and needs a new roof. We

lived for 1 year with water pouring in our small lounge ceiling falling down mold daily but it was still deemed got to live in. Now the same thing is happening in our bedroom. I get no help!

No

No

No

No

No

No

No person with disabilities should face homelessness

No, facilitate more council owned properties so this can't happen. It's a short sighted policy and can only cause the situation of housing shortage to spiral out of control, as private landlords realise that BHCC will bail them out. And of course, some tenants will work with their landlords to force this kind of situation to happen.

Nope, I understand why it's needed. Having been homeless myself

Not enough information to make an informed decision. There are plenty of services within Brighton that can support homelessness prevention which are already commissioned through BHCC, and should form part of the strategy.

Only if they were born and bred in Brighton/Hove, and always paid full rent, council tax, and not owing money to the council, electricity, gas companies

People in temporary accommodation who are well over crowded should be helped

People should not be allowed to lie about their neighbours just so they can get a move and make other people miserable

People who have separated from a partner/relationship but cannot move out due to needing housing. Disabled people who are trapped in shared accommodation

People who make themselves homeless shouldn't get priority over others that have been waiting on the list

Presuming we are helping people if due to no fault of their own and that they are not going to be putting demands in such as where they want to live etc

Seems fair

Seems sensible to move in this direction given the financial precarity being experienced by new cohorts of tenants.

The emergency accommodation sector needs proper regulation, enforcement and where possible brought back in house

The example of the elderly couple's landlord suggests this policy change could be open to abuse. I have an elderly neighbour in a privately rented flat that she has occupied for over 40 years. Her landlord is keen to evict her so he can re-rent the property at a higher rent. This proposed change could enable such unscrupulous landlords.

The proposed change will encourage people to deliberately be made homeless in order to jump the queue

The situations needs to be thought of case by case. The second bullet which states: household with children, who were previously homeless and living in emergency accommodation, who voluntarily agreed to move into affordable private rented accommodation, is contentious. We need to take responsibility for our housing needs and this indicates that people have put themselves in a vulnerable position

There are no affordable private rented accommodation. Even if they got into one with out a massive deposit or garentee, they would never be able to afford private rent so not worth there while working.

This is fine in principle, but in practice will require Homeless Prevention/Homeless Persons officers to have understanding of Homemove processes and very good communications with Housing Allocations Officers. I have severe misgivings about the implementation of this with the current training level of staff.

This is too much nanny state. People need to take responsibility for their own lives and put the effort into keeping themselves homed

This looks like it would be open to fiddling

This question is not very clear.

Those that know homeless is a possibility given priority rather then waiting for bailiffs to come before being more a priority resulting in emergency accommodation this could be avoided if bidding changed

To take into consideration that some people have had no choice but to move on the outskirts of Brighton just for "affordable housing" temporarily but need help getting on with housing association/register and social housing back in Brighton. Prioritise people with health conditions mental health problems young children and parents with mental health difficulties and or young families

Too many people will be on the register who don't really need help

Unless they have lifetime local connection to the city this is simply unworkable, all this does is massage the statistics but means the flow of housing will increasingly be assigned to new applicants rather than meeting the obligations of those who have lived in the city all their life.

This proposal should be the exception rather than the rule, more needs to be done to get persons under occupying out of properties by way of incentives, as most in need of being housed have children, yet you have many older persons whose kids have grown selfishly occupying 2 and 3 bedroom properties. There would be more available property if those whose families have grown up were more willing to downsize. Again though, it is important they are incentivised regardless of whether they are a council or a housing association tennant. There are one bedroom houses and flats that are unsuitable for people with children, that could be

allocated to down-sizers, making it easier to house homeless applicants. This combined with longer local connection residency is a better way forward. As a lifelong Brighton and Hove resident, I believe it is important that priority goes to those for whom this is their home council, and that people who come here and become homeless are only offered help with a 10 year residency connection minimum, otherwise their home council should be seeking to house them not Brighton and Hove. There are always exceptions but given how little of Brighton and Hove is made up of those who are truly local....Im often told how rare I am to be born and bred here, and given the scope of the homelessness issue in Brighton and Hove, it is clear that much of our homelessness issue is imported from other areas of the country rather than being a local phenomenon. I believe greater consideration needs to be given to this when implementing any of the proposals in this survey .

We would strongly advocate for such a system to include those needing to leave the family home for reasons of domestic abuse.

What band would they be in? How will this stop everyone who is threatened with homelessness from being eligible?

What do you define as affordable?? Privet housing in brighton IS NOT AFFORDABLE. Buy more homes back.

Will homelessness or homelessness prevention become the primary priority stream? A dangerous potential for obfuscation

Yes I guess this will mean that it is less likely that people don't get stuck for ever in the insecure private rental sector

Yes I think it is good for people who are going to be made homeless to be helped

Yes more help from the council and keep getting told we would have to wait for at least 3years for a council place even though I have 3young children and in need of a place to live I also have a daughter with a disability and I am under asent for Austin's but there is no help out there what so ever for being housed yet I know some people lie to get a council place

You say about giving priority to people who are in danger of becoming homeless. I feel this will only encourage people to intentionally become homeless in order to get council housing help quicker where by causing more issues in the long run

agree with broad idea but what happens if in private rented and get a successful bid but still in a contract with private rent. What is being done to address affordability

homeless people should be given more help than they get ???

i dont know

i dont understand why affordable private sector housing wouldnt be a good solution for a family in the long term? why would they need to move on high priority if they are adequately housed in the private sector? this suggests the option of affordable private sector housing is not an appropriate solution.

if all housing goes to homeless what about people in unsuitable housing

only if they haven't made themselves homeless to get onto the list and be housed for those who have waited a long time

there is not enough disability consideration in current procedures and nothing for better conderation of those needs in new proposals as so many of the availabled properties are often not the right one depeding on the disability needs

23 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; APPLICATIONS FROM JOINT SOCIAL HOUSING TENANTS

23.1 Do you have any further comments to make regarding the proposed change on applications from joint social housing tenants?

All responses (63)

A tenant being convicted of domestic violence should be sufficient for loss of the tenancy. The victim may be moved away from the address the abuse occurred

Agree however if the property size is too big for the person remaining in the property they should be made to move to free up a larger property for a family

An excellent proposal

Another things that should be added is "vulnerable adults who have succeeded a tenancy in which there parents have died and who have step children should be able to pay bedroom tax so their step children can sleep and play there regardless of if they are there just for weekends and school holidays. Children sleeping on sofas is never acceptable.

