**Housing Allocations Policy Review 2025**

**Easy Read Version**

**The Council is reviewing its Allocations Policy and wants you to have your say!**

**A blue and yellow cover with a house and text

AI-generated content may be incorrect.What is does the Allocations Policy look like?**

**It is available on our Sheffield Property Shop website.**

**A purple and black logo

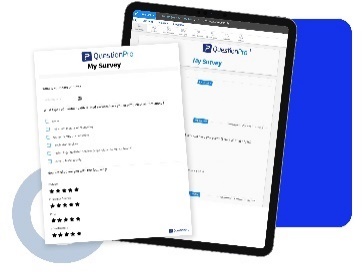
AI-generated content may be incorrect.**

**The link is here**

[**Allocations Policy - Sheffield Property Shop**](https://www.sheffieldpropertyshop.org.uk/content/Information/AllocationsPolicy)

**Online public consultation**

[**Housing Allocations Policy Review | Have Your Say Sheffield**](https://haveyoursay.sheffield.gov.uk/allocations-policy-review?preview=true)

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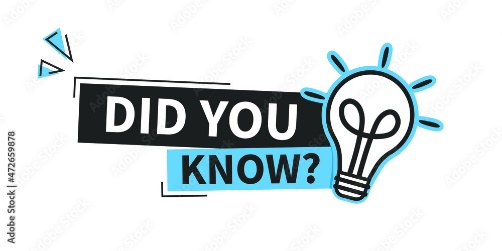
Online

Paper copies

Scan the QR code

**What is the Allocations Policy?**

|  |  |
| --- | --- |
| It explains who will be offered Council and (Housing Associations) homes such as; Sanctuary, Places for People, Great places etc that are available to rent in Sheffield. | Profile for Sheffield City CouncilSocial rent homes in England fall by more than quarter of a million in  decade | Social housing | The Guardian  Places for People : RMG UK  Guinness Partnership - Sustainability for Housing |
| Who can join our Housing Register | Profile for Sheffield City Council  **A purple and black logo  AI-generated content may be incorrect.** |
| Where someone will be placed on our Housing Register. we use a banding system.  In Sheffield this is known as **Priority”.** |  |
| Which households are given ‘Reasonable preference’. It means households, below, must be given preference over others on our Housing Register. This is decided by the Government, in sheffield we **Group with solid fill**award priority.   * People who are Homeless. * People who are owed a homeless accommodation duty. * People living in overcrowded housing or otherwise living in unsatisfactory housing conditions. * People who need to move on health or welfare grounds, including grounds relating to a disability. * People who need to move to a particular locality in the district of the local authority, where failure to meet that need would cause hardship to themselves or others |  |
| How those who have expressed an interest in a property will be ranked through bidding. |  |
| Who will be offered the properties that are advertised. | Punctuation of Life: Question Mark | by Christal Luster | Medium |
| How we deal with people who refuse an offer of a property. | How to Respectfully Reject a House Offer in Real Estate |



**Information**

* To be considered for social housing you must first join our Housing Register.
* We have a large Housing Register of **26,800** households.
* Since the Covid-19 pandemic and the cost-of-living crisis, all councils across England have seen demand for homes grow, but at the same time the number of properties becoming available to rent has reduced.

**In the last year:**

* **329,858** bids were placed on advertised properties.
* Only **2,647** homes were advertised and let.
* 2,495 households were awarded a priority.
* Out of the **26,800** households on our Housing Register **10,000** have never bid.
* **5,000** households have not bid for more than a year.

Please answer all the questions as your views are important to us. The survey closes on **Sunday 13th April 2025.**

**What happens to my feedback?**

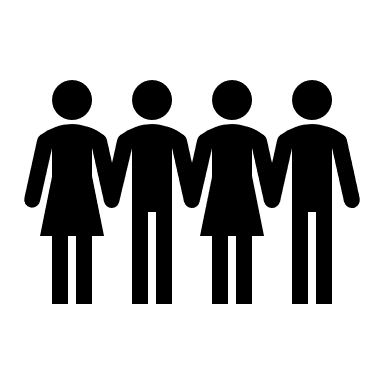
We do not ask for your name, so we will not know who you are from your answers. We do ask some questions about you, like your age and who you live with so that we can see what different people say.

We need your help to consider some of points highlighted in the attached poster.

We will use your responses to help us to draft a new Allocations Policy for Sheffield.

