

Appendix 3 - Information from stockholding authorities:

Allocation Policies	Epping	Basildon	Brentwood	Castle Point	Colchester	Harlow	Tendring
How many years does an applicant need to be resident in your District in order to qualify to join your Housing Register?	3 years (exceptions and conditions apply)	7 years (exceptions and conditions apply)	Continuously for 6 out of last 12 months, or 3 out of 5 years or family connections for last five years	Resident in district for last 12 months and 3 out of the last 5 years. Considered if strong family connection to area (at least 5 years) or have permanent work in borough of at least 16 hours per week	Applicants need to show they currently reside in borough, or are in permanent paid work within borough or have a close relative who has lived in the area for at least 5 years	Applicant, or close relative, has lived in area for a minimum of 5 years, or has permanent work in district for 12 months or more of at least 24 hours a week.	3 years
Do you have any exceptions to your Residency Criteria?	<ul style="list-style-type: none"> ➤ Those who meet armed forces criteria ➤ Have moved away from area less than 3 years ago but lived in area for 3 or more years previously. 	<ul style="list-style-type: none"> ➤ Those who meet armed forces criteria 	<ul style="list-style-type: none"> ➤ Applicants of pensionable age with family members in need of support within borough ➤ Members of witness protection endorsed by police ➤ Those who meet armed forces criteria 	<ul style="list-style-type: none"> ➤ Those with family members in need of support within borough ➤ Members of witness protection endorsed by police ➤ Those who meet armed forces criteria 	<ul style="list-style-type: none"> ➤ Those who meet armed forces criteria 	<ul style="list-style-type: none"> ➤ Existing social housing tenants ➤ Those who meet armed forces criteria ➤ Applicant has no safe connection in other areas due to violence or special medical support needs 	<ul style="list-style-type: none"> ➤ Those who meet armed forces criteria ➤ Former residents who had been living in specialist accommodation not available in district.
What incentives do you have for existing tenants who downsize accommodation?	<ul style="list-style-type: none"> ➤ £500 for each room released plus removal expenses up a limit of £2,000. ➤ Help is also offered with organising move. <p>Conditions apply.</p>	<ul style="list-style-type: none"> ➤ £1,500 to move from 3,4 or 5 bed to a 1 bed ➤ £1,000 for move from 2 bed to 1 bed 	No details available	<ul style="list-style-type: none"> ➤ 1 bed flat to bedsit – £2,000, ➤ 1 bed bungalow /house to 1 bed flat - £1,500, ➤ 2 bed house to 1 bed house or 3 bed house to 2 bed house - £1,000 	<ul style="list-style-type: none"> ➤ £500 for downsizing by one bedroom, and up to £1,500 for downsizing by two or more bedrooms. 	<ul style="list-style-type: none"> ➤ £1,000 for one bedroom, £1,500 for two, £2,000 for three £2,500 for four ➤ Additional £1,000 is paid if a tenant moves from a house/bungalow to a maisonette/flat. ➤ All tenants receive removal costs. 	<ul style="list-style-type: none"> ➤ 3 bedrooms moving to 1 bedroom up to £1,000 ➤ 3 bedrooms moving to 2 bedrooms up to £750

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What penalties are in place for refusal of offers?	➤ Any applicant (except existing downsizing tenants) who refuses two reasonable offers within any three month period will have their application deferred for 6 months.	➤ Those who refuse their final offer, or fail to bid during 8 consecutive cycles will be suspended from the register for 1 year.	➤ Refusal of two reasonable offers within 12 month period could lead to application being deferred for 12 months (conditions apply)	➤ After refusal of two offers, applicant will be interviewed. ➤ Unreasonable refusals may result in 12 month suspension from register or a change in banding.	➤ No penalties	➤ One refusal without penalty; applicants refusing a second time may be moved down a band for a period of 6 months.	➤ If two reasonable offers are refused, no further offers will be made for a period of 12 months. If a third and final offer is refused, the applicant will be removed from the housing register.
What financial limits are set on savings, assets and income?	➤ Applicants have total household savings, equity or 3 times income(s) of £200,000 or more for 1 bed accommodation, £275,000 for 2 bed.		➤ Applicants not allowed to join if they have savings over £16,000, or combined assets (income, savings etc.) totalling £60,000 or more.		➤ Significant assets	➤ Single or joint applicants have savings, equity or income of £50,000 or more. ➤ Non-dependent children's incomes do not form part of assessment.	➤ Applications dealt with on own merits, dependent on need ➤ A base figure of £16,000 of assets has been set, but is subject to circumstances.
What financial limits are set on savings, assets and income?	Applicant(s) have total household savings, equity or 3 times income(s) of £200,000 or more for 1 bed accommodation, £275,000 for 2 bed.	➤ Allowed savings up to £16,000 and/or total household income, including non-dependent children, of £50,000. ➤ Applicants aged 55 or over, with total assets less than £250,000 allowed to apply for sheltered housing, but placed in lowest band.	➤ Applicants not allowed to join if they have savings over £16,000, or combined assets (income, savings etc.) totalling £60,000 or more.	➤ Can apply if they have savings and/or equity of less than £16,000. ➤ Level of income is assessed case by case, subject to status and need. ➤ Background financial checks are carried out regarding previous financial status and disposal of assets etc.	➤ Reduced preference for applicant with "significant financial resources", which would enable them to secure alternative accommodation at market rent.	➤ Single or joint applicants have savings, equity or income of £50,000 or more. ➤ Non-dependent children's incomes do not form part of assessment.	➤ Applications dealt with on own merits, dependent on need. ➤ A base figure of £16,000 of assets has been set, but is subject to circumstances.

Information from non-stockholding authorities:

Broxbourne	East Hertfordshire
<ul style="list-style-type: none"> ➤ 5 year residency ➤ Up to £750 to downsize ➤ No Flexible Tenancy Scheme 	<ul style="list-style-type: none"> ➤ 12 months residency (additional points given for other local connections) ➤ Up to £1,000 to downsize ➤ The two main housing associations offer 5 year flexible tenancies

Tenancy Policy Report

Flexible Tenancy Policies	Epping	Basildon	Brentwood	Castle Point	Colchester	Harlow	Tendring
Do you have a Flexible Tenancy Scheme?	Yes	Yes (September 2014 onwards)	Yes	Yes	No	No	Yes
If yes, what properties are let on Flexible Tenancies?	Properties with 3 or more bedrooms	All property types except sheltered housing and those transferring from existing secure tenancies	All property types except sheltered accommodation or special needs housing to meet long term need	All property types included in scheme.	n/a	n/a	All except sheltered, or where there is a long term need for supported accommodation.
What is the period of the Flexible Tenancy?	10 years, inclusive of 12 month introductory period (conditions apply).	5 years	5 year fixed term, including 12 month introductory period,	2, 5 or 10 year fixed term including introductory period for tenancy management purposes. Secure tenancies available to most new or existing tenants	n/a	n/a	5 years, inclusive of introductory period. Fixed terms of 2 to 5 years may be offered in certain circumstances.