At Switchboard, we welcome this policy as this will impact Domestic Abuse survivors positively, and give survivors that are fleeing from their secure social housing greater options and safety- along with preventing them from becoming homeless and having to access emergency and temporary accommodation which is unsafe for LGBTQ+ people. This will give LGBTQ+ survivors of abuse greater agency when fleeing abuse and prevent unnecessary further trauma that many experience during this process.

Both should have to move to smaller properties if they are breaking up

Good idea, but again is there enough housing

I agree that the victim should be moved however, why should the abuser still be entitled to a tenancy, especially if there becomes a criminal record via the courts

I can see the benefits of this in the example but I am not sure there mightnt be other implications here, how would this fit w homelessness prevention - what might be better is a look at suitability of property?

I love my council will it all have flat

I think that there is both potential positives and negatives to this proposed change. I think it could be a useful asset in cases of DV, however, it could also impact wait times of the most vulnerably housed/homeless, especially if there us a mixed pool of accommodation, as proposed in a previous question.

If both parties agree to put the tenancy into just one name then why does it need to go to court? If needed and one needs to be revised into council then make them a priority. It would cause less stress and possible abuse issues.

If domestic abuse is involved then the person who is abused receives the help the other the abuser loses rights of everything

If eg. a couple want to separate due to violence/neglect/abuse etc. and live in a house they should give up the property and be rehoused in accommodation more suitable to the current situation and size of family.

In the instance of domestic violence, I believe the victim should absolutely be allowed to move, but the perpetrator should be made homeless, or be placed in temporary accommodation....as long as there is a crime number and the police can verify, it should be the perpetrator loses the property and the victim is re-housed. You can't leave one person in a 2 bedroom property and move the victim and a child out and rehouse them for example....otherwise what you have done is created under occupancy of the property, if the family has split up due to domestic violence then the perpetrator of that violence has given up their right to be housed, therefore rehouse the victim and any children but free up the property so a new family in need can live there. Perhaps there would be less violence if there were stronger consequences for the potential perpetrator of it.

In your example the abusive partner gets rewarded by keeping the existing property for themselves- completely unacceptable. Even without abuse the remaining partner could end up in a larger property than a single person could get.

It will leave DV offenders in family homes

It would be nice for the council to help us find a house or flat as we are currently being kicked out but there is no help what so ever at the moment

Move the person being abused but the remaining tenant should have a property suited to needs. For example, a woman fleeing from a 3 bedroom property with three kids should be moved to a 3 bedroom. The partner left behind should be moved to a one bedroom. Not left in a 3 bedroom

Need to make sure that the tenancy is ended where appropriate, otherwise is there a risk the perpetrator could end up with a sole tenancy.

No

No

No

No

No

No I think in the case of a couple breaking up for whatever reason they should both have to move into a studio flat or temp housing, just moving one on could make potentially one person being left in a house or flat that has perhaps 1 or 2 or 3 or more rooms than they require and all properties should be monitored to make sure that in for

example a family has grown up, the remaining resident should be moved to a studio or one bedroom flat to free up for families

Not enough information given for this question. It would be easy for one person to say domestic abuse if not the case, just because the couple are splitting. This needs a lot more thinking out first, and then several categories of splitting tenancies into two, to safeguard the system does not abused, which it so easily could be.

Not happy at all disagree

Of course I agree to this but again provisions would need to be put in place where by police reports and statements would have to be produced in order to prove domestic abuse otherwise the systems will just get abused where a couple could potentially lie in order to gain a second property and then sublet that property out for an income

Only if born and bred in Brighton/Hove

Somewhat agree but again it does seem like it will make waiting times longer for everyone. We need to improve the service overall e.g times in expensive long term temp and the amount of properties given.

Strongly disagree. Evict the abusive party and keep the victim safe in their own home.

Surely joint tenancies cannot legally be severed until the joint tenancy is ended which can be done pretty easily by tenancy services.

Surely such acts should automatically bring an end to the joint tenancy. the abuser should forfeit their rights and the victim retain theirs as sole

The abuser should NOT be given a new property or ALLOWED to stay in the housing flat - The victim should be protected

The abuser should not be entitled to keep a property with the council

The current procedure is designed to reflect the issues that Tenancy Management have when one party in a joint tenancy terminates- this terminates the tenancy for both parties. Allowing couples to apply separately after a split seems to be open to easy abuse- a couple can conspire to "split" soon after moving in and then apply to have two potentially large properties if the moving party takes the children, which they can then sublet. There is also no indication as to what kind of priority could be granted in these cases- from what I can see there is no clear priority level given to split households within a shared social tenancy. This doesn't appear to have been thought through.

The perpetrator should not be allowed to stay in said property. The victim need's safety so of course a new property should be given. However the old one should not be given to this person. Just a thought

The person who harasses the other person should not be allowed to keep the council property

The proposed policy could be abused and the Council have rehoused victims of adverse domestic environments within the social housing system anyway.

This has not been explained well.

This has to change. The current policy is disgusting

This is a good solution for DA survivors and should provide an easy path for them to leave the home. i would like this to cover other situations where there are long term absent joint tenants and remaining joint tenant is unable to move via transfer without a court order.

This is definitely an improvement, especially where survivors of domestic abuse can avoid the court process to end a joint tenancy. We hope that when making this change, the process will be trauma-informed and that council officers will take a multi-agency

approach with DA caseworkers/advocates where necessary to make things easier and less stressful for tenants with a DA background.

This would close an absurdity in policy.

This would make it easier to accept applicants onto the housing register. I am presuming that Tenancy Management are aware and happy with this arrangement, if not however I am concerned over the legal implications. Currently we are advised to ask the tenants applying to seek 'Independent Legal Advice' to resolve their tenancy and this is normally done through a court issued Adjustment Order. As far as I am aware a tenant cannot remove themselves from a tenancy without ending the tenancy.

Throw the domestic abuser out of the home and remove benefits. Taxpayers should not be wasting their hard earned on scum bags

Under the circumstances you have quoted, yes. Some other circumstances may not be suitable.

Using the DA example given, would the requirements of the the Domestic Abuse Act not have the same result.

What happens if the victim of the D/V doesn't want to move but wishes the partner to move out. Not all victims would want to move from the area and support networks around then-

What would happen to potential preparator of abuse who is then under occupying

Whilst I agree in this instance the victim should get the help they need I don't agree that the other person stays in the house. For example if they have a joint 2/3 bedroom house or flat but the kids leave they shouldn't then get to stay in that home.