**Questions:**

**Section 1- Qualification**

**At momment we let anyone in the UK join our Housing Register who has no local connection to Sheffield.**

**A local connection currently in Sheffield is if you:**

* **You live and work in the area.**
* **You have a family association such as parents, adult children, or brothers/sisters**
* **You have special circumstances which might include the need to be near your support network.**

**1. Do you think we should make any changes to this?** (tick under the face you agree with)

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| **Like** | **Not Sure** | **Don’t Like** |
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**2. If you ticked like do you think we should anything else to the current local connection criteria?**

**3. Do you think we should continue to let anyone join our Housing Register?** (tick under the face you agree with)

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**4. Do you think there should me a length of time for someone to have worked/lived in Sheffield before they join the Housing Register?** (tick under the face you agree with)

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**5. If you like, how many years to do you think this should be?** (tick under the face you agree with)

|  |  |  |
| --- | --- | --- |
| **1-2 years** | **2-3 years** | **4 years +** |
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**The following questions relate to a household’s income and financial resources.**

**In Sheffield if you have or earn money over a certain amount you can still join our Housing Register. Most councils have a criteria around money for example £30,000 or £60,000 and won’t allow people to join.**

**This is to make sure social housing goes to those who have the most need.**

**6. Do you think we should do this in Sheffield?** (tick under the face you agree with)

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**In Sheffield if you own your home, we will still allow you to join our Housing Register build up waiting time but you can’t bid on properties unless you sell your house are have been given a priority.**

**7. Do you like this?** (tick under the face you agree with)

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**Most councils only allow those who have a priority need only to join the Housing register. Sheffield is slightly different and will also allow people without a priority to join. This is called waiting time. If you have a priority need, you will have Bands A-C, if not you will have either have Bands D-E.**

**8. Based on the statements below please tick one of the following:**

(tick under the face you agree with)

|  |  |  |  |
| --- | --- | --- | --- |
| **Statement** | **Like** | **Not Sure** | **Don’t like** |
| Do you think we should only allow people with a priority to register and be allocated a property? | Smiling face outline with solid fill | Expressionless face outline with solid fill | Worried face outline with solid fill |
| Do you think we should continue to allow people without a priority to join? | Smiling face outline with solid fill | Expressionless face outline with solid fill | Worried face outline with solid fill |
| Do you think we should allocate a certain number of properties to people who do not have a priority? | Smiling face outline with solid fill | Expressionless face outline with solid fill | Worried face outline with solid fill |
| Do you think we should offer all properties to people with a priority first. Then advertise any property not needed on a first come first serve basis? | Smiling face outline with solid fill | Expressionless face outline with solid fill | Worried face outline with solid fill |

**In Sheffield if you have been suitably rehoused after 2 years you can register and bid again even if you have no priority need.**

**9. Do you think we should let this happen especially if people have no priority need?** (tick in the box of your choice)

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**10. Do you think there should be a length of time before we let people to re-register once they have been suitably rehoused?** (tick in the box of your choice)

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**11. If you like, how many years to do you think this should be?** (tick one of the following)

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| --- | --- | --- |
| **2-3 years** | **3-4 years** | **4 years +** |
|  |  |  |

**Section 2- Bandings:**

**In Sheffield we have a banding system that helps separate people based on there level of housing need, You will be allocated one of the following bands either after an assessment or once you have qualified and are eligible to join the Housing Register.**

**Band A** – allocated to households who have a critical need to be rehoused such as, you are a Council tenant and require an emergency transfer as a result of a fire etc.

**Band B** – allocated to households who the Council owes a homeless duty to, who need to move due to anti-social behaviour, are currently overcrowded.

**Band C** – allocated to households who will have circumstances that require extra consideration such as support needs, affordability, some medical needs.

**Band D** - allocated to households who have no recognised housing need but have a local connection to Sheffield.

**Band E**- reduced preference, if you have no local connection to Sheffield and other reasons including unacceptable behaviour.

**12. Do you think these bandings are right for Sheffield?** (tick under the face you agree with)

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**Some council have a “reduce priority band” this means those people who have caused bad behaviour will come below others in that band even if they have the same level of priority need or are in the same band.**

**In Sheffield we do not currently do this.**

**13. Do you think people who have been given priority but causing bad behaviour should be placed on a lower band?** (tick under the face you agree with)

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**Those who fall within the below categories are given reasonable preference over others on our Housing Register. This is known as priority in Sheffield.**

**The groups of people we must give reasonable preference to are:**

* **People who are homeless.**
* **People who are owed a homeless accommodation duty by any local authority.**
* **People living in insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.**
* **People who need to move on health or welfare grounds, including grounds relating to a disability.**
* **People who need to move to a particular locality in the district of the local authority, where failure to meet that need would cause hardship to themselves or others.**

**Additional preference is also given to those who are serving, or who have served, in the armed forces.**

**We in Sheffield also award priority to some people who fall outside this group, we do not have to do this.**

**These are for example if you are part of the council demolition programme, you are an approved foster carer etc.**

**By doing this the council is struggling to meet the need of those who have an urgent need to move and is it effecting a lot of people.**

**14. Do you think we should only award priorities to the reasonable preference groups mentioned above?** (tick under the face you agree with)

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**15. Do you think there are other reasons why the Council should award a priority?**

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| Yes | Thumbs up sign outline |  |
| No | Thumbs Down outline |  |

**16. If yes, please give details. Is there anything else you would like to tell us about the current banding.**

**Section 3- Adapted properties**

**In Sheffield some of our properties have been changed to meet the medical needs of our customers. Some people need an adapted a property for example a stair lift, a ramped access property.**

**More and more councils now have a separate register for adapted properties to make sure they are given to people who need the adaptations that have been made to the property.**

