

# Housing Allocations Scheme Early Resident Engagement 2021

[www.rbkc.gov.uk/housing](http://www.rbkc.gov.uk/housing)

**Housing  
Needs**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

## We aim to develop the fairest Housing Allocations Scheme with the resources we have available.

To do this, we want to hear your views about the **Housing Allocations Scheme** and how it might be improved.

### Introduction

The number of people in Kensington and Chelsea who need to be housed or rehoused by the Council is much larger than the number of properties available. Due to the shortage of social housing in the borough, unless someone has a significant need to be rehoused it is almost certain that they will never be offered social housing.

Every council should offer properties to the people most in need and by law has to prioritise certain categories, including homeless households, households living in bad or overcrowded conditions and households who need to move on medical or welfare grounds. Councils can also prioritise other people for rehousing, based on local 'additional' priorities.

The current Allocations Scheme in Kensington and Chelsea was agreed in 2017 and needs to be revised. The Council wants to consult tenants and residents on this before starting to make any changes.

**NewmanFrancis** have been appointed by the Council to carry out early community consultation and engagement with tenants, residents and organisations to obtain opinions on the Housing Allocations Policy. They are independent community engagement specialists. Visit [www.newmanfrancis.org/rbkc](http://www.newmanfrancis.org/rbkc) to find out more.

## Numbers of households waiting for housing

Over **3,000** households are on the Council's Housing Register (the waiting list).

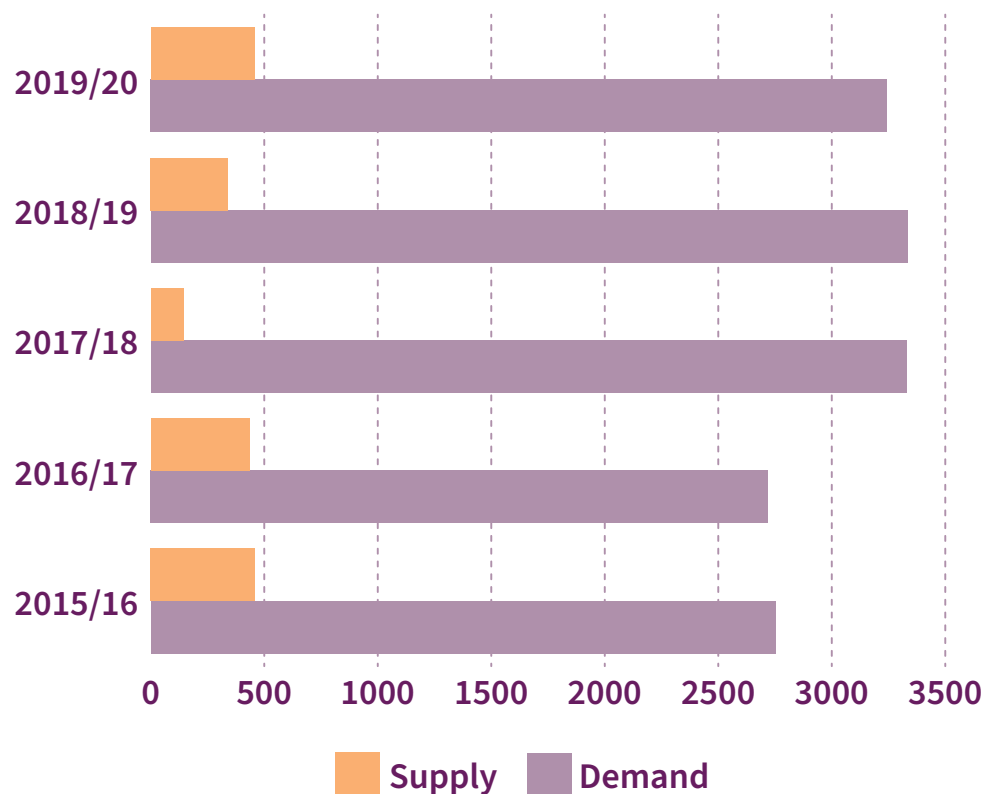
- On 18 November 2020, a total of **3,291** households were on the Housing Register and, of those, **2,114** households had been accepted as homeless.
- **2,127** households were in temporary accommodation.



