

EastendHomes

Overcrowding Reduction Initiative

1. Background / Objective

- 1.1 EastendHomes is a member of the Tower Hamlets Common Housing Register Partnership and is committed to the principle of choice-based lettings. Our properties are let in keeping with the partnership's Allocations Scheme.
- 1.2 The Allocations Scheme permits providers to adopt local lettings schemes for a proportion of lets. The purposes for these can include to encourage residents to develop lasting connections with the area; to help sustain a community; and to reduce overcrowding. Since 2008 EastendHomes has operated an Overcrowding Reduction Initiative (ORI).
- 1.3 This Overcrowding Reduction Initiative aims to ensure that all overcrowded EastendHomes transfer applicants receive one offer of appropriately sized accommodation.

2. Transfer applicants included in the ORI

- 2.1 Transfer applicants are included for consideration for an offer under the ORI on the basis of being overcrowded and having been registered for a transfer on the Common Housing Register without having received an offer of appropriately-sized accommodation.
- 2.2 The list of current eligible applicants for the ORI is derived from the EastendHomes households registered for a transfer who are overcrowded. This includes those applicants in Band 2 (overcrowded) as well as those in a higher band due to medical or accessibility needs who are also overcrowded.
- 2.3 Only households who are registered for a transfer with the Common Housing Register will be eligible for an offer under the ORI. For the avoidance of doubt, no offer will be made to a household, even where overcrowding is present, if they are not also registered for a transfer with the Common Housing Register.

3. Operation of the ORI

- 3.1 Properties which become available for letting within EastendHomes' estates will be selected for possible inclusion in the ORI at the discretion of the Lettings Manager.
- 3.2 Identified properties will be advertised through the Common Housing Register with an indication that preference will be given to existing EastendHomes tenants. From the shortlist generated by those bidding for that property in the bidding cycle, applicants will be selected for an offer under the ORI in band/group order and by date (earliest date of registering for a transfer).
- 3.3 Offers will be withdrawn where rent accounts are not clear and/or a Notice of Seeking Possession has been served for any other reason, and is still in effect.

- 3.4 An allocated property may be in any of the estates managed by EastendHomes, and offers will be made irrespective of property type (house/flat), area, or floor level (except where medical requirements apply). However, offers will where possible have regard to the applicants' expressed area of preference, and will reflect an applicant's choice to bid for that property.
- 3.5 Any offers will, in cases where a medical assessment has taken place and advised that requirements such as floor level or property category apply, be of a suitable property meeting identified medical needs.
- 3.6 Inclusion on the ORI means that an applicant will qualify for **one** offer of suitable accommodation as per the terms of this document. The first offer or any other offer made to the applicant through the Common Housing Register will count as the one and only offer under the ORI and unreasonable refusal of such an offer will mean that **no further offers** under the ORI will be made.
- 3.7 The resulting vacant property arising from a successful rehousing under the ORI will be allocated under the Common Housing Register. The effect will be that there is **no net reduction** in the number of properties made available for allocation to all applicants registered with the Common Housing Register.

4. Control Measures and Reporting

- 4.1 EastendHomes will ensure that the operation of the ORI does not compromise its ability to support the allocation of properties to statutorily homeless applicants in support of the objectives of the Common Housing Register Partnership.
- 4.2 The breakdown of property allocations made in a period, including allocations made under the ORI, will be periodically reported as part of the Key Performance Indicator information presented to the Service Review Committee.