**We do not have this in Sheffield and advertise all properties that have been adapted to everyone. This is expensive and is not the best use of our money.**

* 1. **Do you think we should have a separate register for adapted properties?** (tick under the face you agree with)

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| --- | --- | --- |
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**18. Is there anything else you would like to tell us about adapted properties?**

**Section 4- Older persons independent living scheme**

**We currently have 31 older people independent living schemes. This are also known as OPIL or Sheltered schemes.**

**People choose to live in an OPIL scheme because it provides:**

* **Safety and security**
* **Opportunities to become involved in different social activities and be part of a community.**
* **Schemes which are specifically for people aged 60 plus.**

**There is a shortage of this kind of schemes in Sheffield, so we need to make sure we are given it to them who need it most.**

**At the momment one applicant in the household needs to be over 60 so sometimes tenants of our schemes may let someone who is under 60 move in with them.**

* 1. **Should we only allow households where everyone is over 60 to be able to bid for this scheme?** (tick under the face you agree with)

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* 1. **Do you think those who are already tenants in OPIL schemes should be allowed to let people under 60 move into their property?** (tick under the face you agree with)

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* 1. **Based on your response please explain why?**

**Section 5- Offers of accommodation**

**In Sheffield people in Band A are made one suitable offer and if they refuse this are placed in Band B. Those households in Bands B-C are made one suitable offer and if they refuse their priority is cancelled.**

**Those households in Band D can refuse 3 suitable offers in 12 months before being placed in to Band E.**

**Households in Band E who refuse 3 suitable offers in 12 months will have their housing application cancelled and can re-apply for 12 months. This increases the number of refusals for available properties, how long a home is empty for, and leads to rent loss.**

* 1. **Do you think all households should receive the same number of offers?** (tick under the face you agree with)

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| **Like** | **Not Sure** | **Don’t Like** |
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* 1. **If you like, how many do think this should be?**

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| --- | --- | --- | --- |
| **1 offer** | **2 offers** | **3 offers** | **Other- Please give details below** |
|  |  |  |  |

**Section 6- Successions**

**The current policy sets out rules if a tenant dies, and another family member would like the tenancy. This is known as a succession.**

**In Sheffield we currently allow the following family members to succeed:**

**• tenant’s husband, wife, or civil partner**

**• a partner who has lived with the tenant as husband or wife.**

**• parent,**

**• grandparents,**

**• child,**

**• grandchild,**

**• brother, sister**

**• uncle, aunt, nephew, or niece.**

**There has been a lot of changes to the law around this that were not included in the last Allocations policy review. The changes in the law around succession means that different rules now apply about who has a legal right to succeed to a**

**The wording used in our current policy no longer reflects the legal rights to succession that apply to all council tenancies.**

**The council is proposing to the follow the Government rules around this change introduced in the Localism act 2011 and also the introduction of introductory tenancies by the council in October 2023.**

* 1. **Do you think we should only allow those who have a legal right to succeed to a tenancy to do so?** (tick under the face you agree with)

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| --- | --- | --- |
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* 1. **Do you think that where someone is not able to succeed to a tenancy, we should consider granting a new tenancy?** (tick under the face you agree with)

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* 1. **What circumstances do you think we should take into account when considering if we will grant a new tenancy to someone who can’t succeed?** (tick under the face you agree with)

**Section 7- Bedroom eligibility**

**Our Allocations Policy explains how we decide the size of a property a household will get.**

**The Government guidance is there should be a bedroom for each of the following:**

* + **Married or cohabiting couple**
  + **Adult aged 21 years or more**
  + **Pair of adolescents aged 10-20 years of the same sex**
  + **Pair of children aged under 10 years regardless of sex**

**If you would like to read more a link to the Allocation of accommodation: guidance for local authorities - Chapter 4: Framing an allocation scheme - Guidance - GOV.UK**

**Most councils follow this guidance. In Sheffield we are more generous than the guidance which means we offer properties with more bedrooms to households than we need to.**

* 1. **Do you think the Council should change bedroom eligibility and follow Government guidance?** (tick under the face you agree with)

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| --- | --- | --- |
| **Like** | **Not Sure** | **Don’t Like** |
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**Section 8- Current Allocations Policy**

The Allocations Policy has not been reviewed since implementation in April 2016. The Council will use your responses to help us to draft a new Allocations Policy.

* 1. **Do you think it is easy to understand?**

|  |  |  |
| --- | --- | --- |
| Yes | Thumbs up sign outline |  |
| No | Thumbs Down outline |  |

* 1. **Do you think it reflects the demand for social housing in Sheffield by those who need a home now?**

|  |  |  |
| --- | --- | --- |
| Yes | Thumbs up sign outline |  |
| No | Thumbs Down outline |  |

* 1. **Do you think we should consider reviewing any other parts of the policy?**

|  |  |  |
| --- | --- | --- |
| Yes | Thumbs up sign outline |  |
| No | Thumbs Down outline |  |

* 1. **If yes, please give details.**
  2. **Is there anything else you would like to tell us about our current Allocations Policy?**