

**PROPOSED MAJOR CHANGES TO THE ST ALBANS DISTRICT COUNCIL HOUSING ALLOCATION POLICY 2020**  
**PLEASE EMAIL ANY COMMENTS OR OBSERVATIONS TO [allocationspolicy@stalbans.gov.uk](mailto:allocationspolicy@stalbans.gov.uk)**

<b>CHANGE NUMBER</b>	<b>PAGE OF 2018 ALLOCATIONS POLICY</b>	<b>CURRENT</b>	<b>PROPOSED</b>	<b>CHANGE</b>
1.	11.	<p>7.6 Local Connection</p> <p>Applicant or joint applicant is currently in permanent employment in the St Albans District for 16 hours or more a week and has been for a minimum of 12 months immediately prior to applying for housing.</p>	<p>Deletion of paragraph.</p>	<p>To allow the Council to make best use of stock it is proposed to remove this reason to join the Housing Register. It is increasingly difficult for self-employed to prove they work in the district. The Council will retain the 'Right to Move' and Special Circumstances clause.</p>
2.	11	<p>7.6 Local Connection</p> <p>Applicant or joint applicant's usual residency is in St Albans District by the applicant's choice. This must have been for a minimum period of 3 consecutive years immediately prior to applying for housing. Please note that applicants in hostel accommodation in St Albans District or applicants without a fixed abode will not be considered to meet the residency requirements.</p>	<p>7.6 Local Connection</p> <p>Applicant or joint applicant's usual residency is in St Albans District by the applicant's choice. This must have been for a minimum period of 3 consecutive years immediately prior to applying for housing. Please note applicants without a fixed abode will not be considered to meet the residency requirements.</p>	<p>Removal of those in hostel accommodation. This is because these applicants should be allowed to accrue local connection time from this accommodation type. They would still need 3 (three) years overall.</p>

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3.	12	7.6 Local Connection	<ul style="list-style-type: none"> <li>• Divorced or separated spouses or civil partners of regular forces personnel who need to move out of accommodation provided by the Ministry of Defence.</li> </ul>	Additional bullet point to reflect government guidance. St Albans Council have chosen to have due regard to the guidance and incorporate this into a revised updated Allocations Policy.
4.	12	<p>7.7 Suitability Test</p> <p>Applicants have Rent Arrears</p> <p>If you are a tenant with rent arrears, you will only qualify to join the housing register if you have been making regular payments towards your arrears for a minimum period, which is usually at least 6 months. Discretion will be exercised if</p> <ul style="list-style-type: none"> <li>• An overpayment of housing benefit was due to an error of the Council</li> <li>• Arrears accrued due to monthly rent payments where the account is consistently clear when</li> </ul>	<p>7.7 Suitability Test</p> <p>Applicants have rent arrears</p> <p>If you are a tenant with rent arrears you will only be accepted onto the register in special circumstances agreed at Principal Officer level or above.</p>	Change in the way we manage applicants who apply with rent arrears. No blanket ban.

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		the rent is paid monthly on a regular basis.		
5.	21	<p>8.17 Deliberately Worsening Circumstances</p> <ul style="list-style-type: none"> <li>Homeowners who have transferred their property to another family member within the last 5 years from the date of application.</li> </ul>	<p>8.17 Deliberately Worsening Circumstances</p> <ul style="list-style-type: none"> <li>Homeowners who have transferred their property to another family member within the last 10 years from the date of application.</li> </ul>	Extension of period from 5 to 10 years.
6.	27	N/a	<p>Assisted Private Sector Housing</p> <p>Where a household has been either on or eligible for the housing register and have been assisted by the Council by way of the Council's Private Rented Sector access scheme, the household be allowed to remain on the housing register for up to 2 years from the date the tenancy started.</p>	Additional Band D reason to promote take up of accommodation in the private rented sector.

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7.	27	N/a	<p>Insecure Accommodation</p> <p>Applicants who have been housed with immediate family members for more than 5 years in the district, but where the applicant's continued residence in the property is unstable. This will be provisional on the family members agreeing to allow the applicant to remain in the property for more than 6 months.</p>	Additional Band D reason aimed to prevent parental evictions.																
8.	38	<p>The following income threshold limits apply in accordance with the property size required:</p> <table data-bbox="647 948 1061 1091"> <tr> <td>1 Bed Property</td> <td>£35,469</td> </tr> <tr> <td>2 Bed Property</td> <td>£40,351</td> </tr> <tr> <td>3 Bed Property</td> <td>£51,455</td> </tr> <tr> <td>4 Bed Property</td> <td>£61,620</td> </tr> </table> <p>If your income level exceeds the above thresholds in relation the property size you are eligible for, you will be unable to join the Housing Register.</p>	1 Bed Property	£35,469	2 Bed Property	£40,351	3 Bed Property	£51,455	4 Bed Property	£61,620	<p>The following income threshold limits apply in accordance with the property size required:</p> <p>The Gross Household Income Limits are:</p> <table data-bbox="1111 1059 1503 1203"> <tr> <td>1 bed property</td> <td>£36,295</td> </tr> <tr> <td>2 bed property</td> <td>£48,173</td> </tr> <tr> <td>3 bed property</td> <td>£56,152</td> </tr> <tr> <td>4 bed property</td> <td>£69,608</td> </tr> </table> <p>These income limits have taken into account the average market rent in the St Albans district . The</p>	1 bed property	£36,295	2 bed property	£48,173	3 bed property	£56,152	4 bed property	£69,608	Revised thresholds based on local market conditions. Clarification of gross household income of all adult members included within the application. Added wording to advise these income limits are kept under review.
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			<p>amounts permitted reflect gross household income, including adult children aged 18 and over that are included as part of the application.</p> <p>These income limits will be reviewed on an annual basis. Household Income Limits are updated in April each year, in line with the previous September's RPI figure.</p>	
9.	39	<p>The following capital threshold limits also apply:</p> <ul style="list-style-type: none"> <li>• For general needs properties (If you are of working age) – Over £25,675.</li> <li>• For age restricted sheltered properties (If you are retired) – Over £51,350.</li> </ul> <p>If your capital level exceeds the above amounts, an Income and Expenditure Form will be completed in order to assess your ability to afford the private sector.</p>	<p>Applicants with savings over £16,000 will not qualify to register for housing except in exceptional circumstances. These decisions will be taken at Principal Officer level or above.</p>	<p>Simplification of policy so capital limits reflect the Housing Benefit savings threshold. No distinction between general needs or age restricted properties. Any exceptions to be dealt with on a case by case basis.</p>

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10.	42	<p>21. Change of Circumstances</p> <p>Please note that if an applicant comes up for an offer and their circumstances have changed and we have not been notified then the offer will be withdrawn.</p>	<p>21. Change of Circumstances</p> <p>Please note that if an applicant comes up for an offer and their circumstances have changed and we have not been notified then this could result in the application being cancelled or suspended and any offer of accommodation being withdrawn.</p>	<p>Depending on circumstances we want to reserve the right to suspend or cancel application.</p>
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