Yes, where the couple are vacating a 2 bed flat or house. If the couple shared a one bed then , one could continue to live in it while the other move into another one bed or

bedsit. I find it odd that couples can apply for and secure a 2 bed flat when they are partners and we have couples with one child on the wait list.

i would have concerns about how this policy would be applied, it would require clear guidance for officers.

more in depth thoughts need to be put into the sussesion process and who can qualify when and how.

rehouse the abuse victim without the violent partner - yes, definitely. But why allow the violent one to go on living in a place now too big for him? This sounds like benefitting from crime.

should the perpetrator of DV continue to be housed? if so would they be able to keep a property that was too large for them?

stop moving hardcore drug users into social housing

that is how we used to work in the past and we never had an issue

the combined queue will mean that band c doesn't get a look in. if a joint tnt is a DV perp they should not get to remain a tnt, it is a clear tenancy breach

you should be doing this already ???

24 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; ARMED FORCES PERSONNEL

24.1 Do you have any further comments to make regarding the proposed change for current or former armed forces personnel?

All responses (55)

should have been doing this anyway

Absolutely agree that those in the armed forces especially those who have been injured are placed top of the list ahead of immigrants and scroungers

Again, if of high level health need, that the tenancy includes individual support for any additional support needs ie ptsd, mental health and well being for example

Agree to 1 and 2. 3 should only be applicable if there is another need..

All service people should be accomodated

All tax payers are serving their country and have already been paying the wages of service personnel. They are compensated by the services for their injuries creceive a pension and need to join the queue like the rest of us. Focusneeds to being providing more homes.

Allocation should be based on need - not given priority based on your job. Ex army staff have not served our country more than the nurses and NHS staff during the pandemic. If we are looking at jobs nurses should be given priority over ex service people. Obviously anyone who has injuries or a disability is more vulnerable so should have a higher priority irrespective of job.

But you don't so many homeless men on streets brighton that where in army

But, I am uneasy generally. Either look at it re any other disabled person or have the mod house

Controversially, I don't agree that priority should be given to those who have served within the armed forces except where they are suffering from serious illness or i jury which compromises their ability to get housed. It is not true to suggest that that current or ex-military have 'served

our country' by default. They often serve some political ideology of the time which is backed by deliberate disinformation. There is direct proof of this. There is also a questionable bias to the current and proposed housing policy. For example, current or ex-nurses and firefighters who serve or have served the nation and are prone to the hazards of the job (and potential long-term illness or injury) do not have the same priority within the housing system as ex-military personnel.

Depends on the character of the person/persons

Disability should be prioritised

Disagree with point 3, there should be a minimum length of service requirement.

Having worked extensively with ex military personnel, the issues that can impact them have little to do with how long ago they were in the armed forces. I think this policy will have a negative impact on this demographic

However if they have a good job outside the military then why can't they go private like everyone else. However if not in that position and need help then yes help must be given if not from other sources. I do believe we should support ex military but we should make sure that if they need assistance it is actually needed rather than giving them accommodation if they have been lucky enough to secure a good well paid job after the military. Normally I would be more generous however there is only a tiny number of available housing stock available and prioritising is important.

I agree to a point, if they are medically unfit then yes, but if they know they have served their period and know they will be leaving then perhaps they should have made a contingency fund for buying or renting privately until such times

I agree with statements with 1 and 2 above but don't agree with statement 3. I don't think people in the group referred to in statement 3 should be given this additional preference.

I am not sure I agree that armed forces should have higher priority than other members of our society, just because they were in armed forces. Disability, yes, but I don't necessarily feel that their profession should entitle them to housing any more so than other people.

I do not support people who kill for a living

I do not think people who have served in the forces should be prioritised above other people who are considered higher risk

I don't believe armed forces personnel should receive any prioritisation whatsoever.

I don't think they should have a housing priority

I don't think that service personnel should be given higher priority than others with the same need for housing who haven't been in the arm forces

I guess it would depend on the individual need of each person

I think the military should be partly funding this.

I would like us to also consider other public servants in this category. Nurses, health care assistants, police officers etc who may struggle to afford to live and work in Brighton and Hove. this could help recruitment into much needed vacancies in care homes, NHS and police. This could make a real difference to the city and our communities.

If born and bred in Brighton/Hove

If they have left the armed services unless they are injured in some way I dont see why hey have priority as they should have gained skills in the workplace and should be able to find employment and pay rent privately

It was their choice to join the armed forces, why should they get priority?

My son is ex armed forces he become homeless and suffered with PTSD which was enhanced due to being homeless . These ex service men and women served to protect us and would have given their lives to do that. More should be done to help them

No

No

No

No

No

Not in agreement with number 3. Don't agree with giving such high priority to people who left armed forces over 5 years ago.

Only if they are lifelong locals. It can't be that they leave the army but prior to joining they came from another part of the country, and it cant be that they just decided upon being discharged that they wanted to come and live by the sea... if they are from Brighton absolutely, if they are not, then they need a 10 year residency connection, which they are unlikely to have. It is not Brighton and Hove council responsibility to house people who could be housed better through a stronger local connection elsewhere, regardless of if their parents may have moved to the area for example, they were not from here prior to discharge, then they are not a priority to housed in this area, but should be a priority from the area they lived prior to joining the armed forces.

Only those ex-servicemen with family connections and who grew up in the city and surrounding areas should be high priority. Other service personnel will have their own social and family networks in other towns, if not family here. The lack of housing currently in Brighton and Hove cannot sustain incomers when its own indigenous populations who were born and bred here cannot be adequately housed. Once you have enough housing to suit the needs of the indigenous population born and bred here, then you can accommodate those from elsewhere.

People should be housed according to their needs, not given special priority for their choice of occupation.

Priority needs to go to street homeless armed forces to

Priority should always be given to any armed forces personnel regardless of when they left the forces. Also Priority to emergency services police teachers etc

Service personnel who left the military over 5 years ago is ridiculous. If they've been homeless for the last 5 years, they will have other associated issues. If they haven't been homeless for the last 5 years, why do they suddenly need housing? Military service of more than 5 years ago should not be a priority for current housing need. Priority when leaving military housing is sufficient.

Should it be spouse and civil partner? Maybe the MOD should provide more funds for housing and care.

