

**Allocations Policy Review Consultation Form 2**

You can, if you prefer, complete this survey by going to:  
<https://forms.gle/z3y4FmirpAupNhXt8> or scanning the QR code on the left:



**1. Withdrawal of Priority Passes**

We only award Priority Passes to those in greatest need for a period of two years. If suitable properties are advertised within this time, and the applicant fails to apply for more than two then we will withdraw the Priority Pass. If no suitable properties have been advertised during this time, or if the applicant has unsuccessfully applied for all suitable properties, then we will extend the Priority Pass for a further two years.

We want to cease awarding Priority Passes for a fixed period and withdrawing priority if someone does not apply for a suitable property that has been advertised. Doing this means that applicants have greater choice in what they can apply for without being penalised, i.e. an applicant will not lose their Priority Pass if they want to live in a particular town or village but do not want to live in a certain street or type of house.

What do you think? Do you agree with the proposal to remove the length of time a Priority Pass is awarded and to not withdrawing them if an applicant does not apply for a particular property?

**2. Cumulative Priority Passes**

We currently award a cumulative Priority Pass if an applicant qualifies for two or more passes of the one priority. For example, an applicant who qualifies for more than two Silver Passes will be awarded a Silver Plus Priority Pass. We used to give such priority if applicants qualified for three passes of the same priority but found that very few applicants qualified, so in 2014 reduced the number to two. Despite this, less than 1% of applicants currently hold a cumulative Priority Pass and in the last 3 years we have only relet one property to an applicant with this level of priority. In view of this we intend to stop using them from 1 April 2021, though we will honour the Priority Passes that have already been awarded under this category when we move to the new system, provided the applicants circumstances have not changed.

Do you agree with the proposal to stop awarding cumulative Priority Passes?

**3. First Affordable Homes Priority Pass**

The First Affordable Homes Priority Pass was introduced in 2008, to help those that could not access the local housing market to gain independence and set up home for the first time, or for those who were living in unaffordable private rented property. To qualify for this Priority Pass the applicant has to have an annual income of less

than £20,000 (single people) or £25,000 (couples) and have never held a social tenancy.

Bronze priority is awarded where you are living at home and cannot afford to move out, while Silver priority is given where the applicant is living in a private let which is the right size of property for them and their family, but the rent costs are more than half of their income. If the applicant receives Local Housing Allowance (LHA) to help pay the rent, this is deducted from the amount of rent the applicant must pay.

While the theory behind this Priority Pass is excellent, when we reviewed who qualifies for this and why, we found that most of those who held the Priority Pass were entitled to Local Housing Allowance or Universal Credit, which topped up their income to above the threshold.

We intend to stop awarding Silver Priority Passes from 1 April 2021, though we will honour those that have been awarded provided applicant circumstances have not changed. However, we are considering increasing the income thresholds for Bronze level priority helping more people living at home to access affordable rented accommodation.

**Thank you for taking part in this survey. Please return the form to us in the postage paid envelope provided.**