

Doncaster Council Housing Allocation Policy Review

Consultation Response Report

<p>What was the consultation about and who was consulted?</p>	<p>Proposed changes to Doncaster Council’s Housing Allocations Policy which was last reviewed in 2017/18.</p> <p>This policy sets out the framework for allocating council homes and nominations to Housing Association vacancies in Doncaster. There were initially 18 proposed changes and through consultation this was reduced to 14 changes approved for Public Consultation.</p> <p>Since the last review, there has been significant increases in demand for social housing in Doncaster, especially for family houses and flats for younger people where demand outstrips supply.</p> <p>This consultation aimed to gather opinions from stakeholders, applicants, community groups and members of the public on the proposed changes and also provide an opportunity to comment on any gaps in policy.</p>
<p>Over what period did the consultation run?</p>	<p>Stakeholder consultation was carried out between March and September 2022.</p> <p>The public consultation started on 20 June 2022 and finishing on 31 August 2022 over a 10 week period.</p>
<p>How many responses were received?</p>	<ul style="list-style-type: none"> • 897 responses were received across the full consultation • 866 responses were received during the public consultation • 1041 additional comments
<p>Where will the results be published?</p>	<p>Results will be published on the council’s website www.doncaster.gov.uk as part of the decision making process. Feedback will also be published at www.doncasterhomechoice.co.uk.</p>
<p>How will the results be used?</p>	<p>To inform recommendations of which amendments are adopted in the policy as part of the decision making process.</p>

Stakeholder Consultation

As part of the stakeholder consultation, 2 rounds of elected member seminars were held (March and May). In total, 47 elected members attended across the 5 meetings held.

Four hundred and fifty-one (including the voluntary sector) organisations in total were consulted during the stakeholder consultation. Direct face-to-face consultation was carried out with 59 different stakeholder groups including Complex Lives, Housing Associations, Supported Housing Providers, Public Health and a range of council and voluntary sector teams. A presentation detailing the proposed amendments to Doncaster Council's Housing Allocation Policy was emailed to all other identified stakeholders for comment and contact invited. A factsheet was sent to frontline staff to support understanding of the consultation and enable them to support access.

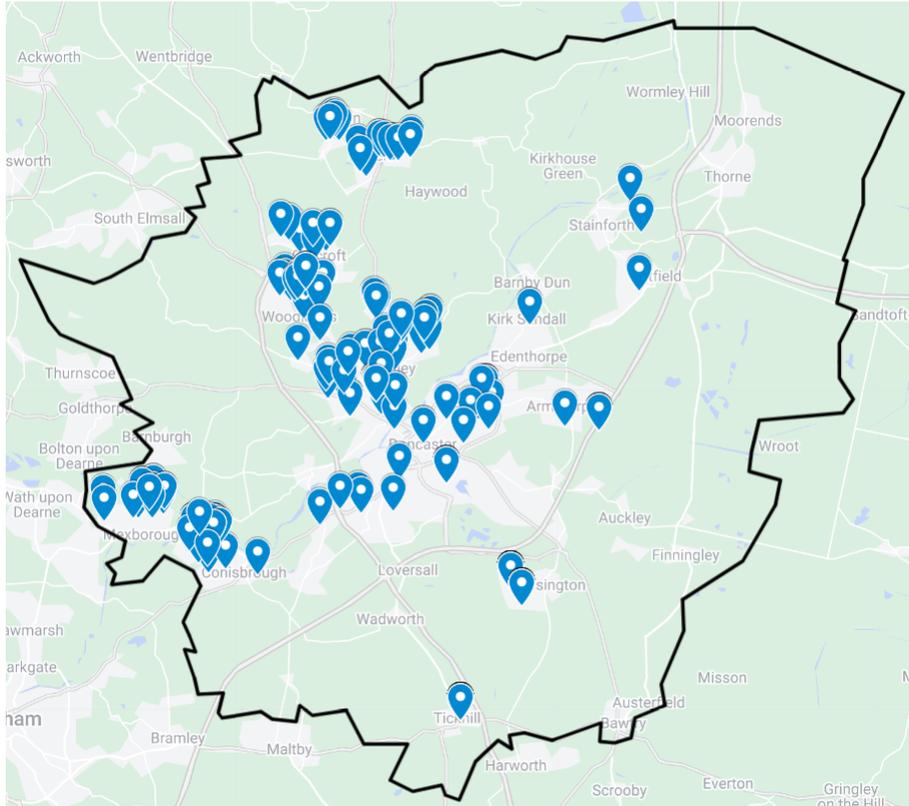
Stakeholder feedback was noted during the direct consultation and also via the use of a dedicated email inbox where an additional 26 messages were received.

Community Groups

Our Community Involvement Team supported a total of 12 community groups to complete the consultation and of the 866 responses to the public survey, 239 were completed by members of these groups.

Some examples of community groups which the Community Involvement Team supported included family hubs, Doncaster Youth Council, GIG (Get Involved Groups) and the Minority Partnership Board.

The map below shows the distribution of responses received from the community groups supported by our Community Involvement Team.



Public Consultation

A full list of comments received during the public consultation is provided in Appendix D. This includes those redacted for offensive or personal content.

Note: some figures may not sum due to rounding.

Tenure Groups

Responses were also profiled by tenure and whether the respondent had active housing application.

Q: Please tell us which of the following groups you belong to (select all that apply):

	% of all respondents	Number
An active Doncaster Council Housing Register applicant	47.11%	408
Social Housing Tenant	29.21%	253
Private Rented Tenant	20.90%	181
Owner Occupier	10.51%	91
Lodger	1.96%	17
Other	4.27%	37
Did not answer	6.58%	57

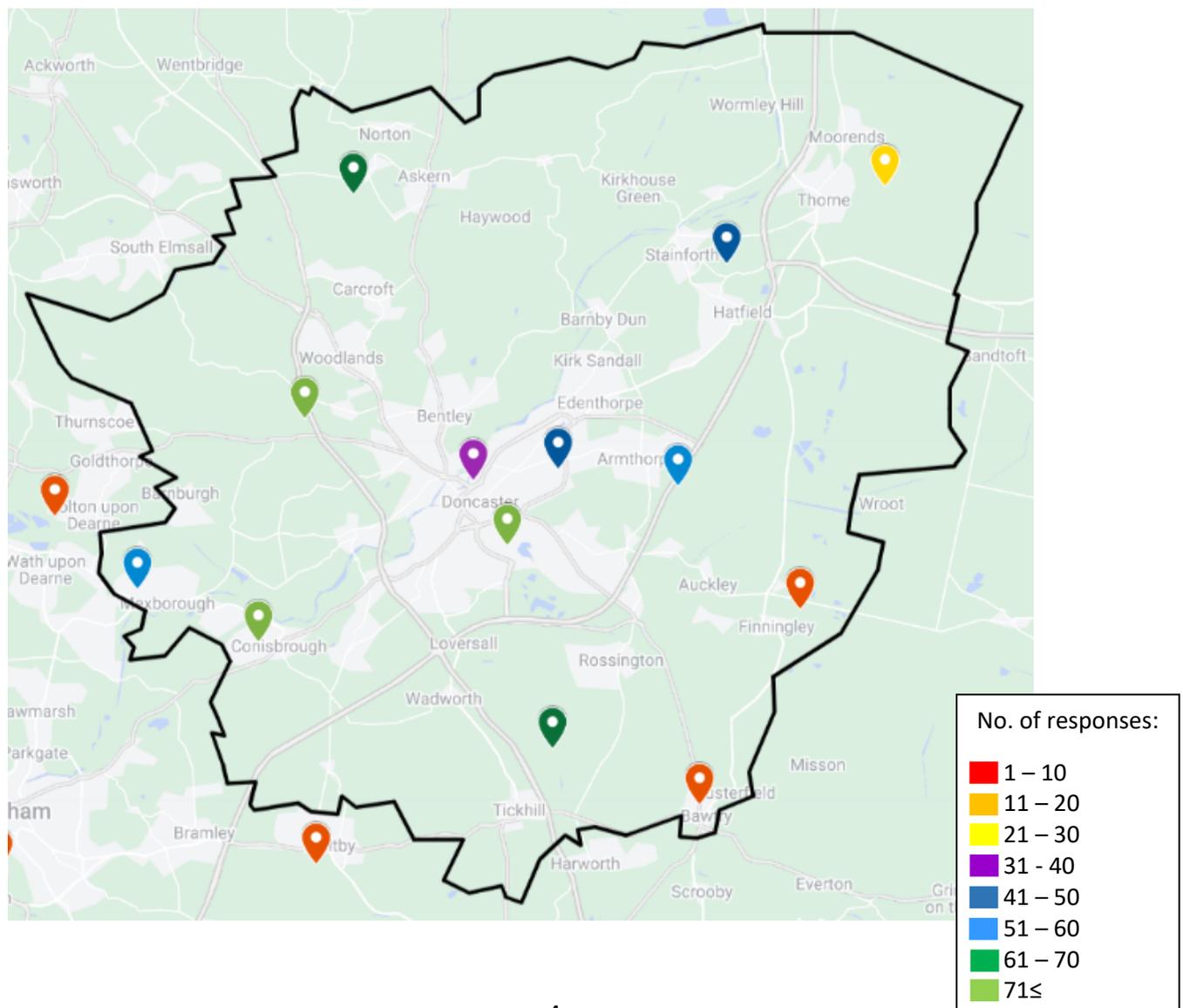
Respondents were asked which groups they fell into shown in the table above. ‘Other’ groups included a wide range of personal situations such as people living at home with their parents, people who were homeless, carers/support workers and people in the process of applying to join the housing register.