Signing up to kill people for political and corporate interests is not 'serving'. There should be no preference given to people based on their area of employment.

They should be treated equally as the other applicants

Think that is so unfair

This does not reflect the most vulnerable

This suggests that armed forces are morally better than the rest of our homeless and some would not approve of the job they do!!

We would want priority consideration for the spouses of former armed services personnel where the latter are abusive towards them and they therefore need to leave the family home.

Why only the armed forces in a covid times did we forget about how nhs workers have save many life why don't nhs workers have the right to be priorities too or the key workers they are working hard and save lives too

You fail to clarify the difference between "reasonable preference" and "additional preference" and which would aid whom more and the council could actually lessen priority to those whom served but have worded it to confuse

everyone's housing need should be treated equally

only if local

should that not be the responsibility of the armed forces when the person leaves the army and when they have been out of service than they are the same as everybody else

25 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; NON-STATUTORY SUCCESSORS

25.1 Do you have any further comments to make regarding the proposed change on non-statutory successors?

All responses (100)

If the person remaining in the house isn't the original Tennant and they are occupying a larger house they should be allowed to move to a smaller property and have their own tenancy otherwise it will just lead to further homelessness and mostly of the older population when a spouse dies or younger vulnerable people when a parent dies

A council house is not a "house for life" but is a safety net for those in greatest need.

A parent should 100% be able to pass down their home to their child if their child was living with them or has no where else to go

A successor would need to stay you will create more homelessness among younger people. This is massively preventable. Once someone passes they should be allowed to pass their homes down.

Adults who have lived with and looked after ageing parents suddenly have to get out and find a new home ,unfair

Another things that should be added is "vulnerable adults who have succeeded a tenancy in which there parents have died and who have step childreny should be able to pay bedroom tax so their step children can sleep and play there regardless of if they are there just for weekends and school holidays. Children sleeping on sofas is never acceptable.

As long as the person left isn't themselves entitled to a property that matches where they are living and they don't have the means to move into privately rented properties. If they still need social housing but a different type of property they should be offered a transfer instead.

As long as the successor isn't vulnerable in any way and receives sufficient notice to move on

Bereavement is difficult enough to deal with, without being evicted as well. Considerations should be given to how long the person has lived at the property and individual circumstances of each case

But it is harsh to offer nothing. Perhaps temporary accommodation as an interim until they can secure a one bed. However if you voluntarily go to live with someone and only that person has the right to live in it you know that you are in a vulnerable position.

Change the law re inheriting tenancy.

Compassion is lacking

Dependent on the size of the tenancy home. The person remaining would still need a home, and could remain until such time they could apply for a tenancy, and moved to a smaller property to allocate the needs of that person. But would depend on finance and length of time they were with residence with the previous tenant.

Disagree on the grounds that long term occupant of a home where the tenant had died should not just be turned out homeless, especially if a born and bred city resident. This would need to be looked at in more detail: If someone born in the Brighton area and has lived in the tenant's house for a long time, then they should be rehomed to a suitable accommodation. If it is someone who has not lived in the tenant's house for a long time, and is not a locally born person, then the case will need to be looked at on different merits as to whether to offer accommodation.

Disgusting proposal

Frddd

How common is this situation? It would apply to late middle aged adults who had never moved away from the family home and thus face eviction after the death of the second parent. The reason for never having 'left home' needs to be taken into account, eg had they been their parents' carer (and thus had dramatically reduced earnings) or had they themselves been unable to live independently. They would clearly need to leave an under-occupied property, but they may still need housing help.

How does this apply to young adults of ages 18 who for example have lost their parents through death, would they then have to leave their home?

I agree this will help the velocity of the housing stock

I believe that one family/resident transfer can occur after the tenant has died - I think this should still be the case but they should downsize if the size of property is excessive for the needs of one/two people eg. 3 bedroom house.

I believe this will create instability in communities through absurdity in policy. The same example can be nullified by ensuring everyone in the household is made a tenant, and therefore only affects the unprepared which will more likely be those who are at higher risk.

I do not believe we need to be kicking anyone out of housing for there to be enough to go around, tax the rich, take people's second homes before you take anyone's only home.

I don't think that this should be a blanket change. It should be based on the individual's need. Each case should be assessed fairly and a blanket policy for all people in these circumstances could put vulnerable people at risk.

I feel children of tenants need to be considered as high priority - also carers who aren't partners - I wonder if altho well intentioned this might not support homeless prevention

I feel it's very unfair on those that are not tenants and have lived in the property for more than 5 years, giving them no rights whatsoever.

I find this hard to decide on. I think that at the consultation meeting I attended it was explained that was being brought in to bring the situation more in line with the PRS sector where an occupant wouldn't have the right to stay on or be re-housed by the landlord if a tenant died. But in reality a PRS landlord would be free to offer the accommodation to the occupant and might well do this - where as in council/housing association accommodation this isn't an option due to legislation around succession. So the two situations aren't really comparable.

I strongly disagree as when my husband dies who is housebound disabled it will be just me and my adult sons, so if I should die or need to go into senior housing why should they be left homeless in the city they were born into just because they are single men

I think it depends on the circumstances of the tenant's. This is a difficult one.

I think this should be subject to age/carer status & certain circumstances

I would think you'd want these people with high priority as their moving on, releases a larger unit?

I'm currently a tenant and had my deceased ex taken off the tenancy but if anything happens to me, my Son, Daughter In Law and 4 children aren't secure. This is their family home of 24 years and yer there's no safe guard in place for them living here. Discusting

I'm not sure this is going to reduce the waiting list numbers by a significant amount but you do you.

If 1 person is living in a 3 bed house for example and no right to take over the tenancy they should be given top priority to move as if the council move them to a 1 bed the council get a 3 bed in return Seems reasonable to me rather than make them homeless help them move there are loads and loads of 1 bed and senior housing places empty...help people move into them

If I've read this correctly you are saying that the remaining tenant who is not on the housing contract wouldn't have a right to remain in the property after the death of the tenant with the contract? that's unfair as it is the person's home - supposing it's the original tenant's adult child or partner - they should have the right to remain or given the offer of alternative accommodation to retain security.

If I've understood it correctly an example of the proposed change: a young adults parent dies and they're not entitled to continue tin the residence. I don't agree with that at all.

If i was to die before my partner and she was not able to stay on in the flat because she was not the tenant , then she should be given that choice or chance of applying to take over the tenancy

If it's the family of the tenant, they should be allowed to stay

If someone has been caring, for example, an ageing parent for over 5 years they should be rehoused if the council is basically making them homeless.

