

Benchmarking in Key areas

Issue	Stevenage	Welwyn Hatfield	Basildon	Crawley	Bracknell
Eligibility – income thresholds	None specified but if applicant or partner own property cannot join the register	None specified but if sufficient finances to resolve housing need including home ownership within the last seven years, then cannot register	Savings over £16,000 Total gross income of the applicant and partner £50,000 per annum	Do not qualify if net income over £45,000 per annum.	Households with a gross income more than 4 times higher than the Local Housing Allowance (LHA) level will be considered to be able to meet their own housing need. Income thresholds are: 1 bed - £38k 2 bed - £47k 3 bed - £61k 4 bed - £76k Savings threshold of £16k will be counted towards income for general needs applicants.

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Eligibility – local connection	<p>Lived in the area for 5 years out of the past 7 with no more than 2 breaks.</p> <p>If not currently living in the area but lived there previously for 5 years and is living outside to receive medical care, in supported housing, in prison or adhering to bail conditions.</p>	Must be resident, be employed or have close family connection.	<p>Continuous for at least 7 years out of choice. Periods not exceeding 6 months in total at the date of application may be disregarded if reasonable grounds exist.</p> <p>Additional priority given for those who are born in Basildon – backdating by 12 months.</p>	<p>Live continuously for last 5 years. Immediate family member who has lived there for 5 years. Paid employment for last 5 years.</p>	Living in the area for min of 2 years.
Eligibility – housing	Either cannot join	May cancel	Suspended in the	Rent or mortgage	Placed into lowest

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related debts	the Register if debt over £1000 or no offers until debt resolved. If allowed to join cannot bid but can accrue time. Applies to both social and private rented housing debts	applications or make non active as a result of current or former debts.	appropriate band until the debt is cleared or arrangement made and maintained. Applies to debts in both current and former Basildon Council or Providers. Level of debt relates to each Band.	arrears of over £1,000 will be assessed as non qualifying and cannot join the Housing Register unless there are exceptional circumstances.	band until the debt has been resolved. Effective date is the date they move into the higher band, once resolved.
Dealing with no need applicants	Not registered	Not registered	Not registered	Not registered	Not registered
Managing refusals of offers	2 refusals in a 3-year period applicant disqualified and cannot rejoin the list for 12 months	3 or more refusals without good cause application should be made 'non active'. If no bids made in 6 months when in a priority band result in application being cancelled	Refusal without good cause results in an application being cancelled and the applicant cannot reapply for 12 months.	2 refusals result in removing application from Register.	Refusal of 2 suitable offers results in suspension for 12 months. Homeless applicants who refuse a suitable offer results in discharge of duty
Ensuring temporary accommodation (TA)	Applicants are considered NOT to	Nothing specific. Indicates Local	Local Connection criteria used i.e. live	Residency excludes those who are placed	Placements by other Councils does not

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placements by other councils do not get priority over local people	have a connection if living in TA placed by another Council.	Connection criteria used i.e. live in area out of choice	in area out of choice	in TA by another Council	count as residency has to be voluntary
Effective matching of adapted properties	Applicants no longer needing adapted property awarded highest priority as long as there are applicants needing this type of adapted property	Both property and application flagged on system. Advert states priority given to applicants from Band A to C who have a need for an adapted property. Applicants without a flag in higher banding effectively given lower priority.	To ensure effective use of stock, properties that have special adaptations are let outside of CBL.	Adapted properties clearly labelled when advertised. Only those who have a need can bid. Where there are no bids, a direct offer may be made to eligible applicants	Adapted properties subject to direct matching
Additional priority for households with children living in flats	No data	No data	No data	No data	No data
Nomination rights for partner organisations	No specific scheme	No specific scheme	No special arrangements	No specific scheme	No specific scheme

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			outside of banding scheme. Applicants are placed in a low band until the relevant agency confirms that they are ready for independent living (e.g. refuge, foyer, MIND)		

Note – Bracknell policy is in draft, out to consultation, but not yet approved by Members.