Map of Responses to Consultation Survey

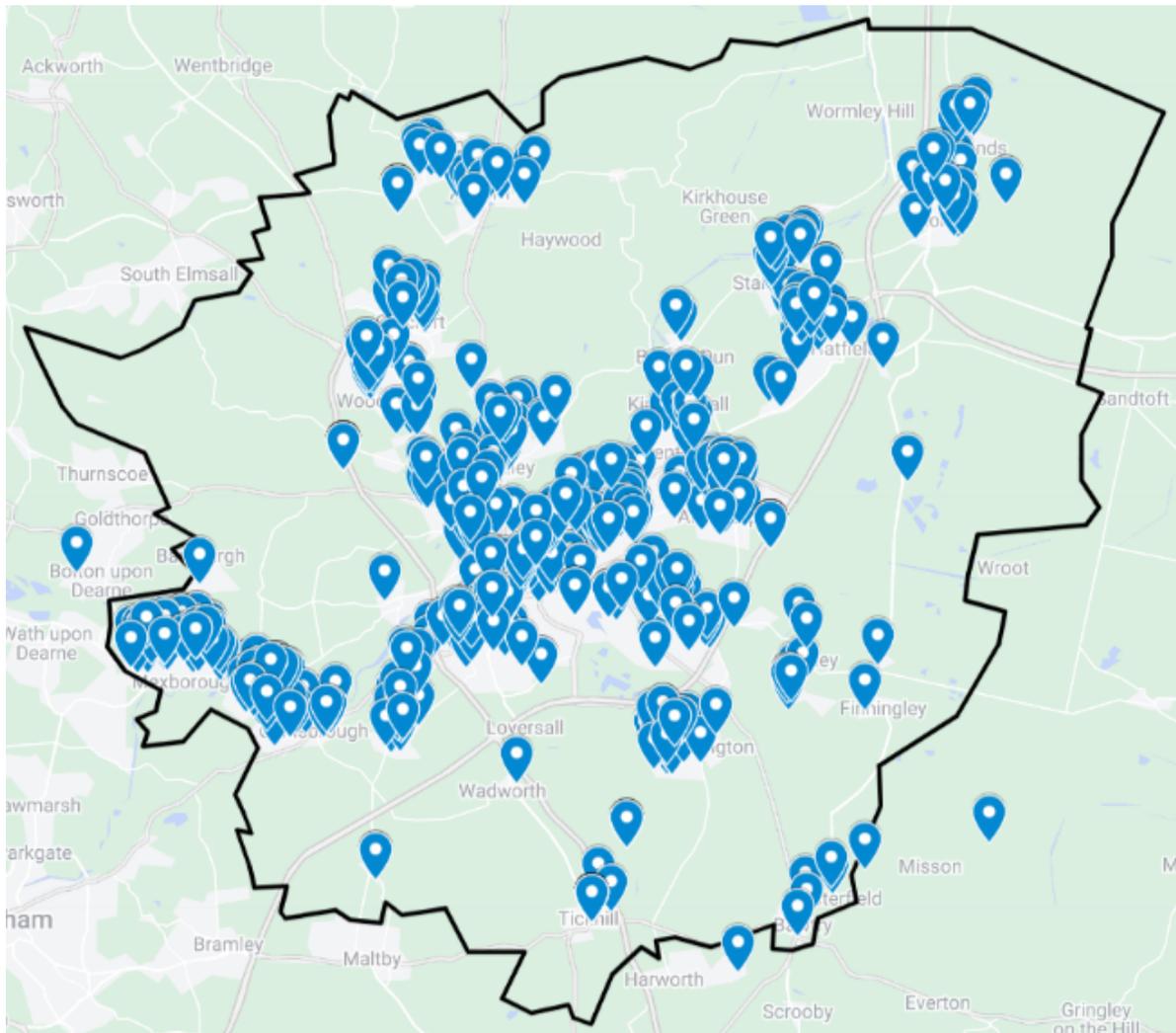
To identify where respondents lived and determine the geographical spread of responses from across the borough, respondents were asked to provide their postcode.

Postcodes were supplied by 702 of the 866 respondents, 98% of which live in the Doncaster borough. Fifteen respondents live outside the borough (e.g. London, Lincoln, Rotherham and Scunthorpe), eleven of which are currently an active Doncaster Council Housing Register applicant.

The map below shows the distribution of responses grouped by outward postcode and number of responses from each area.



This map shows the distribution of overall responses across the Borough and confirms there is a wide geographical spread of responses.



Responses to the Proposed Policy Amendments

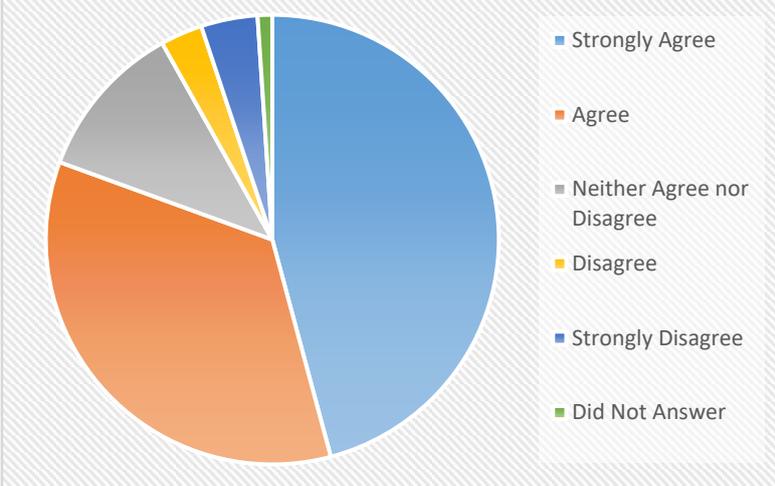
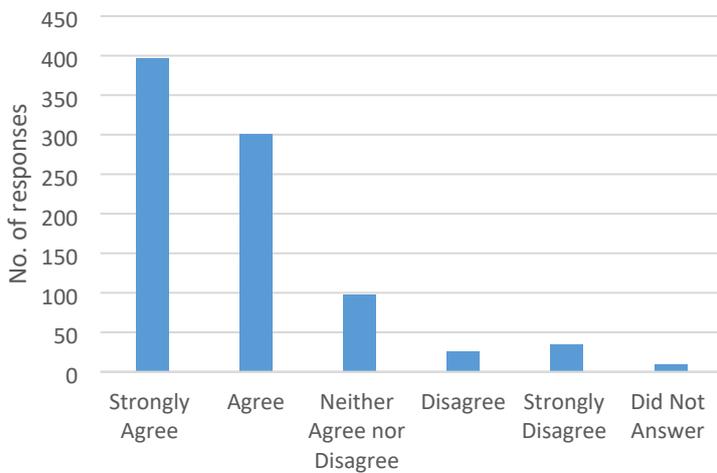
Amendment 1

Include an incentive to help council tenants living in a family house larger than their needs, to move to a bungalow or flat and need help to move e.g. enhanced priority.

Why are we recommending this? To increase the number of family houses to re let as we do not have enough for those families in most need. To support our tenants into more affordable and suitable long term accommodation. Last financial year (2021/22) we only had 321 council houses to re let in the whole of Doncaster.

Q: What are your thoughts on amendment 1?

	Responses	
Strongly Agree	45.84%	397
Agree	34.76%	301
Neither Agree nor Disagree	11.32%	98
Disagree	3.00%	26
Strongly Disagree	4.04%	35
Did Not Answer	1.04%	9
Strongly Agree / Agree Total	80.60%	698
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	77.94%	7.35%	+70.59
Social Housing Tenant	87.75%	5.53%	+82.22
Private Rented Tenant	79.56%	6.08%	+73.47
Owner Occupier	86.81%	6.59%	+80.22
Lodger	58.82%	29.41%	+29.41
Other	70.27%	10.81%	+59.46

Q: If you disagree with the proposed amendment, please explain why.

40 people responded to this question.

Issue	Mentions
May be forced out of family home *misunderstanding	10
Not enough affordable stock available	6
Stress / mental health impact of moving *misunderstanding	6
Investment of time and money into property	4
Current applicants on waiting list penalised	4
Redacted comments	3
Bedroom number eligibility	2
Give deadline for moving out	2
Only allocate to elderly or people with health/mobility issues	2

Shouldn't be penalised for not having kids	1
Offer incentive to everyone	1
Flats in rough areas – safety concerns	1
Bedroom tax	1
Consider everyone equally	1
More bungalows need to be built	1
Personal circumstances explained	1

Sample Comments

“People should not be forced to move to a flat or bungalow. People should have the right to a house. This is discrimination.”

“Stop forcing people out of homes they've lived in for years & years. They live in communities where they have put down roots. They could have a job nearby, do volunteering work & have long-standing friendships. Build more houses in every community, of different types, like bungalows, then they might voluntarily move. Nothing worse than feeling you are not welcome & being forced out. We pay rent not live on benefits, but even if we did claim benefits, you shouldn't be treated differently.”

“I believe it will end up leading to people being forced out their family home.”

“There isn't the stock of bungalows to support this.”

“Flats maybe but there isn't enough bungalows for people who needs them now and to put people in them that don't need to be there is just forcing us who do need them to have to wait longer.”

“I agree with the incentive but believe it should lie with the tenant as this could cause unnecessary stress for many people.”

“People who have spent a lot of money on the house and garden and pay rent shouldn't have to move. Many people have invested 1000s of pounds and hours getting their home and garden nice.”

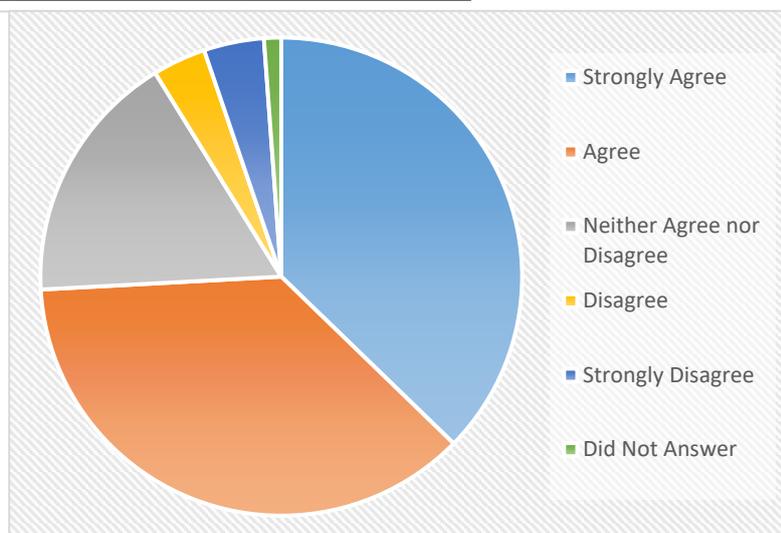
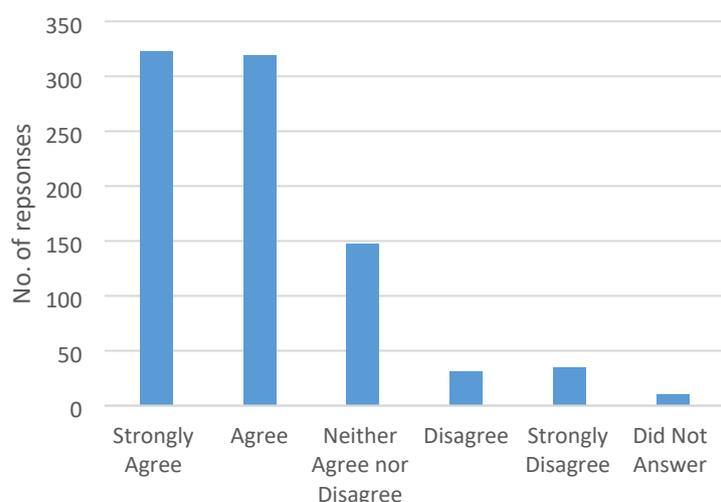
Amendment 2

Re let a very small number of family houses to those with lower needs.

Why are we recommending this? To create balanced and sustainable communities. To give people in lower bands a chance of being rehoused.

Q: What are your thoughts on amendment 2?

	Responses	
Strongly Agree	37.30%	323
Agree	36.84%	319
Neither Agree nor Disagree	17.09%	148
Disagree	3.58%	31
Strongly Disagree	4.04%	35
Did Not Answer	1.15%	10
Strongly Agree / Agree Total	74.14%	642
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	70.10%	8.09%	+62.01
Social Housing Tenant	75.10%	8.30%	+66.80
Private Rented Tenant	72.93%	4.97%	+67.96
Owner Occupier	76.92%	7.69%	+69.23
Lodger	76.47%	5.88%	+70.59
Other	72.97%	5.41%	+67.56

Q: If you disagree with the proposed amendment, please explain why.