If the deceased has been domestically abusing the surviving partner, we would want the latter to be able to inherit the tenancy.

If the non-statutory person(s) is not the spouse, civil partnered, or partner of the deceased tenant, then I agree with the change. However, I think the policy needs to be flexible and each case looked at individually. For instance: a child with health needs or learning difficulty, who has lived in the property, with the deceased tenant (parent or legal guardian) should be given the highest priority to stay in the property. Or support given to downgrade, i.e. from a two bedroomed to a one bedroomed property.

If the tenant has died it will get very stressful for other occupants to have this added on top of grief. Could also contribute to ill health of tenants nearing the end of their life and have a negative impact on mental health for all involved

If those people lived in there over 5 years they have tight to stay. Say it parents house. Whg would they be asked to move it's there home . Maybe downsize if bigger but they should still be given something

It depends on circumstances close relatives should not lose their homes as well as their parent etc - council houses are also homes

It should be based on individual need of each case, not a blanket policy

It should be looked at case by case because a lot of vulnerable people could be made homeless by doing this

It should depend on the individuals circumstances. I'm sure this contradicts previous proposals about homeless prevention

It sounds good but in reality it would mean lengthy court cases to evict these people. The priority they currently receive is a pragmatic way to have them move out of the larger properties that they failed to succeed to, freeing up a family home quickly, and avoiding long periods in which there is no legal tenancy at the property and therefore no rent (apart from use and

occupation charges which are hard to collect). If you don't want to give them priority to move into a council tenancy how about a low-key discretionary policy of assisting them with deposit in private sector (like the social services direct let scheme). The benefit of this (freeing up a large property quickly) would outweigh the cost.

My husband is down as an occupant , i can not get him on the tenancy as a tenant, if i was to pass away he would also loose his home .which i strongly disagree with this.what happens to my husband ? He becomes homeless. Its disgusting that this councaan put a grieving person through this on top of everything else

No

No

No

No-one should be made homeless because of a partner or close family death. There should, where practicable, be automatic tenancy transfer

Nobody should be facing homelessness because of a death. This proposed change is heartless and will create more homelessness

Non statutory successors are only given help if they are very vulnerable. This does not make sense and will create homelessness

Not sure I understand this - is this saying that if someone's wife dies (for example) then she is allowed to stay in her home, but if someone is living with her mum and her mum dies, she gets turfed out on the street? - that could be a fine way to treat someone who has spent years being a very hard-working, stressed, unpaid carer! Anything the council wants to do in this direction should be accompanied by a campaign to make sure that deserving cases such as this get put onto tenancies, not left in this position.

Obviously it depends on the circumstances of the household members left in the property after the tenant has died.

Pushing families and people out of their communities when they are facing massive change
grief.

There are situations where someone may move in as a carer for elderly relatives and for years have saved the public purse by preventing relatives going into care facilities or requiring care at home. they may have given up their own tenancy to provide this care. where people are left in occupation without succession rights and are assessed as priority need for social housing, they will be picked up and placed in temporary accommodation to bid on another social housing tenancy. this is an unnecessary disruption and there needs to be a pragmatic approach to these situations.

There are so many properties under occupied & families struggle to find the right sized property. At Kingswood Flats (just an example) several single tenants occupy 2 or 3 bedroom flats, which could be used to house families. A city with a chronic shortage of affordable housing, the 'right to remain in a multiple bedroom property' should be revised and needs to be assessed in more detail to free up properties for families.

There's no entitlement

These people should be housed immediately if they qualify with regards

They have a right to stay in the property

These people should be housed immediately if they qualify with regards

They have a right to stay in the property

They need a roof over their heads. If they want to move help them to move into more suitable accommodation thus freeing up a bigger property. Also remember that these people are grieving and where they are living gives them peace and memories of their lost one. To kick them out and make them homeless would be cruel and unkind and cause untold mental health problems.

They've lost someone so making them homeless is shocking

This change would need to be clearly given to people in this situation or likely to be in this situation so that they are aware and can plan.

This could result in people being made homeless for the first time, which can then set in cycle all the problems associated with becoming homeless

This could severely affect elderly or disabled people if their partner who was a tenant dies. These people need to be protected. Others yes can no longer receive priority.

This doesn't seem fair, eg if someone dies suddenly but tenancy has already been passed on once. It seems like there could be more nuance

This has been an issue for quite some time. I am aware of many households where the tenant was not the original social housing tenant. I am also aware of households which are being sublet, or used by friends or a family member, while the original tenant has moved into the household of their partner. Besides policies changing, there needs to be better scrutiny and monitoring of these properties. Perhaps if households were monitored better, we would find that there is not a need for the amount of new social houses which are being built, and the money can be allocated to improving other areas of our communities.

This really does depend on the situation...for example if my son were to live with me and I passed away but he had mental health issues for example that prevented him from working, then you would be making him homeless, and forcing him to make his own independent application to the list, it could also exacerbate any pre-existing health problems....obviously i am just presenting a scenario here. So unless it is applied with compassion and doesn't create a new problem hen yes I agree, but more often than not those house are vulnerable for one reason or another and often times so are the other members of the household, so as long as it doesn't create a new problem I see no reason not to ask them to vacate, but it must be applied fairly and not make everything worse

This seems unfair.

This should stay the same for children of the deceased tenant and also spouses

This sounds like the desire to hide, remove and deny housing aid to vulnerable people affected by a horrible calamity like the death of their family member, lover, friend who have been living together with only one of them listed as the tenant

This was their home.

This would depend on the situation of those remaining in a property. If they are living there by default but have the means to quickly find other suitable accommodation then there would be less concerns. However if the people remaining in the home are vulnerable people, who may have low incomes or due to having lived in council property - who therefore have little or no practical knowledge of navigating private renting sector etc, this could potentially cause lots of distress and upheaval due to the death of an older relative, which is already a traumatic period for anyone to deal with. It would also have a detrimental impact upon neighbourhood communities, who would have to be broken up as they can no longer remain in the areas where they have lived. What safeguards are in place to protect those people who will have to leave their home after having lived there for most if not all their lives if this priority status is removed?

This would need to depend on circumstances I.e what happens to a person with a disability or mental health?

Try telling someone who has lived in a property for 50 years that they're not a priority. Cases of this nature need to be decided on a case by case basis.

