

Changes to the rules of Property Pool Plus - Information



Social Housing used to be called Council Housing. Most councils do not own houses now, they work with housing associations who have properties that people can rent.



The council needs a way to match people to the homes available. They need to follow the laws and rules about how to do this.



Property Pool Plus is a system that matches people with Social Housing.



This survey is about the ideas the council has about making **changes to how people get social housing.**

Anyone who is interested can take part and give their ideas.

Changes to the rules of Property Pool Plus - Ideas



Property Pool Plus is used by councils in the Liverpool City Region area.

They are all asking the people who live in their areas questions about the changes they would like to make.



We will be asking people their ideas between:

**18 November 2020 to
10 February 2021.**



If you reply from an organisation, we will ask for some extra information about where you work.

You do not need to give us this extra information if you do not work for an organisation.

Changes to the rules of Property Pool Plus - Information



We use Property Pool Plus to match homes with the people who need them.

We want to make changes to how Property Pool Plus matches people to homes. This is called allocating.

We want to know what you think about our ideas.

Why are we consulting?

Anyone can apply for social housing and if they meet the criteria they go on a list. Criteria means the rules that say who is allowed to get a home through social housing.



Social housing is owned by Housing Associations like Riverside, One Vision or Torus.



Homes are offered to people on the waiting list when they are empty.

There are laws and rules about what homes are offered to what people.



The council has a way to decide who gets a certain property. They do this by looking at the people's situation and the type of property available.

We would like your ideas about the changes we would like to make.

Changes to the rules of Property Pool Plus - Information



The way people are chosen for properties looks at 4 different things.



1. If they are in the right personal situation to have social housing. The rules say who can and cannot use it called the **criteria**.
2. How much **choice** is given to the person depending on their situation.
3. What **groups of people** should be given priority. Priority means they go before other people on the list. What situation the person is in and if they have reasons to be **priority**.



This survey will ask some questions about how people are chosen for housing that is available.

We have some ideas about some changes we can make. We want to know what you think.



There is lots of information. You can ask someone to help you.

There are also more detailed rules on the council's website.

Changes to the rules of Property Pool Plus - Ideas

Which is your local authority area?



Halton



Knowsley



Liverpool



Sefton



Wirral

The contact details of all councils in the Liverpool City Region area are at the end of this questionnaire.

This includes:



Email address



Post address



Phone number

You can use these to send us your ideas.

Changes to the rules of Property Pool Plus - Ideas



I am a person

Don't fill in the details below

I am from an organisation

Please fill in details below:

Your Name	
Organisation name	
Email address	
Telephone	
Address	



1. Who cannot go on the list for social housing

The council wants to say **no** to people who:

- Are guilty of unacceptable behaviour when they rented a property
- People who owe money to landlords
- People who have been told to leave a property for breaking the rules of them renting
- People who have no connections to their local authority for the last 2 years



Changes to the rules of Property Pool Plus - Ideas



The council wants to say **no** to people who (*continued*):

- Anyone who already owns a house
- People who have money or can sell something worth more than £16,000



There are times when some of these reasons would not be used. This could be if a person is a victim of domestic violence or they work or used to work for the armed services or their families.

You can see more details about these if you need to on the council's website.



Do you agree with who cannot apply for social housing?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Is there anything else you would like to tell us about who cannot go on the list for social housing?

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Changes to the rules of Property Pool Plus - Ideas



2. Choice

People will be given the chance to have some choice about the social housing that could be offered to them.

People will be able to 'bid' for up to 3 properties each time bidding opens.

People will be limited to how many times they can say no when suitable properties are offered to them.

People who are homeless cannot refuse an offer of a property.

Highest Priority Group



If the person is in the highest priority group they can say no to an offer 1 time.

Lowest Priority Group



If the person is in the lowest priority they can say no to an offer up to 3 times.

Do you agree to these ideas about offering choice?



Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Is there anything else you would like to tell us about people's choice for social housing?

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Changes to the rules of Property Pool Plus - Ideas



3. Extra Priority Reasons

The council has ideas to give people in the following situations extra priority. This means they go above other people on the waiting list. The extra priority would be for people:



- who are already homeless
- who have been made homeless through no fault of their own and have not refused help offered
- who live in overcrowded homes
- who need to move because they are seriously unwell or disabled, including those coming out of hospital and need a suitable place to live
- who are leaving the care of the council's Children's services
- who have been agreed as foster carers or adoptive parents and who need a bigger home
- whose home is being bought without their choice

Changes to the rules of Property Pool Plus - Ideas



3. Extra Priority Reasons *(continued)*:

Who are victims of:

- domestic abuse
- racial harassment
- violent hate crimes
- seeing a crime and being scared and threatened
- serious anti-social behaviour near them



Do you agree to add these reasons to why we give extra priority to people?