40 people responded to this question.

Issue	Mentions
Provide housing to those most in need first	12
Council doesn't understand people's needs	5
Shortage of suitable accommodation	4

People on the waiting list penalised	4
More homes needed in desirable areas	3
Amendment 1 and 2 at odds with each other	3
Clarification needed around 'balanced'	2
Stick to date order	1
Live-in carers affected	1
Private rent if 100% of requirements not met	1
Personal circumstances explained	1
Wouldn't benefit anyone – misuse of property	1
Prioritise families for family homes	1
Age-designated properties offered to young families	1

Sample Comments

"I thought people in lower bands had lower need. Why would you not provide housing to the people in most need?"

"Surely whatever is available should go to those with highest need?"

"Priority should be given to those most in need. Those who are homeless, living in emergency accommodation, such as hotels and also those living in poor conditions."

"How is the council to impose what they think people's needs are?"

"Disagree, because it's dependent what you think is lower needs. For those people maybe is big need, but you think it isn't and it's not fair. People know better what they need, not just that you decided. All small things matters to look in to everything properly."

"There aren't enough houses for those with priority need."

"People in higher bandings with a great need are already struggling to get suitable housing."

"This would make families stuck on the list longer."

"The people who don't have a house to begin with would still be forgotten about and ignored."

"There's not enough houses etc. in desirable areas. There's not enough choice. Build more all over then you might see voluntary movement."

"Your proposals are at odds with each other. You want to get tenants out of houses too big for their needs but then you want to give some oversize ones for social reasons."

Amendment 3

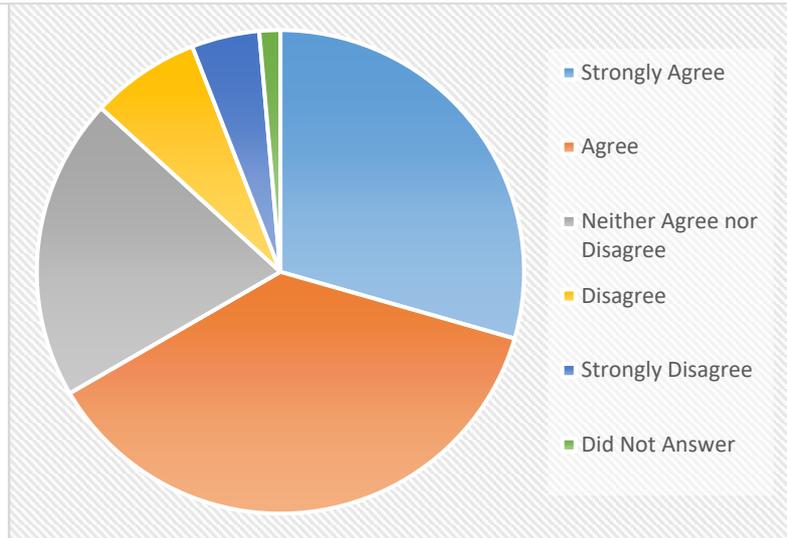
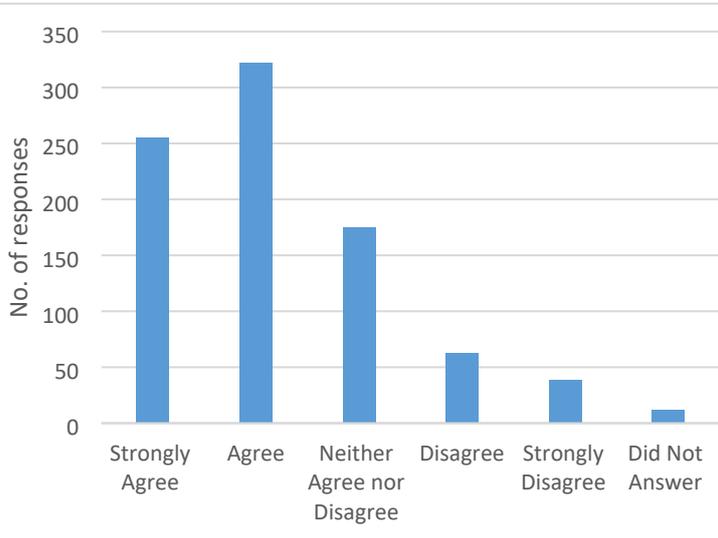
Consider larger families in a priority band, needing 4 bedroom or larger houses before applicants who only need 3 bedroom houses.

Why are we recommending this? Currently, people who are eligible for 3 bedroom houses can also bid on 4 bedroom houses. We have under 400 larger houses in our 20,000 housing stock and a very limited number becoming empty to re let. There are

less opportunities for larger families to be rehoused, so if they are in a priority band we should rehouse them first.

Q: What are your thoughts on amendment 3?

	Responses	
Strongly Agree	29.45%	255
Agree	37.18%	322
Neither Agree nor Disagree	20.21%	175
Disagree	7.27%	63
Strongly Disagree	4.50%	39
Did Not Answer	1.39%	12
Strongly Agree / Agree Total	66.63%	577
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	62.01%	13.48%	+48.53
Social Housing Tenant	75.10%	9.49%	+65.61
Private Rented Tenant	63.54%	13.81%	+49.73
Owner Occupier	65.93%	14.29%	+51.64
Lodger	29.41%	11.76%	+17.65
Other	72.97%	10.81%	+83.78

Q: If you disagree with the proposed amendment, please explain why.

59 people responded to this question.

Issue	Mentions
Their choice to have more children – smaller families shouldn't suffer	10
Prioritise those most in need / longest wait first	10
Redacted comments	7

Everyone should be treated equally	7
People should only bid on the property size they need	6
Smaller families could end up waiting longer	5
More housing stock needs building	2
They already have a home	2
Smaller families may need larger properties	2
Personal circumstances explained	2
Larger houses should be reserved for medical reasons	1
Giving houses to anyone	1
Spend money making smaller houses bigger	1
Children can share bedrooms	1
If they are able to afford rent, they should be allowed what they want	1
Priority for larger families due to separation	1

Sample Comments

“If they choose to have larger families, why should the taxpayer foot the bill for a larger council property?”

“It is not a housing priority if someone chooses to have a large family. These things should be considered by the people whose choice it is to have large families.”

“If people choose to have larger families then that is entirely their choice but should be able to sort their own housing needs before having more children and not expect to jump the queue or take priority over anyone else who needs housing.”

“It should go on circumstances, not on the size of the family. People will just keep having more children to be a higher priority if they know it will get them a house.”

“I think it should depend on how long you’ve been waiting.”

“People on the list should not be punished and pushed further back down the list because the council has less stock of larger housing.”

“Everyone should have equal chance to a property regardless of number of children.

“All potential residents should be treated equally.”

“If people are eligible for 3 bed properties then they should only have the right to bid for a 3 bed property.”

“Only stop people bidding on 4 bed if 3 bed is adequate. Do not allow people with larger families to be prioritised for 3 bed houses above families for 3 beds.”

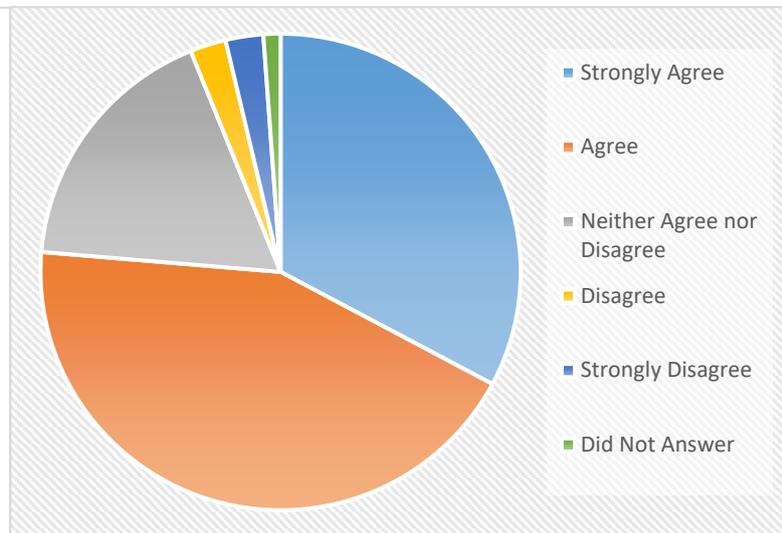
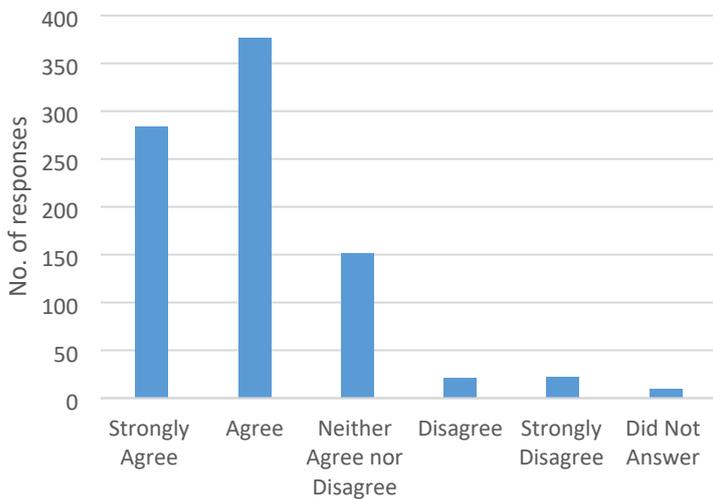
Amendment 4

Collect more information when applying for housing to offer targeted support before being rehoused, to applicants who are at risk of tenancy failure e.g. due to affordability or previous tenancy failure.

Why are we recommending this? Stop tenants being set up to fail where there are concerns about their ability to afford or sustain a tenancy.

Q: What are your thoughts on amendment 4?

	Responses	
Strongly Agree	32.79%	284
Agree	43.53%	377
Neither Agree nor Disagree	17.55%	152
Disagree	2.42%	21
Strongly Disagree	2.54%	22
Did Not Answer	1.15%	10
Strongly Agree / Agree Total	76.32%	661
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	75.00%	4.41%	+70.59
Social Housing Tenant	81.81%	2.77%	+79.04
Private Rented Tenant	81.22%	5.52%	+75.70
Owner Occupier	68.13%	8.79%	+59.34
Lodger	58.82%	11.76%	+47.06
Other	78.38%	8.11%	+70.27

Q: If you disagree with the proposed amendment, please explain why.

25 people responded to this question.

Issue	Mentions
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Circumstances can regularly change	5
Will cut off vulnerable individuals and households	4
What information will be requested?	4
Application process already very complicated	3
People will just be put at the bottom of the queue	2
Support needed to maximise income and maintain tenancy	2
Personal circumstances explained	2
Will cause an increase in homelessness	1
Misleading as 'tenancy failure' covers a range of things	1
Unfair that people wait so long on Housing Register	1
No reason for failed tenancy unless misusing housing benefit	1

Sample Comments

"Circumstances could change so collect when a property offered."

"Circumstances could change, collect info at time of offering a property."

"Circumstances change from one week to the next."

