

Croydon Council
Housing Allocations Scheme
September 2024

What is the Allocation Scheme and why is it being reviewed?

- Under Part 6 of the Housing Act 1996, all housing authorities are required to have a housing allocation scheme or policy which sets out how relative priority will be determined between applicants.
- The legislation also states that Council's should periodically carry out reviews of their Allocation scheme to ensure that it is fit for purpose. In Croydon, the policy was last reviewed in 2019.
- The environment of rising homelessness, post covid impact of mental and physical health, as well as an increase in residents with complex needs all contribute to rising demand for social housing in a time of reducing supply.
- With over 8,000 residents on the housing register and about 800 social housing properties available a year we need to be ensure that the limited resource goes to those who need it most.
- Other drivers for the review include feedback received from staff, residents and Croydon Housing Scrutiny Panel that the current policy document is long, confusing and unclear. There has also been Local Government Ombudsman challenges.

Current situation

- There has been a consistent increase in the number of residents joining the housing register with a 15% rise in six months.

	No of Cases
April 2021	6,193
January 2022	6,593
February 2023	6,979
February 2024	7,118
August 2024	8,221

Current housing need

	TOTAL	1-bed	2-bed	3-bed	4-bed	5+-bed
Band 1	587	351	158	51	17	10
Band 2	3,581	1,529	1,223	492	241	96
Band 3	4,053	1,269	1,667	783	234	100
Total	8,221	3,149	3,048	1,326	492	206

- Demand exceeds supply.
- An average of 800 lets become available each year against a housing register demand of over 8,000.

Areas of consideration

- Care experienced young adults (CEYA)
- Residency criteria
- Use of an annual lettings plan
- Sheltered accommodation age criteria
- Reciprocal arrangements
- Make the policy easier to read and understand – shorter version with guidance
- Review processing time

Consultation

The consultation will involve the following.

- A survey of all housing register applicants, residents, staff, statutory and voluntary, community and faith sector partners on any proposed changes
- Members through an All-Member briefing
- Housing associations in the borough
- Tenants and Leaseholders Panel and others.

Thank you