

## **Penalties for Refusing an Offer of Suitable Housing**

In order to ensure the efficient allocation of available social housing to those who need it most, penalties may apply if you refuse an offer of suitable housing.

**If you refuse two property offers, through either choice-based lettings and/ or direct offers, your application will be suspended for 12 months.**

**Homeless applicants** may be offered property in the private rented sector. Since the implementation of the Localism Act 2011, the main homelessness duty may be ended by arranging an offer of suitable accommodation in the private rented sector, without requiring the applicant's agreement. If you refuse this offer, the homelessness duty is considered to be ended and you will not be made any further offers of accommodation.

Whilst you may not be happy with the property offer you receive, it may be in your best interest to accept the property and then request a review. By doing this, you have at least secured yourself accommodation rather than refusing the property and running the risk of your review request failing and not being made any further offers. The review procedure is detailed in section 9.1.

**For non-homeless applicants, if you are shortlisted for a property,** we will contact you with the viewing details. You (the applicant) must view it within the time available. If you will not be able to do so, or need help to do so, you must contact the Allocations Team. If you do not do so, this will be counted as a refusal.