"This could potentially cut off vulnerable individuals and households, and make it more difficult for them to find a social rent. More focus should be placed on working early to maximise income and working with partners to manage and 'jam jar' budget. This could be made a condition of tenancy where appropriate."

"Everyone deserves a chance at affordable housing. A lot of people are REALLY struggling such as myself."

"Too much personal data is spread too much."

"What would you be asking for? How could people prove if they can afford a property or not?"

"The process and information needed to get on the list takes long enough and this would take longer to sort and get on the list."

"This is only going to stop people who can afford it to be put further back down the queue."

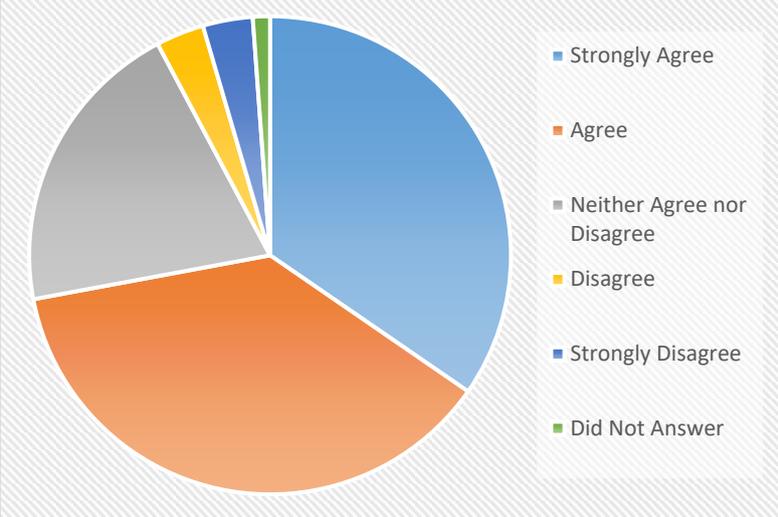
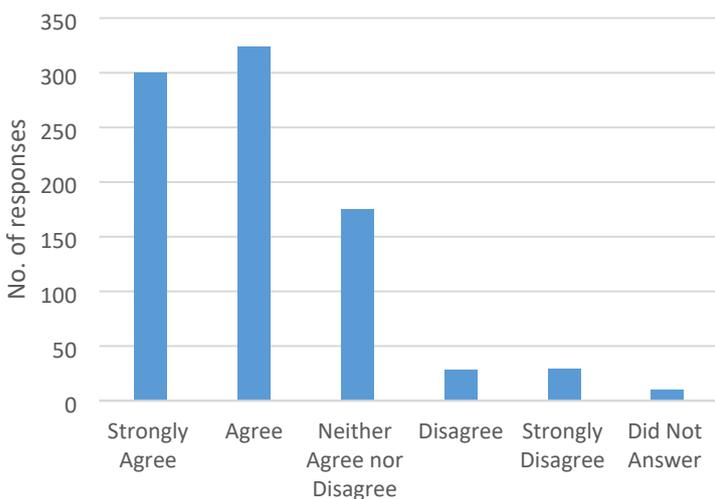
Amendment 5

Award Platinum priority earlier to homeless applicants that we have assessed as only being able to afford council accommodation, who are vulnerable and homeless through no fault of their own.

Why are we recommending this? To prevent delays in Platinum priority being awarded to these households, to increase their chances of being rehoused more quickly and reduce the length of stay in temporary accommodation where applicable. This is through an assessment process and not personal choice.

Q: What are your thoughts on amendment 5?

	Responses	
Strongly Agree	34.64%	300
Agree	37.41%	324
Neither Agree nor Disagree	20.21%	175
Disagree	3.23%	28
Strongly Disagree	3.35%	29
Did Not Answer	1.15%	10
Strongly Agree / Agree Total	72.05%	624
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	71.57%	7.84%	+63.73
Social Housing Tenant	76.28%	4.35%	+71.93
Private Rented Tenant	71.82%	6.63%	+65.19
Owner Occupier	65.93%	8.79%	+57.14
Lodger	52.94%	5.88%	+47.06
Other	83.78%	5.41%	+78.37

Q: If you disagree with the proposed amendment, please explain why.

31 people responded to this question.

Issue	Mentions
Not fair on people already on Housing Register	6

Abused by people making themselves intentionally homeless	3
Other people should get priority e.g. overcrowded, severe disability and specific accommodation needs	2
Current private rent costs	2
Investigate if cases are genuine as tenants 'play' system	2
Distress caused by ASB and drug use	2
Personal circumstances explained	2
Need to work with agencies to tackle homeless related issues	2
Build more homes and release abandoned properties	1
Temporary accommodation is still classed as housing	1
Need to define what 'no fault of their own' means	1
Rewarding bad behaviour	1
Should be happy with any band / home	1
Redacted comments	1
More help required for elderly	1

Sample Comments

"Some people have been on the housing list for many years, and are no closer to accessing a council property, than when they first applied. Some people, especially single people, find it difficult to access a council property, whilst still living with someone. Yes, they may have a roof over their heads, but that doesn't mean they are happy where they are. Not everyone has the means to pay a deposit and extortionate rent to go private. Everyone should be treated as equal."

"No fair on others."

"This isn't fair to people already on the list, everyone is on the list for a reason already."

"People would prefer to make themselves homeless so they get a better house or more bedrooms. I'd say it's the 'easy way out' even though it's not needed."

"Need to investigate if the case is genuine."

"They need to go to work it's a lot offers. Other people disability, single parents, elderly should be priorities."

"Everyone who applies for social housing needs to be considered as private rental is extortionate and the housing that some of these private landlords charge the earth for are not fit to live in and the landlords take the money but are not held responsible for the upkeep of their properties."

"I think some tenants play the system and get housed when actually they are not homeless."

Amendment 6

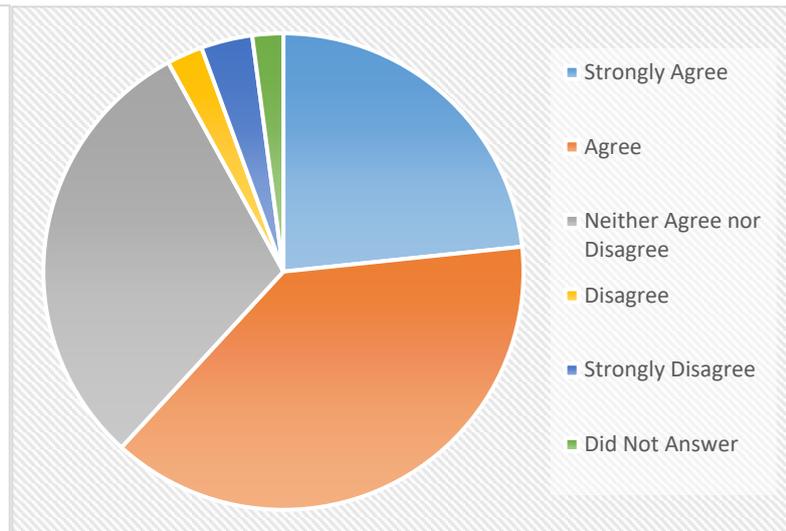
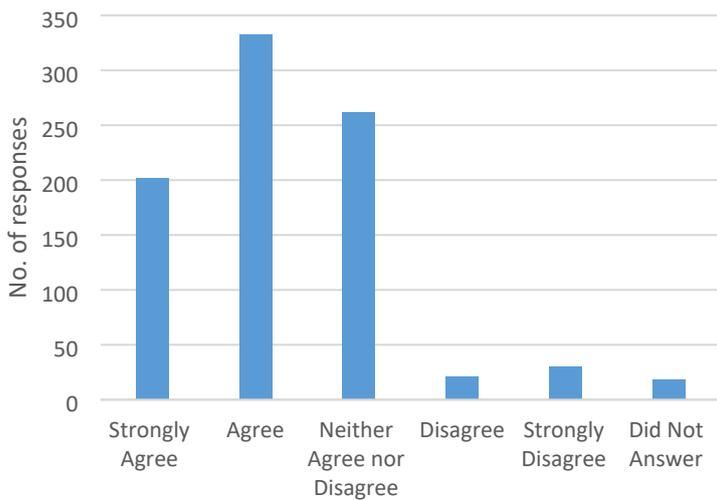
Restrict the number of applicants awarded Platinum priority who are moving from supported housing projects in Doncaster into independent living. Award this priority to

those where we can nominate homeless people to fill their space. Remove the priority backdate currently given to these applicants.

Why are we recommending this? To open up the referral pathways into supported housing for single homeless cases. Remove the backdate of the priority effective date as this is to the detriment of a growing number of statutory homeless single people.

Q: What are your thoughts on amendment 6?

	Responses	
Strongly Agree	23.33%	202
Agree	38.45%	333
Neither Agree nor Disagree	30.25%	262
Disagree	2.42%	21
Strongly Disagree	3.46%	30
Did Not Answer	2.08%	18
Strongly Agree / Agree Total	61.78%	535
Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	57.60%	6.62%	+50.98
Social Housing Tenant	64.82%	3.95%	+68.77
Private Rented Tenant	65.19%	4.42%	+60.77
Owner Occupier	63.74%	10.99%	+52.75
Lodger	35.29%	5.88%	+29.41
Other	62.16%	8.11%	+54.05

Q: If you disagree with the proposed amendment, please explain why.

25 people responded to this question.

Issue	Mentions
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Supported housing applicants should have priority and be rehoused immediately	6
May not have another option	2
Everyone should be treated equally	2
Will impact on people already on Housing Register	2
Look at all avenues available	2
Widen priority to both groups	1
Just rewarding bad behaviour	1
Applicants will remain in supported housing longer	1
Single homeless people will require supported housing as well	1
Restrict priority to those most in need	1
Build more affordable properties for single people	1
Too lenient and attracting bad people	1
Personal circumstances explained	1

Sample Comments

“Everyone who leaves supported housing should have priority.”

“No, people that are in supported housing should be rehoused immediately upon their discharge. If they fail they can go back into supported housing.”

“Maybe restrict priority to the real neediest.”

“If people are able to live independently after supported living they deserve that chance and doing this could see them homeless and at risk.”

“They still need to be housed and you would be making them homeless by not offering them a place.”

“Equal rights, one person shouldn’t come over another when they both are in need of help.”

“Everyone should be treated fairly.”

“Again, this would be grossly unfair to all those good people that have been waiting for such a very long time.”

“Some people have been on the list for quite some time waiting to be rehoused. Why should they now be penalised. There is little difference if you have been waiting a long time for a hospital appointment, only to find you must wait even longer!! We are sacrificing someone’s life for another’s – this is so very wrong.”

“Should look at all avenues available.”