Unless they are facing homelessness or have children then this shouldn't be allowed

Unless they have a yearly income that would support them in private housing. If a little assistance is given to get them to that position then that is fine.

Urgent priority should be given to these people as they are required to move out of the property where they may have lived for more than 20 years or more. They immediately become homeless and changing this policy will cause even more homelessness which the council is proposing to reduce via these changes. Priority must be given where people can prove that they have lived there for a minimum of 10 years prior to being asked to leave the property due to death of the tenant etc.

What if the occupant is elderly and ill?

Whilst I do not believe that non-statutory successors should be given extra priority within the allocations system, In the case of a long-term partner or carer who has lived at a address for an extended amount of time there should be the possibility of that person being able to continue to

live at the property on an introductory or reduced tenancy following the passing of the tenant.
This could be at the discretion of the Housing team and dependant on various factors.

Would this apply to adult children of the tenant? would there be consideration of their need? this seems quite harsh especially if someones parent has just died.

Would this not create more homelessness? PN would normally have been established so I am assuming they would be directed to the Homeless department?

Yes

agree with removing some priority of this but disagree that there is no duty to them.

but must be offered another suitable home

does this mean that they will be lower band but this then means they could be in a 3 bedroom property which is needed by a family for longer

further in depth thought needs to be brought as who qualifies for the status

i am a tennant and my husband has lived here with me constantly if i should die first it would be unfair to make him homeless. I also have a disabled son who he would take responsibilty for

if it's a house you been living in all you live then it should be able too be passed down ?

it really depends on the individual situation, you may have a property where there has already been a succession but the person is the spouse or partner and may be vulnerable. I think this is a case by case assessment rather than a 1 box fits all.

perhaps assessing the overall reasons, before ie: if its a child looking after parents then yes they have priority

should be made one offer of accommodation, and if not actively bidding in a 3 month period -
placed on auto bid

the people should be offered maybe a smaller property

this does not explain it clearly. Does this mean children of a dead parent living in the home will
not inherit the tenancy and will have to move? Or does it mean that they will inherit the tenancy
and wont have to move?

this is only of benefit to the management of stock if the proposal to allow direct offers is also
adopted.

those only have a band A if they are non successors and in priority need. Risk of increase
evictions of people who will be in priority need by the homeless legislation - increase on
homeless applications. However, it need to be a stronger approach to move them to a right size
accommodation, in order to release family size properties.

26 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; DIRECT OFFERS

26.1 Do you have any further comments to make regarding the proposed change on direct offers?

All responses (92)

Again what is long term planning impact - will people be at risk of having to accept unsuitable accommodation

Again, as with a lot of these questions, this is very vague and would depend entirely on who you are deeming eligible for these direct offers, who is responsible for making these decisions on each case and how they are regulated. Without this information its hard to provide a clear answer.

Agree, providing the circumstances were exceptional, and with consent.

All depends Circumstances

Allow the applicant to say no if they strongly believe the place is not suitable

As it makes a mockery of the system involved all should be fairly treated

As long as it's fair.

As long as strict investigation takes place, those loopholes again

As long as they are happy with the offer and they don't get punished for not accepting it for a good reason.

As long as this is done transparently with elected member oversight

As long as this system is not abused.

Be nice to be able to be offered a council place as it seems there are other people who get given places and people who are being kicked out don't stand a chance as we don't even get offered anything

Bidding process as I understand it is not accessible to many people with disabilities. We should certainly have an alternative way to express interest in properties. Is this included in this?

Bidding proves very difficult to some tenants, allowing direct offers is a very welcome approach

Brighton council used to offer properties with out bidding in exceptional circumstances it should go back to that

By helping family's in a 2bed house to get a 4 bedroom property

Concern that a property may be offered that is unsuitable and this if refused will jeopardise place on housing list

Council Housing already have this ability for exceptional situations.

Direct Offers are currently managed through Tenancy Management, I think there is a Direct Offer Panel. I don't see the benefit of advertising this as an option through the Allocations Policy as it fundamentally undermines our CBL system / housing needs process. I agree that the council should be able to make 'best use of housing stock' but this needs to be entirely separate from the allocation policy / allocation team. My other concern is that word of this policy will become widespread and any applicant who considers their case 'exceptional' will be contacting the team requesting a Direct Offer. If it is decided to include this in the policy then a robust procedure needs to be in place with the allocations team.

Direct offers should absolutely be a thing - however there should also be a reliable, trustworthy and robust potential process with formal guidance on reasons) for the person to reject the property. property standards must be impeccable, exceeding lowest legal habitability standards obviously. Other potential reasons to be considered: safety, quality of life, medical issues. Unfortunately, don't like the location or potential loneliness are not suitable reasons for refusing offers.

Everyone should have to go through the bidding process, and then their supposed exceptional circumstances be looked at after that.

Examples of what 'exceptional circumstances' are should be given before an honest opinion can be given on something like this.

For those who are digitally excluded or otherwise find it difficult to bid, this may be an improvement

How would the council police the direct offers? It sounds like it would be open to abuse and criticism of fairness

I believe there should always be a direct action in bidding for properties. For those who are unable to facilitate this process, BHCC should more reasonably support an individual to do this.

I believe this would need a complete set of rules as to what extreme situations would be offered this. If it didn't have structure people could be accepted for this that may not actually qualify leaving less homes for others to bid on that have been waiting years

I don't know what this means?

I don't see any reason to do this, unless it is regards freeing up under occupied properties or where there is very specific needs there is no need to do this, otherwise it could be deemed as unlawful and discriminatory.

I know of someone who is mentally and physically disabled. They can't get on the bidding system and are living with their ex in totally unsuitable situation. They could off by now two years down the line been rehoused into suitable accommodation but have to be put down as homeless at home with no help and no communication from the council.

I myself have an "exceptional situation " it probably would've moved quicker but at the same time the bidding process allows me to choose an appropriate home/area for my son to grow up in. Sometimes on paper things are very different.

I only agree with this IF people are able to turn down said property without repercussions. It doesn't seem fair to get repercussions for turning down a property that you didn't bid on as it may be too far for you, bad location, not fit for the family etc.

