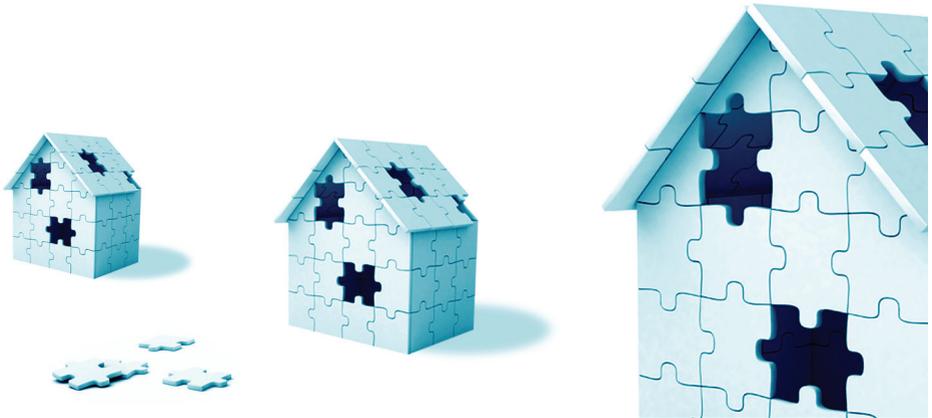


February 2014

Housing Allocation Scheme: who gets priority for social housing?



➤ **Factsheet 25.**



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

The Council's Housing Allocation Scheme explains who is given priority for social housing.

This factsheet summarises the current Allocation Scheme, which was introduced in February 2014. It is only a brief guide. You can find a copy of the full Allocation Scheme on the Housing pages of the Council's website or you can call Housingline and ask for a copy.

Social housing in Kensington and Chelsea

There are very few social housing properties available in Kensington and Chelsea. The limited amount of lettings over the past seven years is shown in the table below:

Total number of lettings via the Housing Register	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
	538	388	491	556	473	558	470

The Allocation Scheme aims to make sure properties are offered to the people most in need. Only households that have lived in the borough for at least three years and have a high priority for rehousing can join the Housing Register (the list of people waiting for housing). You must tell the truth on your housing application. Any failure to include relevant information, to hide material facts or to try to get housing through false information will be treated as fraud. The Council treats housing fraud seriously and will take legal action against applicants found to have committed fraud.

If you are accepted onto the Housing Register, you will be awarded a number of points, according to your circumstances. A table showing the number of points allocated is on page 5.

Who will be given priority for housing?

The Council offers some priority to groups defined in law as needing to be given 'reasonable preference'. This includes people:

- who need to move on medical or welfare grounds, including needs relating to a disability
- living in insanitary or overcrowded housing, or otherwise living in unsatisfactory conditions
- who are homeless, including those who are not in priority need or who are intentionally homeless
- owed a duty under various sections of the Housing Act 1996 relating to homelessness.

The Council will also award **priority** to:

- tenants already living in social housing (Council or housing association) who:
 - are looking to move from a property with two or more bedrooms to a smaller property (as larger properties are in short supply)
 - are living in a property that has been adapted for a disabled person and they no longer need those adaptations (the property can then be given to someone who does)
 - need to leave their accommodation because it is being demolished for redevelopment or significantly refurbished and the Council has an agreed plan to move them
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- people who have a legal right of succession to a Council or housing association property but have been asked to move as the property is too large for their needs
- people suitable to foster or adopt one or more children but who need more appropriate accommodation in order to do so
- people living in supported accommodation or care provided or paid for by the Council who are ready to move to independent living and the Council has a duty to provide ongoing help
- people to whom the Council or the Kensington and Chelsea Tenant Management Organisation owes a contractual duty to provide accommodation (for example, the accommodation relates to their job)
- people who have exceptional and compelling circumstances and no other suitable housing options are available (including a homelessness application).

The Council will award **additional priority** to people:

- who are in one or more priority categories listed above where the applicant, their partner or a member of their household is in paid work averaging 16 hours or more per week and has been in work continuously for at least six months
 - who fall within one or more of the statutory reasonable preference categories (see previous page) and have urgent housing needs, and who are serving or former members of the Armed Services or their bereaved spouses or civil partners, or serving or former members of the Reserve Forces.
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Number of points awarded

Category	Points
Exceptional priority	1,000
Emergency health and independence	1,000
At serious risk of harm	900
Vacating homes	900
Supporting health and independence	700
Supporting adoption and fostering	700
Redevelopment of homes	200
Overcrowding	200
Contractual duties	200
Move-on priority	100
Homeless duty	100
Paid work	50
Armed Forces	50
Homeless	10
Locality hardship	10

Explanation of some of the terms used in the table

Contractual duties

People the Council has a duty to provide accommodation to, for example, someone who has been provided with accommodation as part of their job and their contract guarantees ongoing accommodation.

Homeless

The Council has different duties towards homeless people, depending on their circumstances. The level of duty can vary, so there are different levels of points for homeless people. For more information, see the Allocation Scheme. Homeless people in work (working 16 hours or more a week) may qualify for extra points.

Locality hardship points

Points awarded to people who need to move to another area of the borough. These points are only awarded in exceptional circumstances.

Move-on priority

People living in supported accommodation or care who are ready to move to independent living. Points are only awarded to people who have very high needs which make it difficult for them to maintain a tenancy in privately rented accommodation or to people who have been in paid work for a minimum of 16 hours per week for six months or longer.

Overcrowding

To qualify, families must meet our definition of a household. Many families live with additional family members who do not qualify as part of a household. Overcrowding is lacking two or more bedrooms, according to our definition of what space is needed. For more information, see the Allocation Scheme.

Supporting adoption and fostering

Help for people who have been nominated by the Council's Children's Services team as suitable to foster or adopt a child/ children, but need different housing to be able to do so.

Supporting health and independence

Help for people who have a proven essential need to move due to health issues. Points are only awarded where a move would play a vital role in helping someone to develop independence or access essential facilities.

Vacating homes

- Households who, by moving, will make available a property suitable for a disabled person.
- Households moving to a smaller property.

How quickly will people with high priority be rehoused?

The severe shortage of accommodation in the borough means that even people with high priority may wait a long time to be rehoused. The Council can help people to explore other options such as privately renting, low-cost home ownership schemes and mutual exchange (swapping with another social housing tenant). Information is also available on our website.

How to find out more

In person:

Customer Service Centre
The Town Hall, Hornton Street, London W8 7NX

Monday to Friday 8.30am to 5pm

By phone:

Housingline 020 7361 3008

By email:

housing@rbkc.gov.uk (general housing enquiries)

Website:

www.rbkc.gov.uk

Information from this document can be made available in alternative formats and in different languages. Please contact Housingline on **020 7361 3008** or email **housing@rbkc.gov.uk**



www.rbkc.gov.uk