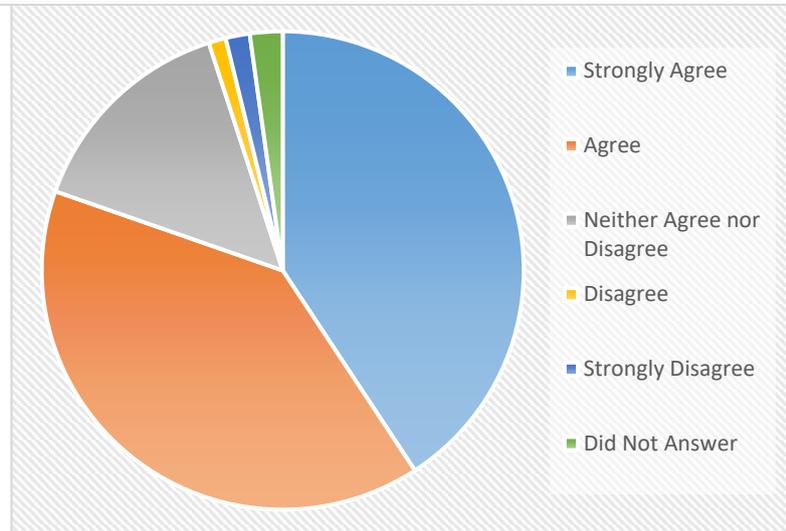
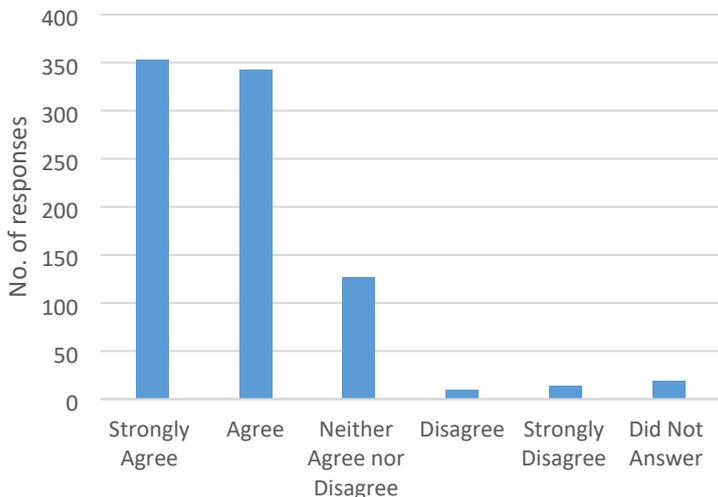
Amendment 7

Make sure that the priority given to domestic abuse victims reflects the Domestic Abuse Act 2021.

Why are we recommending this? We want to be consistent with good practice and legal requirements to support victims of domestic abuse who need to be rehoused. Be explicit in being compliant with the Domestic Abuse Act 2021.

Q: What are your thoughts on amendment 7?

	Responses	
Strongly Agree	40.76%	353
Agree	39.61%	343
Neither Agree nor Disagree	14.67%	127
Disagree	1.15%	10
Strongly Disagree	1.62%	14
Did Not Answer	2.19%	19
Strongly Agree / Agree Total	80.37%	696
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	81.62%	3.19%	+78.43
Social Housing Tenant	81.82%	1.98%	+79.84
Private Rented Tenant	82.32%	2.21%	+80.11
Owner Occupier	76.92%	3.30%	+73.62
Lodger	76.47%	5.88%	+70.59
Other	86.49%	0.00%	+86.49

Q: If you disagree with the proposed amendment, please explain why.

8 people responded to this question.

Issue	Mentions
Will affect people already waiting on the Housing Register	2
Should be equal treatment for everyone	1
Has nothing to do with affordable housing	1
Anyone can claim DV – must be working with social services	1
Only if children involved as single people have friends/family	1
Allow abusers back into their home	1
Personal circumstances explained	1

Sample Comments

“There are people waiting for homes every week bidding so then they lose out. There is over 600 every week bidding to move etc. This will reduce their chance getting a place.”

“People on the list will have to wait longer.”

“All need to be treated equal.”

“Domestic abuse has nothing to do with affordable housing. Limited council housing could potentially be used by domestically abused people who can afford private housing. That’s not to say that they don’t need support or shelter whilst moving from A to B.”

“Anyone can claim DV with an incident number. Anyone can falsely accuse anyone. There would need to be direct work with women’s centre and social services for priority to be given. If these services and courses such as freedom project are not engaged with, then priority should be relinquished. Same goes for antisocial behaviour.”

“Only if there are children involved. Most people have family or friends that can accommodate a single person while they get on their feet.”

“They keep moving new abusers in their homes and needing to move again and again.”

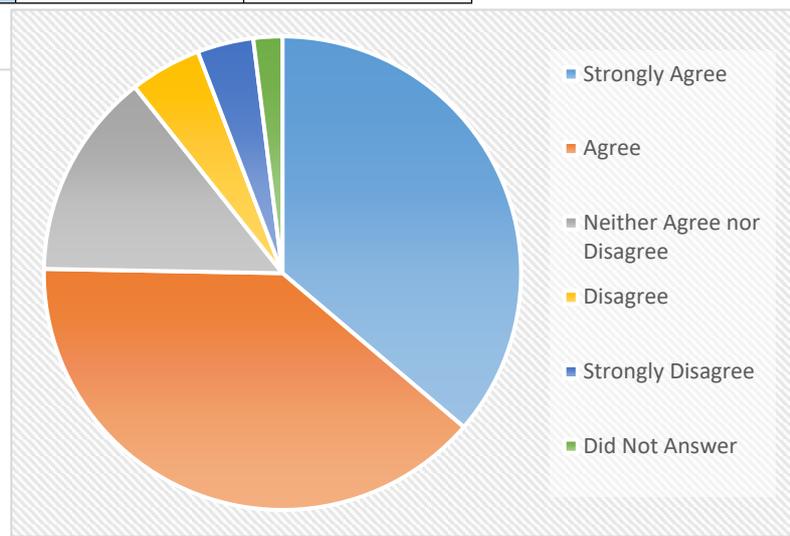
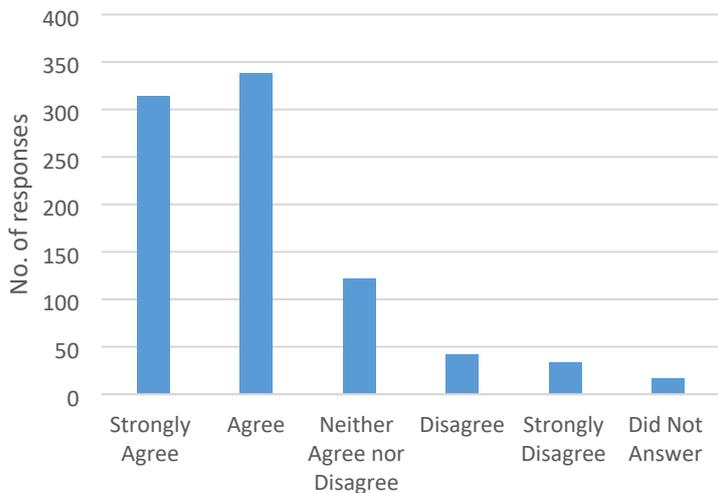
Amendment 8

Change the way we prioritise bidding on bungalows and age-designated flats advertised to 50+, 40+ or 30+, to band and effective priority date order to ensure we are rehousing people most in need.

Why are we recommending this? Currently, we prioritise applicants in age order before considering the level of housing need. We should prioritise applicants with an assessed housing need before people who are older than them.

Q: What are your thoughts on amendment 8?

	Responses	
Strongly Agree	36.26%	314
Agree	39.03%	338
Neither Agree nor Disagree	14.09%	122
Disagree	4.85%	42
Strongly Disagree	3.81%	33
Did Not Answer	1.96%	17
Strongly Agree / Agree Total	75.29%	652
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	74.51%	9.31%	+65.20
Social Housing Tenant	76.68%	8.30%	+68.38
Private Rented Tenant	79.01%	7.18%	+71.83
Owner Occupier	69.23%	14.29%	+54.94
Lodger	64.71%	17.65%	+47.06
Other	81.08%	5.41%	+75.67

Q: If you disagree with the proposed amendment, please explain why.

46 people responded to this question.

Issue	Mentions
Bungalows should be reserved for elderly or seriously disabled	16
Should assess by needs rather than age * misunderstanding of the proposed change	5
Personal circumstances explained	5
ASB concerns	3
May lead to young families rehomed in retirement areas	3
People often have to wait years for a bungalow	3
More assisted living and bungalows need to be built	2
Nothing wrong with current system	2
Redacted comments	2
Underlying reasons for moving which are not age-related	1
Should still have a medical need for a bungalow	1
Might pass away before being rehoused	1
Not fair	1
More assessors needed	1

Sample Comments

“Older people need bungalows more than younger and should be given priority for them.”

“Bungalows should be for the elderly – houses can be adapted.”

“Bungalows should be given to older residents or those with disabilities.”

“There might be an underlying reason why people need to move which isn’t age related.”

“I don’t agree as there is younger people that would benefit with bungalows or smaller places because of health conditions.”

“I live in a small one bedroom ground floor flat, working full time and paying full rent etc. from my wages looking for a suitable slightly larger bungalow to move into. I can see this change making it even harder to transfer into a suitable bungalow IF one should become available in my chosen area.”

“I think that the age is very important. I am at the moment 65 and working. I retire at 66 but if I cannot afford the rent on this private property, I would have to consider carrying on working if I am able or not. So if my age is a help to getting council bungalow, I want it to count.”

“Think if properties are allocated to younger people it may result in ASB in areas where it doesn’t currently exist.”

“No because this will then lead to younger families being rehomed into designated retirement and residential areas. Older people command respect and deserve peace and quiet.”

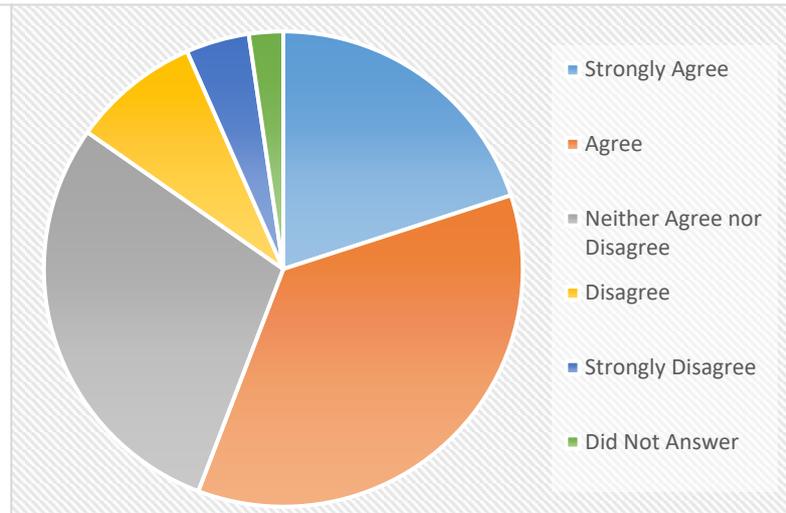
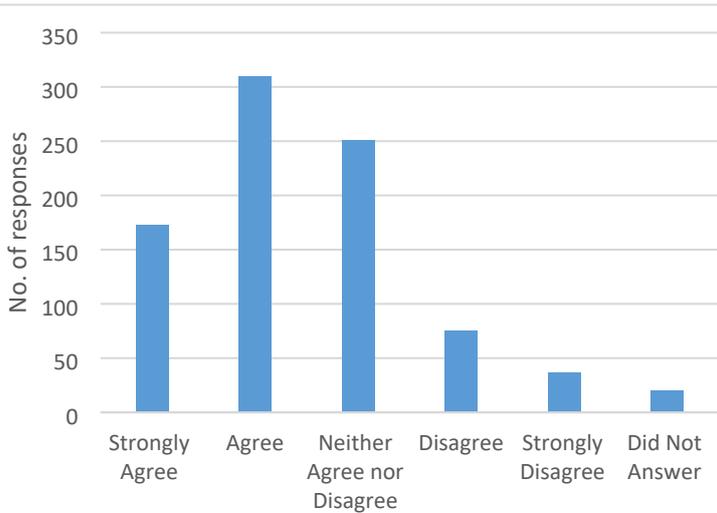
Amendment 9

Include separated/divorced partners of armed forces personnel in the current Platinum priority band if they have left forces accommodation in the last 5 years and have a housing need that they cannot resolve.