I strongly agree with this change as some situations are more urgent than others

I think it depends what is seen as an exceptional circumstance

I think its only fair that everyone has to bid

I think people will become fussy and make demands think it would have to be clear that if the need is that great then they would be loacated anywhere

I think the whole bidding process is so degrading and awful to understand. I have Autism & ADHD but am very able but I do not at all understand the system and find it very stressful and overwhelming

I think this limits people's choice in properties. This gives other people an advantage like those who get offered a house with a garden

I was given a direct offer of a property that was not even on the bidding list 5years ago so I know this already happens. However, this change would be manipulated by people once they find the required loophole and they would stage that requirement

If this was included in the new scheme/policy, you'd need some criteria to govern it and a way for RPs (and not just the council) to request that an individual us considered as a exceptional priority. It would also need some sort of quota to limit/cap the number of lettings made in this way. Transparency comes through allocations being made in line with clear policy criteria.

If this would mean they are offered unsuitable properties that you would then say they can't turn down I massively disagree with this.

It depends on the circumstances. It sounds a bit unfair and possibly open to misuse. You don't give an example of 'exceptional circumstances'.

I'd agree if there we're examples of exceptional circumstances

Many people stay on the register for a long long time waiting for the ideal property to come up.
People should bid regularly or be allocated a property as quickly as possible.

My friends (Family of 7) live in a 2.5 bedroom flat, which is riddled with damp, the windows are broken, the kitchen is not fit for purpose as it is too small & falling apart. We have tried for 5 years to relocate them through home move, but no properties are available. They have been subject to racism, physical attacks, bullying and anti social behaviour for over a decade and the mother's mental health is seriously deteriorating- she is too scared to leave the flat. The council has a duty of care towards their tenants & a policy change needs to happen ASAP. Their 6 month old baby had an ear infection, most likely due to the draughty and damp flat. Their clothes are damp & moldy, despite running a dehumidifier (which is expensive to purchase & run) and having windows open every day. They eat on the floor in the lounge, as there is no space for table and chairs. A more pro active approach by the housing department to fullfill the Council's Duty of care is well overdue!

Need further definition of "exceptional circumstances" to be able to make judgement.

No

No

No

No examples of 'exceptional circumstances' are given. There is a lack of transparency regarding this proposed policy.

No no no...what are the exceptional circumstances??? Everyone should have to bid It needs to be a "fair" system not open to misuse

Not everyone can manage bidding or go online, especially the most vulnerable

Not sure about this. Not enough info around under what circumstances you might do this. And why you might do this rather than bid on someone's behalf as I think you do sometimes now. I would want to know if you would only move to direct offer if this is something the applicant agreed to or if they persistently didn't bid, and if there would be more than one offer made if the applicant didn't feel the property offered them was appropriate.

Only if born and bred in Brighton/Hove

People will bid if serious housing need, support should be offered to just those with particular needs to bid.

Perhaps the direct offers scheme could include housing that requires certain repairs usually undertaken by council contractors that tenants could agree to undertake to speed up the process of making properties available

Policy should be the same for everyone

Providing the situation doesn't get out of hand with others who are in need sliding down the list as although they have a need they may not be in the highest bracket - it could get very discriminatory.

Should have to bid

Some people requiring house to not have the mental capacity to understand the bidding process

Some people with disabilities or injuries may not have the capacity to go through the bidding process. Reasonable adjustments are needed some times.

The current bidding system discriminates against autistic people, people with anxiety, and people who are unable to navigate the very confusing and complex system of bidding. In particular, not allowing people to view homes (or even view pictures of the homes) before they bid. This can result in people making no bids, or being pressured to bid on homes that they do not realise are completely unsuitable until after they've moved. The whole system needs to be changed and reasonable adjustments to the system must be made available so that it is no longer discriminatory.

There should be more leniency in refusing properties under this method

Think it would be good to give examples here..

This can be useful in some circumstances, but only if the person being offered the property has a choice. Direct let's must not be imposed on them

This depends on who your offering properties to.

This is distinctly worrying and the lack of clarity on what will qualify for a direct offer even more so. It implies that any given applicant could be granted a direct offer simply by calling up and abusing staff until such time as they are successful. This undermines the entire assessment process. There is no indication as to the numbers of anticipated offers or what measures will be in place to ensure equity of use.

This is very open to manipulation and. abuse, and decisions which willpander to the latest wind of political fashion.

This should be measured and reported on

This should not be allowed unless people still have agency in where they chose to live. If this means they get one offer and then get rejected if they don't choose to take the assigned property then this shouldn't be implimented.

This will cause argument and complaints (rightly or wrongly) and could be more trouble than it's worth.

This would be a good thing. Especially In my circumstances because we don't have any medical issues to put us to a band a we in a band c. I have 3 children in a one bed

This would depend upon circumstances, such a born and bred Brightonians and Hoveites being given priority and for medical grounds to be considered in these cases. So yes in this case. Outsiders who present as homeless and have family and friends infrastructure in other towns in UK. should not be able to jump the queue over born and bred Brightonians. So no in that case.

This would help so many families

This would make the system open to fraud so people would pretend they are in urgent need to skip the waiting list

We are needing to move due to over crowding and a child with additional needs but won't even be put on the housing move list. Think cases like my own we should be allowed to contact the council and be offered properties available

We recommend that consideration is given to how this policy can support LGBTQ+ homeless people ie, giving them a direct bid to a known safe neighbourhood. This will also streamline the process for people such as LGBTQ+ disabled Domestic Abuse survivors, who require accessible accommodation and may not be able to bid on properties themselves.

We should maintain freedom of choice. It is unfair to ask someone to accept a home that they do not want in an area they do not want, especially if they are being forced to move because of harrassment.

We would like to see a system like those that other councils successfully operate i.e. a Managed move panel scheme where professionals, including from relevant external specialist agencies, are involved. This enables the applicant's voice to be heard through an advocate and relevant housing staff to be present to discuss applications. The panel makes one offer, provided it is a suitable offer, on an emergency basis, such as where there is high risk of domestic abuse, ensuring that the location of the offered property is safe for the household and the needs of the household are met.

Whilst I appreciate that not everyone has access to a computer, there are many means available to get online and bid. If you really do need the councils help in finding housing then you will make sure you can bid by any means. Keep it as it is.

Why do we struggle to bid so i would like to have the opportunity to choice my place but unfortunately what ever thr officers choose instead of us

Yes I agree completely. Having a choice makes people fussy. Speaking from experience it's hard to know whether you're making the right choice but I know if I was offered something with no choice I would be happy regardless.

