

## **REPORT TO EXECUTIVE**

Date of Meeting: 23<sup>rd</sup> September 2025

## **REPORT TO COUNCIL**

Date of Meeting: 14<sup>th</sup> October 2025

Report of: Strategic Director for People

Title: Housing Allocations Policy 2025-2030

### **Is this a Key Decision?**

No

### **Is this an Executive or Council Function?**

Council

#### **1. What is the report about?**

1.1 The report summarises the new Housing Allocations Policy 2025-2030. It is proposed that the revised Policy be adopted and implemented. A copy of the Policy document is appended.

#### **2. Recommendations:**

2.1 That Executive recommends that Council approve the adoption of the new Housing Allocations Policy for the period 2025-2030.

#### **3. Reasons for the recommendation:**

3.1 The Council is required by the Regulator of Social Housing to provide a housing specific Allocations Policy which contains details of how lettings to our housing stock will be made showing permitted exceptions to Devon Home Choice (DHC) policy (appended)<sub>2</sub>

#### **4. What are the resource implications including non-financial resources**

4.1 The operational elements contained in this policy will be undertaken by existing staff, there are no proposals to increase the number of staff nor the financial resources dedicated to this.

#### **5. Section 151 Officer comments:**

5.1 There are no financial implications contained in this report.

#### **6. What are the legal aspects?**

6.1 In accordance with Part 6 of the Housing Act 1996, every authority must have an allocation scheme stating how it allocates social housing. Local authorities must 'have regard to' guidance issued under section 169 of the Act. Members will note that the policy confirms that legislation and statutory guidance has been considered in order to prepare the policy.

## **7. Monitoring Officer's comments:**

7.1 Members will note the legal aspects above. The Monitoring Officer has no additional comments.

## **8. Report details:**

8.1 The policy aims to offer applicants a choice of accommodation while ensuring fair access to social housing amidst high demand and limited supply, prioritising those with the greatest housing need.

8.2 The policy addresses local issues outside the scope of the DHC policy and sets out exceptions including the allocation of homes through Local Letting Plans or to prioritise certain groups for specific properties or for Direct Matches and Management Moves; the latter are for urgent needs, protection of the public, and specific support requirements. These Direct Moves require the approval of the Head of Service-Housing.

8.3 The policy details the application process for DHC and outlines the verification checks to confirm housing circumstances and describes the 'banding' given for each application as an indication of housing need.

8.4 The policy sets out about how the properties from the ten registered providers who are partners in DHC are advertised including those designated for older persons or those needing adaptations, which are advertised with preference to the relevant applicants. It states that although people can choose to bid on any home that is advertised on DHC, but they will only be offered the property if it is suitable for their needs.

8.5 Following the introduction of the Tenancy Policy in 2024, new tenants are typically offered an Introductory Tenancy for 12 months, while existing tenants may receive a Secure Tenancy.

## **9. How does the decision contribute to the Council's Corporate Plan?**

9.1 Under the priority area of Homes, one of the intended outcomes is:

*'The number of people on the social housing waiting list will reduce.'*

As part of the operation of a Well Run Council

*'Delivery of cost effective and accessible customer focused services'*

## **10. What risks are there and how can they be reduced?**

10.1 There is a risk in not having this policy in place if we are challenged about allocating one of our Council owned homes outside of Devon Home Choice without a policy decision to back this up.

In addition, the Regulator of Social Housing will examine all our policies as part of their inspection regime, not having one in place could cause the service to be awarded a lower grade.

## **11. Equality Act 2010 (The Act)**

11.1 Under the Act's Public Sector Equalities Duty, decision makers are required to consider the need to:

- eliminate discrimination, harassment, victimisation and any other prohibited conduct;
- advance equality by encouraging participation, removing disadvantage, taking account of disabilities and meeting people's needs; and
- foster good relations between people by tackling prejudice and promoting understanding.

11.2 In order to comply with the general duty authorities must assess the impact on equality of decisions, policies and practices. These duties do not prevent the authority from reducing services where necessary, but they offer a way of developing proposals that consider the impacts on all members of the community.

11.3 In making decisions the authority must take into account the potential impact of that decision in relation to age, disability, race/ethnicity (includes Gypsies and Travellers), sex, gender identity, religion and belief, sexual orientation, pregnant women and new and breastfeeding mothers, marriage and civil partnership status in coming to a decision.

11.4 In recommending this proposal potential impact has been identified on people with protected characteristics as determined by the Act and an Equalities Impact Assessment has been included in the background papers for Member's attention.

## **12. Carbon Footprint (Environmental) Implications:**

12.1 There are no direct carbon/environmental impacts arising from the recommendations.

## **13. Are there any other options?**

13.1 There are no alternatives to the adoption of this policy as it falls under the jurisdiction of the Tenancy Standard, part of the Regulator of Social Housing's (RSH) consumer standards, which ensures social housing tenants have safe, secure, and well-maintained homes, with clear communication and good service from their landlord. 1

**Strategic Director People and Communities Jo Yelland**

**Author: Lawrence Blake**

## **Local Government (Access to Information) Act 1972 (as amended)**

Background papers used in compiling this report:-

1. [April 2024 - Tenancy Standard FINAL.pdf](#)
2. [Devon Home Choice Policy v13.1 April 2025.pdf](#)

Contact for enquires:  
Democratic Services (Committees)  
Room 4.36  
01392 265275