Why are we recommending this? To be explicit in meeting the recommendation to support families moving out of armed forces accommodation. Divorced and separated partners were previously not included.

Q: What are your thoughts on amendment 9?

	Responses	
Strongly Agree	19.98%	173
Agree	35.80%	310
Neither Agree nor Disagree	28.98%	251
Disagree	8.66%	75
Strongly Disagree	4.27%	37
Did Not Answer	2.31%	20
Strongly Agree / Agree Total	55.78%	483
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	54.66%	9.80%	+44.86
Social Housing Tenant	65.22%	12.65%	+52.57
Private Rented Tenant	54.70%	12.15%	+42.55
Owner Occupier	52.75%	20.88%	+31.87
Lodger	35.29%	17.65%	+17.64
Other	64.86%	5.41%	+59.45

Q: If you disagree with the proposed amendment, please explain why.

41 people responded to this question.

Issue	Mentions
Everyone should be treated equally	8
Will have money to afford private rent	5
Only if children are involved with forces member	4
Ordinary families and single parents should be prioritised	3
Separated/divorced partners are no longer eligible for support	3
Ex service personnel shouldn't get priority either	3
People on the Housing Register will have to wait longer	2
Armed Forces should fund personnel, not the council	2
There are more vulnerable people in need of housing	2
Only helps those in higher bands	1
Why?	1
Ex service personnel should only get priority if medically discharged	1
What about widows and widowers?	1
Reduce time limit to 3 years	1
1 property a week allocated to longest waiting person on register	1
Chose the military	1
Redacted comments	1
Priority only for those currently leaving armed forces	1

Sample Comments

"They should apply and be treated as anyone else."

"Surely they'd be treated like any other person?"

"All should be treated fairly and being a partner to armed forces should not take priority over others who have been waiting longer."

"Not really because if they are leaving the army they aren't exactly struggling for money and probably won't need council help when they can afford private."

"Forces should have funding for personnel leaving service, not the council."

"I don't agree that separated or divorced partners of forces should be treated any differently to normal members of society. UNLESS there is children involved with the forces member."

"Prioritise forces families, but not ex partners."

"There are many more vulnerable people needing it more."

"If they're separated or divorced from forces personnel then they're no longer eligible for that support."

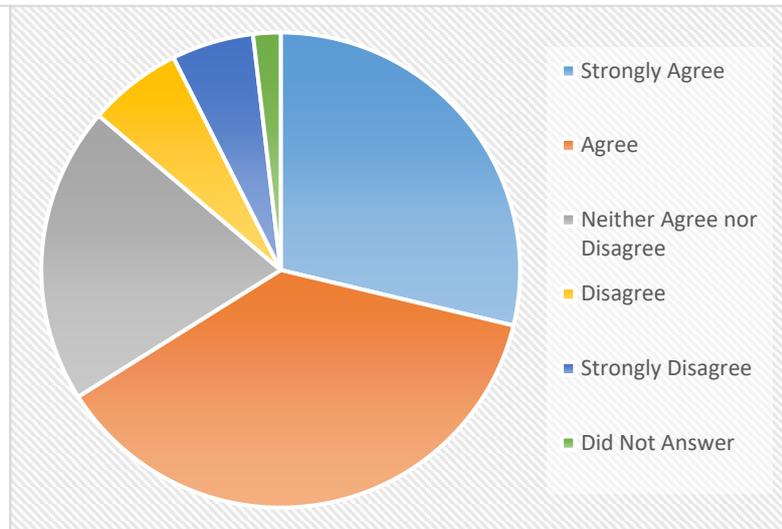
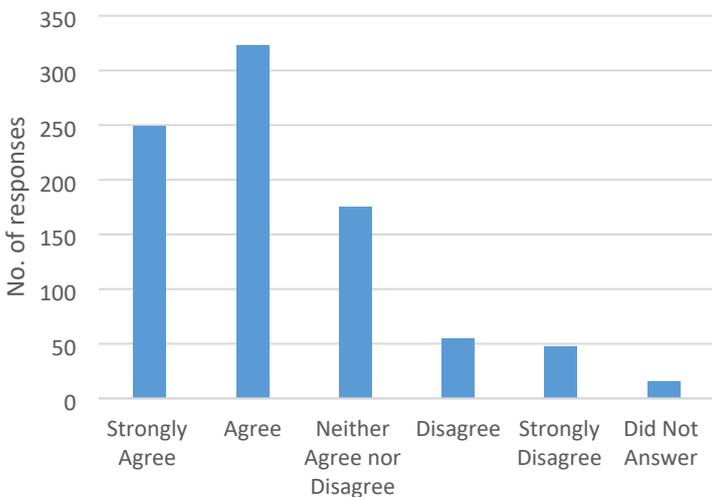
Amendment 10

Review the number of offers to applicants before they may lose their priority or, in the case of Bronze and General Band, may be suspended for 6 months. 1 offer for all homeless applicants (in all bands), 1 offer for all Platinum applicants, 2 offers for all Gold applicants and 3 offers for all other bands.

Why are we recommending this? To be consistent on the number of offers to applicants given a priority band. To speed up the rehousing process and reduce the number of refusals.

Q: What are your thoughts on amendment 10?

	Responses	
Strongly Agree	28.75%	249
Agree	37.30%	323
Neither Agree nor Disagree	20.21%	175
Disagree	6.35%	55
Strongly Disagree	5.54%	48
Did Not Answer	1.85%	16
Strongly Agree / Agree Total	66.05%	572
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	61.27%	12.25%	+49.02
Social Housing Tenant	69.17%	13.04%	+56.13
Private Rented Tenant	72.38%	7.18%	+65.20
Owner Occupier	68.13%	13.19%	+54.94
Lodger	58.82%	23.53%	+35.29
Other	59.46%	16.22%	+43.24

Q: If you disagree with the proposed amendment, please explain why.

70 people responded to this question.

Issue	Mentions
Will be forced to accept an unsuitable property after viewing	15
Equal 3 strikes for all bands	9
Possibly moving away from family support and community	8
Safety concerns in certain areas	8
Poor condition of properties	8
1 offer for all unless a good reason for refusal	6
Property descriptions and photos limited	5
Unfair for homeless applicants	3
Listen to individual's reasons for refusing a property	3
Areas with high levels of ASB affecting mental health	2
Redacted comments	2
Should be allowed as many offers as it takes	1
Depends on location of property	1
Separate mechanism for refusing unsuitable properties	1
2 offers minimum for all bands	1
May create further problems	1

Sample Comments

"Sometimes the property that is being offered really isn't suitable for the person and could end up causing further distress and issues than actually being homeless. I think it should be 3 strikes and you're out rule across all bands. The likelihood of 3 properties being unsuitable is highly unlikely and as such is given the applicant sufficient options."

"Shouldn't have to accept a home that isn't suitable."

"I don't agree, this is forcing people to take a property they don't want. Freedom of choice."

"It should be 3 offers for all bands to make it fair. The properties offered could be in a bad state and those offered it could be in a position not to be able to sort it out."

"These properties may not be suitable or in area the person needs for their support network or need."

"Most offers of housing are in poor run down areas in old run down houses that aren't appealing to people as people would not feel safe and quite frankly wouldn't be safe."

"The properties aren't always fit for purpose. I fear this will allow council properties to be in a state of repair and an individual has to accept it. Just because someone is homeless, why should they be subjected to living in subpar accommodation."

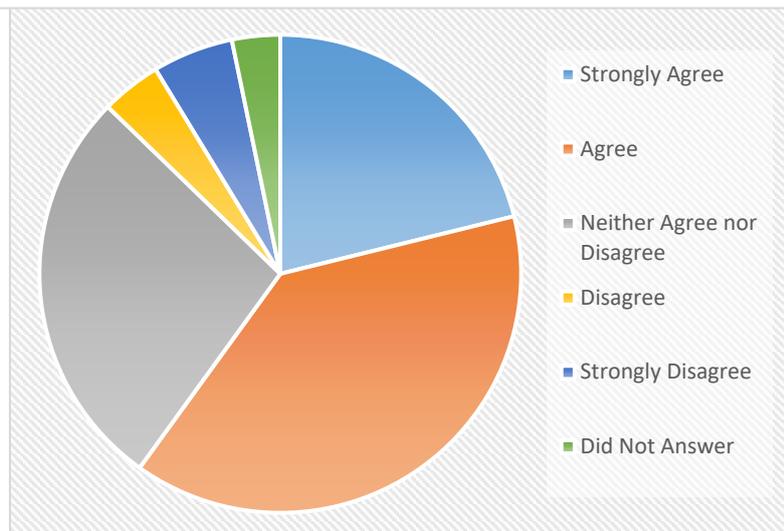
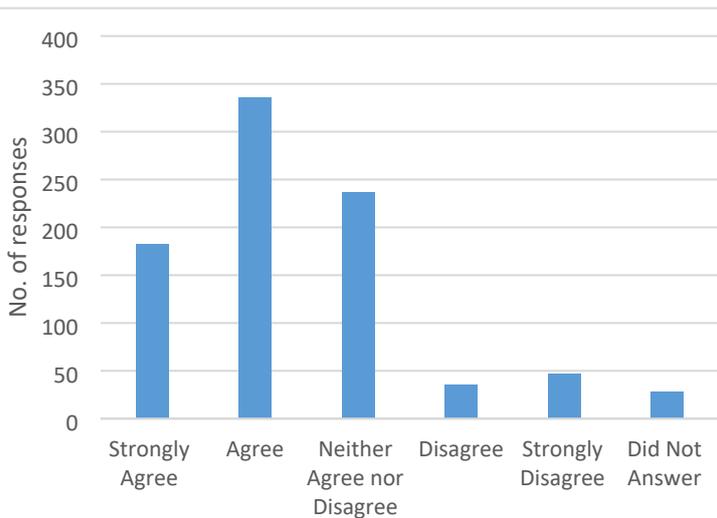
Amendment 11

Amend Doncaster Council’s Accessible Housing Register (AHR) policy to include a refusal penalty in line with the revised Housing Allocations Policy (amendment 10).

Why are we recommending this? To be consistent with other applicants in priority bands. To reduce the time it takes to re let these properties.

Q: What are your thoughts on amendment 11?