You would have to have a robust scrutiny for this.

definitely where disability and altered properties are a match

more information to help understand the situations and what it would mean

no

should be that way any way as it used to be?

there are many people who struggle to access online bidding and bidding support done for them
is not always communicated with them, so more support for those vulnerable people would be
helpful

this would only work if lots of extra considerations would have been taken into account by the
offerer as often the property maybe the right property but the location is not working like no
secure road crossing to access bus routes, no easy access for shopping which comes into
account exceptionally with disabled people

this will allow those who are no longer resident in the city to come back as a priority and that is
wrong even if they are in TA.

what are the exceptional circumstances?

what are these exceptional circumstances and will they be regulated and monitored effectively?

with the bidding, there is a transparent system. Most applicants will consider their case an
exceptional case and will request a direct offer. I am not in agreement for those who complaint
the most get compensated.

27 APPENDIX 1: ALL FREE-TEXT SURVEY RESPONSES; HOUSEHOLDS IN TEMPORARY ACCOMMODATION WHEN THE LANDLORD WANTS THE PROPERTY BACK

27.1 Do you have any further comments to make regarding the proposed change regarding households in temporary accommodation where the landlord wants the property back?

All responses (41)

Agree, though there needs to be sufficient provision of suitable t/a to accommodate this 'chess move' as it were. However the theory the policy point makes sense - but has implications; people spending more time in t/a and if they're being evicted from PRS housing, they have a validated need for a social housing - or long term / settled housing. The risk factor of the PRS shrinking due to tax and other reasons (rent levels not covering mortgages, at X interest rates, potential deletion of AST, could dry up appetite from smaller PRS landlords - who probably make up a large proportion of the PRS market.

Another things that should be added is "vulnerable adults who have succeeded a tenancy in which there parents have died and who have step childrency should be able to pay bedroom tax so their step children can sleep and play there regardless of if they are there just for weekends and school holidays. Children sleeping on sofas is never acceptable.

As long as they are offered alternative temporary accommodation while waiting for permanent housing

I agree that total length of time in temp accommodation is fairer also level of suitability as a matrix

I do not agree with people being able rent privately in a council block of flats , it seems to favour the private landlord over council tenants

I represent the council's leaseholders, many of whom let their flats out, not always for reasons of their own choice. Quite a few of these let their flats back to the council, who I gather use it for temporary accommodation (eg. while the leaseholder is posted on a work placement abroad or a long way from home). These landlords will need their flats back when they return, and may need them back sooner than expected or in a hurry, for example is the placement ends earlier than predicted. The council needs to be able to move the tenants they have put into those flats because the owner needs their home back - and of course the owner does not want to see the tenants made homeless by their return. The council needs to be able to relocate the tenants,

and promptly, and not leave them homeless. The owners/landlords should not be put in the position where either they are homeless or the tenants in their flat are. If it is time for the temp accomm tenants to move to permanent housing, and this happens a little before it otherwise might, is that not better than moving them twice in a few weeks, say??

I think households in this situation should maybe be given some priority but not the highest priority. I imagine that having a change in temporary accommodation could have a lot of difficult repercussions for a household who have already had to adjust to an adverse situation - they are possibly already out of area, set up plans to get children to school, get themselves to work, keep linked in to their support network. To be given some additional priority might help compensate for having to go through this process again.

I think it would be unfair on a family to be moved into temporary accommodation again. This in my opinion could be very stressful and unsettling

I think the whole 'temporary accommodation' system is poorly managed and needs reviewing. It's not cost effective.

I think this should be looked at by each case. As some tenants are treated unfairly it's also circumstantial.

I was moved from temporary accommodation to another and 2 weeks later given my permanent home. Although I was lucky, I do think people that have been in temporary for years should be more priority. They need to settle and have their forever home

If other temporary accomodation can be found for people having to move out that would be better because some people could be waiting for way longer in temporary but have less priority which isn't as fair.

It does seem that this may put some people in Temporary Accommodation at greater risk of homelessness at the whim of a landlord, but agree that it's ultimately fairer for people who've been on the list longer to have greater priority.

It is unclear if this policy extends to emergency accommodation? We seek for traumatised survivors of domestic abuse to have the least disruption of moving from one property to another and the most stability, and believe that when households are living with the effects of trauma and require stability, this is taken into consideration when alternative accommodation is offered.

It would be unfair for people with kids at school in temporary accommodation to move to TA in other areas

Moving all the time is very disruptive for families. People should not be move round and round in temporary accommodation. Its not their fault the council cant sort out decent temp accommodation.

Moving families around will have an effect on their health

No

No

No

No

Only if born and bred in Brighton/Hove

Policy should enforce the landlord continuing to house or pay the council a fee

Private landlords offering properties to Housing Benefit tenants need to be struck off the register when the flat is not fit for purpose, as in damp, unsafe electricity & gas supply, or unacceptable/threatening behaviour towards tenants.

Seems to go against your homeless prevention plan

So they could get private sector housing..

Temporary accommodation is not very short term as it should be and if the LL wants the property back then this gives these people an opportunity to get into more affordable housing rather than being passed on again into expensive long term temporary accommodation

There's a family flat down the road that hasn't been lived in for 4 years. It's criminal! Then there's the Air BNB flats and the 3 month tenancies!

They should be housed asap

They wait their turn like everyone else

This closes an absurdity in policy, as someone could potentially provide temporary accommodation, and then claim it back, as a way of bumping people up the waiting list. This is then of course open to abuse.

This needs to be explained more clearly.

This policy makes people homeless due to landlords

Those in temporary accommodation should have a high, Band B rating from the start of their temporary accommodation, and be supported to bid throughout their stay. If the landlord wants the property back and they have been there more than 18 months then their should be Band A priority

Whilst being temporary housing for a protracted amount of time isn't ideal, as long as they are rehoused in temporary accommodation that is suitable then this proposal is fine. Though I expect landlords to have to serve a minimum term agreement and that they cannot ask for the property back before the minimum term has elapsed, likewise I would expect the council not to house people in a temporary property knowing there is less than six months til the minimum term elapses, so as to minimise inconvenience to temporary residents, especially if they are being given lower priority.

Yes if they're moved into another temporary accommodation not put back into emergency that's a good change and more fair

You can prioritise whichever households in Temporary Accommodation that you wish, however I would like to highlight again my concerns that this will be dependent on good communication between the homeless team and the Homemove Officers (or equivalent), and this is a far cry from the present setup.

You join the queue like everyone else...it's the only fair way

You need to think about all cases for this, some people may live in a house for 20 years and suddenly be shoved in temporary accommodation can cause issues.

None

