



North  
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Council

# Lettings Policy Review

Proposals for Consideration



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# Format Of Current Policy

Proposals for Consideration

# Policy Layout & Format



Align With Corporate  
Branding



Update text



Introduction



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For  
Discussion

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- Would you agree the Policy would benefit from reformatting to align with Corporate Branding?
- Would the Introduction benefit being included to 'set the scene' in North Tyneside and support the Policy?



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# Frequency of Policy Review

Proposals for Consideration

# Frequency of Policy Reviews

Policy / Strategy	Current Frequency of Review	Comments & Proposed Change
Homelessness Prevention and Rough Sleeping Strategy 2023–2028	5 years	<i>– For comparison purposes only</i>
Tenancy Strategy 2021 – 2025	4 years	<i>– For comparison purposes only</i>
Lettings Policy 2019	2 years	5 years (unless any legislative changes which would impact) – * Check how often other LAs are reviewing.



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- Which commitment would be more favourable:
  - Four Yearly Review
  - Five Yearly Review

*(unless any changes in legislation or Government  
Policy which would require a review)*

For  
Discussion

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# Banding & Priority Status

Proposals for Consideration



# Banding and Priority Status



Housing  
Register  
Increasing  
Weekly



Appeals  
and  
Banding  
Reviews



Members  
Enquiries



Managing  
Customer  
Expectatio  
ns



Assisting  
Those In  
Greatest  
Housing  
Need



Support  
Discharge  
of  
Statutory  
Housing  
Duties







Regular  
Review

# Banding and Priority Status – Draft Proposal

Current criteria	Current band	Proposed band
Time-limited 3 months <ul style="list-style-type: none"><li>-Severe illness</li><li>-Hospital discharge</li><li>-Care/ residential care</li><li>-Child experiencing abuse</li><li>-Statutory overcrowding</li><li>-Property condition (Enviro Health)</li><li>-Witness Protection</li><li>-Domestic Abuse/ MARAC</li></ul>	Band 1	Band 1+
Time limited for 3 months <ul style="list-style-type: none"><li>-Medical or welfare (high)</li><li>-S21/ end of non-secure tenancy</li><li>-Armed forces</li><li>-Overcrowded by 2+ bedrooms</li><li>-Adoption</li><li>-Anti-social behaviour</li><li>-Domestic Abuse</li><li>-Leaving care</li><li>-Leaving supported accommodation</li></ul>	Band 2	Band 1

# Banding and Priority Status – Draft Proposal

Current criteria	Current band		Proposed band
<ul style="list-style-type: none"><li>-Homelessness relief duty</li><li>-Medical need (eased)</li><li>-Sharing facilities/ overcrowding</li><li>-Property condition</li><li>-Employment in borough</li><li>-Flat above ground floor &amp; child under 5</li></ul>	Band 3		Band 2
No local connection, but would meet priority need (band 1, 2 or 3)	Band 4		Band 3
Has local connection, but no priority need	Band 5		Band 4
No local connection & no priority need	Band 6		Band 5



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- What Are Your Thoughts on Changing the Bandings?
- Do you think it will improve customer satisfaction?
- Would the changes support Members in dealing with the volume of enquiries received regarding bandings?
- What would your thoughts be around a temporary closure of the housing register to those with no priority housing need?
- How often should this be reviewed?

For  
Discussion

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# Homelessness

Proposals for Consideration

# Homelessness



Statutory Duties  
Owed



Limited Housing  
Stock



Reduced Offer In  
Private Sector



Discharge of  
Duty Out of Area



Auto-Bids



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- Would you agree with proposals around seeking accommodation outside of the North Tyneside Area to meet housing need and relieve homelessness?
- What would you suggest is an appropriate banding for the register for applicants wishing to reconnect back to North Tyneside?

For  
Discussion

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# Timeline

Proposals for Consideration



# Timelines



25<sup>TH</sup> SEPTEMBER  
SECURE SUB  
COMMITTEE



OCTOBER –  
NOVEMBER  
STAKEHOLDER  
CONSULTATION



5<sup>TH</sup> FEBRUARY  
2024 CABINET