	Responses	
Strongly Agree	21.13%	183
Agree	38.80%	336
Neither Agree nor Disagree	27.37%	237
Disagree	4.04%	35
Strongly Disagree	5.43%	47
Did Not Answer	3.23%	28
Strongly Agree / Agree Total	59.93%	519
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	53.92%	11.52%	+42.40
Social Housing Tenant	65.22%	11.07%	+54.15
Private Rented Tenant	63.54%	4.97%	+58.57
Owner Occupier	65.93%	7.69%	+58.24
Lodger	35.29%	17.65%	+17.64
Other	54.05%	13.51%	+40.54

Q: If you disagree with the proposed amendment, please explain why.

51 people responded to this question.

Issue	Mentions
Should not be forced to accept an unsuitable property	18
Area they don't want – unfamiliar / no connection / away from support	4
Poor condition of properties	4
Depends on circumstances/needs	4
Internal photos to allow for better understanding of property	3
Allowed a couple of choices	2
There should be no penalties	2
Personal circumstances explained	2
AHR properties are random e.g. don't know what they look like	2
Ask people why they are unhappy with a property	2
Depends on penalty for refusals	1
Don't understand amendment	1
Unfair on those desperate for a new home	1
Suitable property could pass if applicant is suspended	1
Decisions shouldn't be made by contractors of the council	1
Feedback mechanism to adjust offers to be more suitable	1
Will cause more problems	1
Doubt this will be carried out fairly	1
2 offers minimum	1
People being punished for having a disability	1

Sample Comments

“There are several issues involved in AHR housing and expecting a tenant to accept first option before issuing a penalty is forcing them to make a decision which could ultimately be unsuitable and therefore restricting their freedom of choice.”

“Sometimes a property just isn't feasible for disabled people. The disabled person should be able to say no to a property.”

“No one should be forced as a matter of policy to accept a property that isn't suitable according to their self-assessed needs. There needs to be a feedback mechanism to adjust offers to be more suitable.”

“People's needs don't always match up directly with council's medical needs. Such as family support or how close properties are to the shops etc. which can be at times more important than everything else. If they are suspended, an appropriate house could pass them by leaving them on the register for longer.”

“If you are disabled you might want to be near family or have certain needs for kitchens, bathrooms etc. Should have a couple of choices.”

“Depends on needs, one size doesn't fit all.”

“Again if more pictures and information on the houses were supplied where possible it would waste less time all round.”

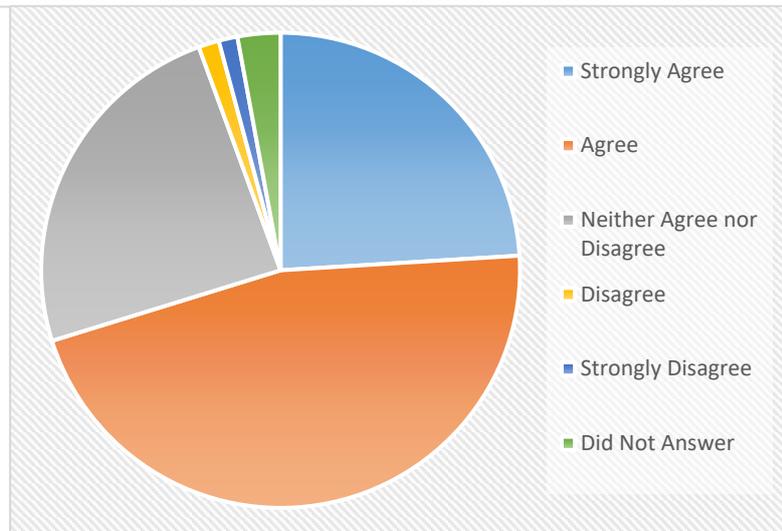
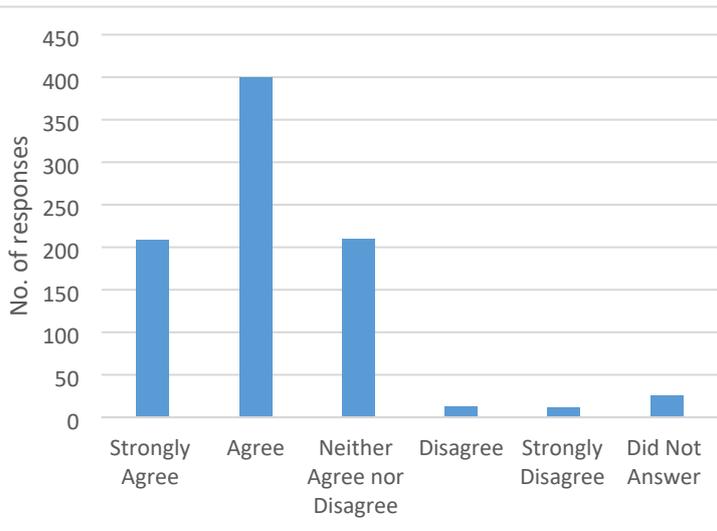
Amendment 12

Simplify the advertising and letting of low demand properties by promoting schemes we know are harder to let on our websites to raise awareness and interest before we have a vacancy.

Why are we recommending this? To reduce the current administrative process and identify potential tenants more quickly. To ensure more transparency and provide more information on schemes to raise customer awareness.

Q: What are your thoughts on amendment 12?

	Responses	
Strongly Agree	24.02%	208
Agree	46.19%	400
Neither Agree nor Disagree	24.25%	210
Disagree	1.39%	12
Strongly Disagree	1.27%	11
Did Not Answer	2.89%	25
Strongly Agree / Agree Total	70.21%	608
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	69.12%	2.70%	+66.42
Social Housing Tenant	72.73%	3.16%	+69.57
Private Rented Tenant	72.93%	2.76%	+70.17
Owner Occupier	70.33%	1.10%	+63.23
Lodger	52.94%	5.88%	+47.06
Other	70.27%	2.70%	+67.57

Q: If you disagree with the proposed amendment, please explain why.

7 people responded to this question.

Issue	Mentions
Possibly shoving people into unwanted tenancies	1
There are bids on all houses	1
Void turnaround times	1
Should be offered to those in higher bands first	1
Must be good reasons for properties being low demand	1
Waste of money	1
Include photos of property interior on adverts	1

Sample Comments

“There are usually good reasons for low demand properties.”

“Not enough housing. Could be someone waiting on high priority banding who need that house first before being offered to others in lower banding.”

“Still will have the same problem. Who thought of this need think again. Fault bid for property given property but can’t move in as SLH are doing repairs can take two or three weeks in turn their place can’t be re let.”

“There’s bids on all houses anyway.”

“I would have suggest if the interior of the houses advertising can be included so people can see what they are bidding to avoid refusal of the offer.”

“Again for the reasons as above, this would result in ‘shoving people’ into tenancies they don’t want, thus ruining lives. It’s that serious.”

“Waste of money.”

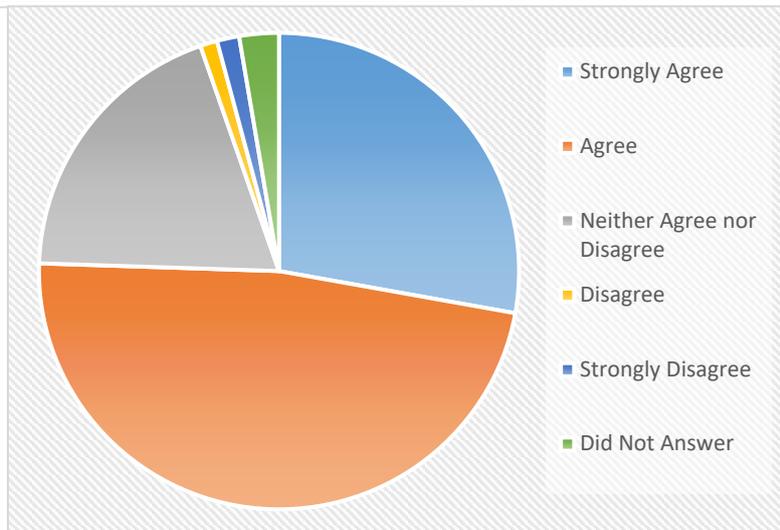
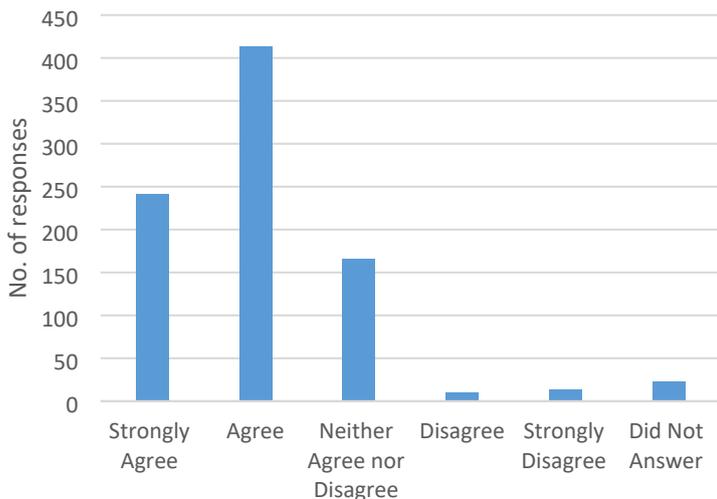
Amendment 13

Be clearer on where we reserve the right to not offer a property e.g. where there is a local lettings policy, a property is not medically suitable, we receive an unsatisfactory reference at confirmation stage etc.

Why are we recommending this? To increase applicants' understanding of the reasons why we may not continue with an offer of accommodation.

Q: What are your thoughts on amendment 13?

	Responses	
Strongly Agree	27.83%	241
Agree	47.69%	413
Neither Agree nor Disagree	19.17%	166
Disagree	1.15%	10
Strongly Disagree	1.50%	13
Did Not Answer	2.66%	23
Strongly Agree / Agree Total	75.52%	654
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	72.06%	3.19%	+68.87
Social Housing Tenant	85.77%	1.19%	+84.58
Private Rented Tenant	72.38%	3.87%	+68.51
Owner Occupier	78.02%	3.30%	+74.72
Lodger	64.71%	5.88%	+58.83
Other	70.27%	8.11%	+62.16

Q: If you disagree with the proposed amendment, please explain why.

9 people responded to this question.

Issue	Mentions
Unfair on people waiting to be rehoused/struggling with rent	2
Redacted comments	2
Possible cherry picking of best applicants	1
References shouldn't affect chance of rehousing	1
Medically ill and disabled people should be considered first	1
Should be down to the council to decide, not contractors	1
Be clearer when properties have been re let	1

Sample Comments

“This will be abused and individuals will end up cherry picking what they believe will be the best applicant.”

“Again it’s unfair on people who need to be rehoused.”

“People will struggle with rent as rent is too high for people to afford. People will end up homeless as it’s not their fault renting is going up too much. People with low income will suffer.”

“Every human has a right to live somewhere but medically ill people and disabled should be considered. Everyone has to live somewhere if not open caravan parking it’s better than streets.”

“As a council you are letting properties to people and it is their right to have every opportunity to settle in a house they believe they can make a life for them and their children. If they believe it’s medically suitable then they should be given the chance. The same with references – as stated previously, the past is not always the future. This point is covered including support that could be provided in previous comments.”