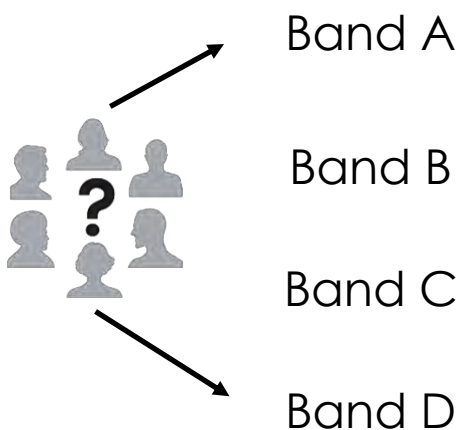
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Is there anything else you would like to tell us about which people are given extra priority?

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Changes to the rules of Property Pool Plus - Ideas



4. Priority bands

The council puts a person's application for social housing in a group called a band. This band decides where people go on the waiting list.

There are four bands. Band A will have the most priority and Band D have the least priority.



Band A - are people who have been given extra priority as they have an urgent need to move.

Band B - people who the law says have a good reason to have a priority.

This includes people:

- who are homeless
- who live in bad housing conditions like with too many people or is extremely dirty
- Who have medical or wellbeing needs including disabilities, where a change in home would be needed



Band C - people who have no urgent need to move but want to.

Band D - people who have been moved to this band because they chose to not bid for or refused offers of suitable accommodation.



Changes to the rules of Property Pool Plus - Ideas



4. Priority bands (continued):

When two or more people bid for the same property and they are in the same band - only one can be chosen.

The council will look at:

- When they were given the band they have
- If they are making a community contribution such as being in employment, training, education or volunteering or serving in the armed or reserve forces
- If they work or have close family in the local authority area



Do you agree with using bands to put people in priority order for social housing?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Is there anything else you would like to tell us about property bands?

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Changes to the rules of Property Pool Plus - Ideas



Thank you for giving us your ideas.
They are really useful to us.

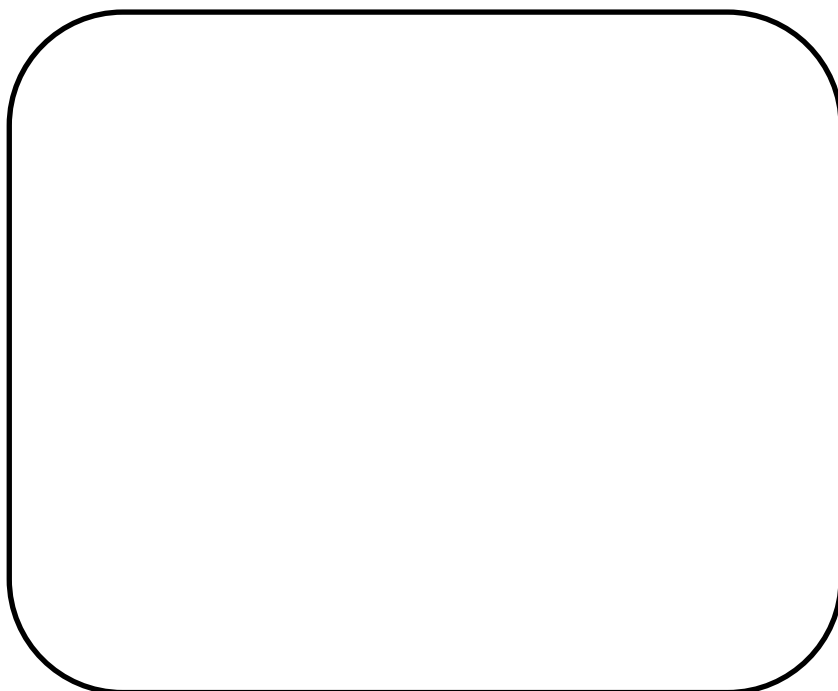
We will be asking lots of people and groups for their ideas.

The council has laws it must follow about sharing information when people ask to see it. This law is called freedom of information.



Information we are given in this consultation may be shared under these rules.

If you do not want us to share your ideas, please let us know and the reasons why.





Any personal information will not be shared this is a law we follow too.



If you are not happy with how this survey works you can contact us by telephone or by email.



The next pages have details about how to contact us.



This is different depending where you live In the Liverpool City Region.



Do you have any other comments about the ideas the council has about making changes for how people get social housing?

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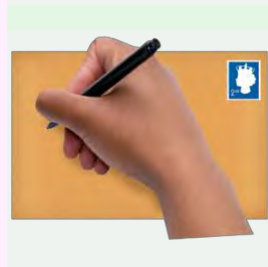


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