## Accommodation available

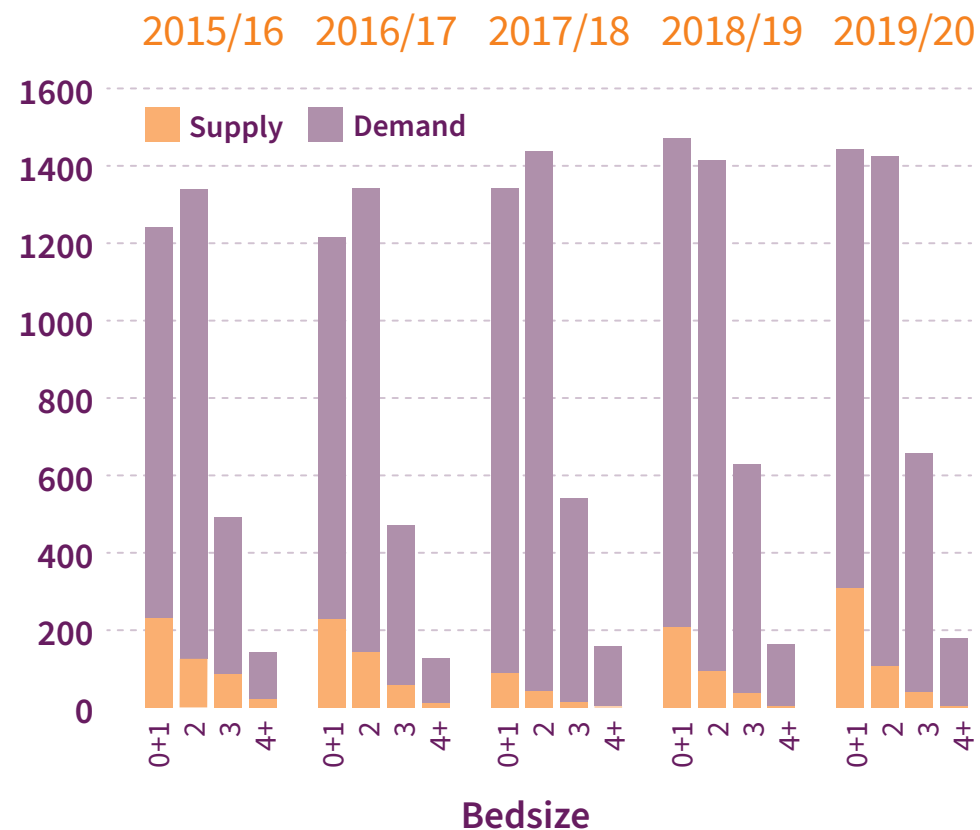
There is a shortage of social housing in Kensington and Chelsea. There are fewer than 500 homes available each year and recently more than 3,000 households have been on the register wanting these homes.

The graph below demonstrates the number of social housing homes available each year in relation to the number of people who want them and have registered with the Council for one.



For families requiring more than two bedrooms, the picture is more difficult and the wait will be far longer as so few properties with three or more bedrooms become available each year. The graph below shows the number of properties available each year by number of bedrooms.

To increase this supply, the Council has plans to build an additional 600 homes, starting in 2022, of which at least 300 will be for social housing.



## Who can go on the housing register (waiting list)

The current Housing Allocation Scheme has four wide bands reached through a points system. The bands are:

- Very high band — exceptional priority, emergency medical, risk of harm
- High band — medical priority, under-occupation
- Medium band — overcrowding
- Low band — homeless in Temporary Accommodation.

Points are gained by people registering with the Council for housing via the following criteria:

Criteria	Explanation/examples	Points	Number on register [1]
<b>Exceptional priority</b>	Exceptional circumstances where there are no other suitable housing options e.g. adult child with special needs or vulnerability, bereavement.	2,000	26
<b>Emergency health and independence</b>	Where daily life is impossible in the current home due to health problems.	2,000	9
<b>At serious risk of harm</b>	Residents at severe risk in their own home. The referral for this can only be made by Social Services or the police.	1,900	25

Criteria	Explanation/examples	Points	Number on register [1]
<b>Supporting health and independence</b>	Where the current home is significantly unsuitable due to health problems.	900	183
<b>Redevelopment of homes</b>	When estate regeneration takes place and it's not possible to remain in the home through the redevelopment.	900	4
<b>Vacating homes</b>	Households who, by moving, will make available a property suitable for a disabled person and households moving to a smaller property.	700	182
<b>Supporting adoption and fostering</b>	Approved foster parents and adopting parents who need different housing to adopt or foster K&C children.	700	2
<b>Overcrowding</b>	Families lacking two or more bedrooms in their current home i.e. in homes where there are more than 2 people per bedroom.	200	113

Criteria	Explanation/examples	Points	Number on register [1]
<b>Contractual duties</b>	Council employees in tied accommodation who are retiring.	200	2
<b>Move-on priority</b>	Residents in supported housing or care who are assessed as needing social housing as their next step.	100	65
<b>Homeless duty</b>	Homeless households the Council has a 'full and main' legal duty to rehouse (usually living in temporary accommodation).	100	2114
<b>Homeless</b>	Residents who are homeless but the Council does not have a 'full and main' legal duty to rehouse.	10	1
<b>Locality hardship</b>	Points awarded to people who need to move to another area of the borough. These points are only awarded in exceptional circumstances.	10	

Criteria	Explanation/examples	Points	Number on register [1]
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**Additional priorities -- residents must also fall into the above categories in order to qualify for these.**

<b>Paid work</b>	A member of their household is in work and has been in work for at least 6 months continuously for 16+ hours a week.	50	
<b>Armed Forces</b>	For people serving in the regular forces or have done so in the five years preceding their application or bereaved spouses or civil partners or seriously injured, ill or disabled reservists.	50	

[1] From Annual Lettings Paper 2019-20

For more detail on the Housing Allocations Scheme see [www.rbkc.gov.uk/housing/finding-your-home/housing-allocation-scheme-2017](http://www.rbkc.gov.uk/housing/finding-your-home/housing-allocation-scheme-2017)

There are also some qualifying criteria, such as having a connection to the area without which you can't join the register. Full details of these are in the Allocation Scheme.

## Consultation Timetable

To give more people an opportunity to engage with the consultation we will be producing a survey asking for your feedback. This will be placed on the Give My Views website at [www.givemyview.com](http://www.givemyview.com) and links will be on the NewmanFrancis website.

This consultation will be posted in February and will run through to mid March. New information on the consultation is being regularly updated on the NewmanFrancis website [www.newmanfrancis.org/rbkc](http://www.newmanfrancis.org/rbkc)

If you would like to receive the survey directly or speak to a member of the Newmanfrancis team then contact us by visiting our webpage, emailing us at [rbkc@newmanfrancis.org](mailto:rbkc@newmanfrancis.org) or calling us on **0208 536 1436**.

## Your Notes