“Application should be on it stating if disabled etc. but there a problem if they got to move because of threats and danger to life. Local lettings policy is down to the owners of the properties Doncaster Council, not contractors of the council.”

“You need to be clear in all cases when properties are applied for, when they have been let, all who apply are left in limbo.”

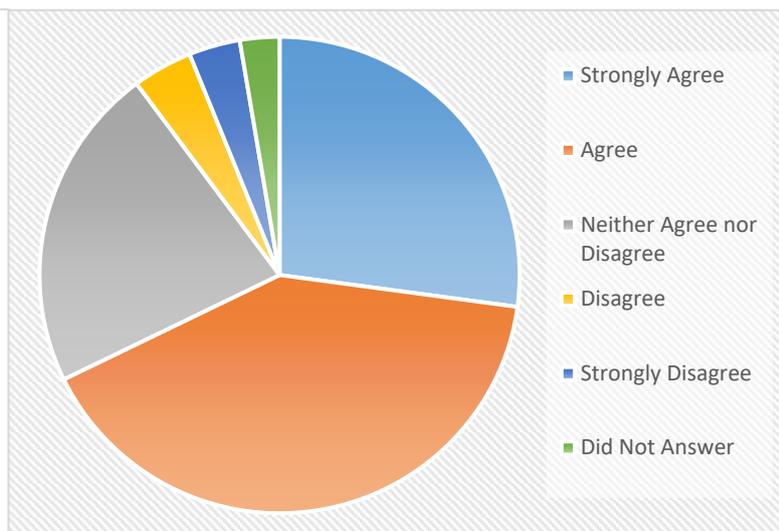
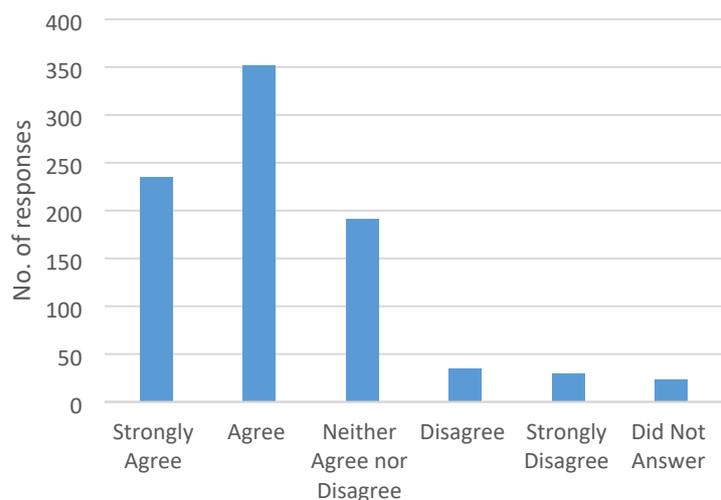
Amendment 14

Include Doncaster Council’s right to suspend the Housing Register and Allocations process to respond to an emergency situation/extraordinary circumstances.

Why are we recommending this? To be able to respond to emergency events that present overwhelming short term demand on available stock i.e. floods and the pandemic.

Q: What are your thoughts on amendment 14?

	Responses	
Strongly Agree	27.14%	235
Agree	40.65%	352
Neither Agree nor Disagree	22.06%	191
Disagree	4.04%	35
Strongly Disagree	3.46%	30
Did Not Answer	2.66%	23
Strongly Agree / Agree Total	67.79%	587
Full Total	-	866



Group	Agree / Strongly Agree	Disagree / Strongly Disagree	Net Agreement
Active DC Housing Register Applicant	59.56%	9.31%	+50.25
Social Housing Tenant	76.28%	5.53%	+70.75
Private Rented Tenant	65.19%	6.63%	+58.56
Owner Occupier	76.92%	12.09%	+64.83
Lodger	58.82%	17.65%	+41.17
Other	75.68%	10.81%	+64.87

Q: If you disagree with the proposed amendment, please explain why.

28 people responded to this question.

Issue	Mentions
People on the housing register are also in need/vulnerable	9
Households should take out insurance	3
Homeless families should come first	3
Might have family to stay with or savings for private rent/hotel	2
Team/strategy in place so this doesn't affect people on waiting list	2
Special measures must be imposed by central government	1
Should never suspend allocations	1
Possibly a hidden agenda which has not been stated	1
Use of temporary accommodation	1
Unfair	1
Depends what is labelled as an 'emergency'	1
People on Housing Register may also be affected by emergency	1
Redacted comments	1
Healthy people waste council time trying to get a home	1
Local connection priority	1

Sample Comments

"Those on the Housing Register before the emergency may also be affected by that emergency."

"Majority of the people on the housing list are awaiting properties, also for needs that aren't being met long term!"

"People still have housing needs no matter what emergency event etc."

"No, people need to be encouraged to pay for insurance."

"People who have been flooded or other emergency usually have insurance that will cover the cost of a private rental. Where this is not the case this should be looked at case by case."

"Because homeless families should ALWAYS come first, after all they may have been waiting for a long time in a hostel – there should be a fast track for potential homeless cases rather than assume they have nowhere to stay – or perhaps insist that insurance is taken out to cover such events particularly in council houses."

"Leaves people homeless through no fault of their own."

"Again it comes down to circumstance and affordability. Yes tragedies happen where some people become homeless or ill, but they can potentially have family to stay with or savings or be in a partnership where therefore they can afford private rent/hotels etc."

"There should be a team / people / a strategy in place for this without it having to effect everybody else who is desperately waiting for a house."

General Comments

Q: Is there anything you wish to add or clarify e.g. do you think we have missed something that should be added to Doncaster Council's Housing Allocations Policy? If so, please explain below.

222 people responded to this question.

Issue	Mentions
Redacted comments	47
Waiting times on Housing Register for lower bands – return to first come, first serve waiting list	21
Provide more help to those struggling to afford private rent	14
Prioritise people in the surrounding area first	12
Personal circumstances explained	11
More priority for families and single parents	8
Medical assessment wait times need sorting	6
Allow transfer to move quicker as they free up a property	6
Consider impact of ASB on local communities	6
Explain banding to applicants	6
More support and priority for mental health issues	5
Focus more on repairing empty buildings	4
Priority for poor condition of properties	4
Greater focus on tenants' safety	3
Address complaints and improve communication with applicants	2
Advertisement of more houses on website	2
Consider buying properties from people wanting to downsize	2
More support for those in temporary accommodation	2
Allow single people and couples to bid on 2 bedroom houses	2
Building of more stock required	2
More information and photos needed on adverts	2
More in depth investigation of applications	2
Questionnaire is too long	2
Keep up responsibilities to new and existing tenants	2
Provide opportunities for primary carers to relocate	2
Priority for families with disabled children	2
Focus on making rundown areas safer	1
Banding should be based on needs of all applicants (including children)	1
Implement a time limit for accepting/rejecting an offer	1
Council shouldn't assume property size needs	1
Sofa surfing classed as homeless	1
Position number shouldn't change after bidding	1
Everyone should be allowed just 1 bid per week	1
People willing to pay the rent should be allowed to choose property	1
Reconsider the terms 'reasonable offer' and 'lettable standard'	1
Priority for people being evicted	1
End short term rentals	1
Nothing wrong with the previous policy	1
Families should not be put in flats with no lifts	1
Make private landlords charge the same rent as council	1
Include a section on the application for downsizing reasons	1

Allow people to only bid on the property size they need	1
First come first serve for low demand properties	1
Make application process easier	1
Whole system is unfair	1
Priority for domestic abuse victims	1
Change process of property being passed down after a death	1
Priority for prison leavers	1
Should conduct regular inspections of properties	1
One to one support for homeless	1
Higher banding for those on discretionary housing payments	1
Allow GP involved in DV cases to flag up concerns on application	1
Advertising properties that have already been let	1
Bungalow age limit removed	1
Face to face assessment of circumstances	1
More bungalows with wet rooms	1
Allocations policy should be reviewed more often	1
Increase availability for shared ownership	1
Mutual exchanges made quicker and easier	1
Time limit of 3 months for priority bands	1
Medical priority eligible for bungalows	1
Priority for divorcees	1
Frequent update of circumstances	1
Better clarity around adapted properties available	1

Demographic Information

Age

	% of all respondents	Number
16-24	7.27%	63
25-34	19.52%	169
35-44	18.13%	157
45-54	15.94%	138
55-64	14.90%	129
65-and over	10.85%	94
Prefer Not to Say	1.04%	9
Did Not Answer	12.36%	107

Gender

	% of all respondents	Number
Male	21.02%	182
Female	63.51%	550
Prefer Not to Say	2.89%	25
Did Not Answer	12.59%	109

Q: Do you identify with the gender you were assigned at birth?

	% of all respondents	Number
Yes	80.25%	695
No	1.85%	16
Prefer Not to Say	3.93%	34
Did Not Answer	13.97%	121

Sexual Orientation

	% of all respondents	Number
Bisexual	3.81%	33
Gay	0.69%	6
Heterosexual	65.82%	570
Lesbian	0.46%	4
Other	1.27%	11
Prefer Not to Say	12.36%	107
Did Not Answer	15.59%	135

Disability

Q: Do you consider yourself to be disabled as set out in the Equality Act, 2010?

	% of all respondents	Number
Yes	21.59%	187
No	56.58%	490
Prefer Not to Say	8.20%	71
Did Not Answer	13.63%	118

Religion

	% of all respondents	Number
Christian	31.76%	275
Catholic	7.74%	67
Buddhist	0.46%	4
Jewish	0.12%	1
Muslim	1.96%	17
Hindu	0.00%	0
Sikh	0.00%	0
No Religion or Atheist	32.45%	281
Other	2.08%	18
Prefer not to say	9.35%	81
Did Not Answer	14.09%	122

Ethnic Group

	% of all respondents	Number
White British	71.48%	619
White Irish	0.35%	3
Gypsy/Irish traveller	0.23%	2
Any other white background	6.35%	55
Arab	0.00%	0
Asian/Asian British – Chinese	0.12%	1
Asian/Asian British - Bangladeshi	0.00%	0
Asian/Asian British – Pakistani	0.12%	1
Asian/Asian British - Indian	0.00%	0
Any other Asian background	0.69%	6
Black/Black British – African	1.15%	10
Black/Black British Caribbean	0.35%	3
Any other black background	0.23%	2
Mixed ethnic background – White and Asian	0.69%	6
Mixed ethnic background – White and Black African	0.12%	1

Mixed ethnic background – White and Black Caribbean	0.46%	4
Any other mixed background	0.23%	2
Any other ethnic group	0.23%	2
Prefer not to say	3.58%	31
Did Not Answer	13.74%	119

Language

	% of all respondents	Number
Czech	0.12%	1
English	77.02%	667
Farsi	0.12%	1
Kurdish Sorani	0.92%	8
Latvian	0.23%	2
Lithuanian	0.35%	3
Polish	2.19%	19
Portuguese	0.12%	1
Russian	0.12%	1
Urdu	0.12%	1
Other	0.58%	5
Prefer not to say	3.35%	29
Did Not Answer	14.78%	128