

**OPERATIONAL BOARD  
25 FEBRUARY 2021**

# **ITEM A4**

## **AMENDMENT TO CROWDING AND SPACE HAZARDS POLICY**

Report of the Head of Housing Management

### **1. SUMMARY**

- 1.1 This report asks the Operational Board to consider a minor amendment to the Crowding and Space Hazards policy which brings it in line with the updated Allocations policy.

### **2. RECOMMENDATION(S)**

- 2.1 To approve an amendment to the policy that Derby Homes will make two rather than three offers of accommodation to families affected by the Crowding and Space Hazards policy.

### **3. REASON(S) FOR RECOMMENDATION**

- 3.1 To ensure that there is a fair and consistent approach to tenancy management and allocations across Derby Homes

### **4. MATTER(S) FOR CONSIDERATION**

- 4.1 The Crowding and Space Hazards Policy was agreed by the Operational Board in June 2019 (appendix 1). It is not due for a full review until June 2022.
- 4.2 For families assessed as eligible under the terms of the current policy, Derby Homes will make three offers of accommodation. We want to reduce this to two offers of accommodation to bring it in line with the updated Allocations policy.
- 4.3 The updated Allocations policy was approved by Derby City Council at Cabinet in September following 18 months of development and consultation. Matt Palmer, Head of Housing Options and Homelessness, provided an update to the Operational Board in his Head of Service update in December 2020.
- 4.4 Point 20.3 of the new Allocations policy states "If you are registered on Derby Homefinder and unreasonably refuse two offers of housing from Derby Homefinder, your housing application will be closed."
- 4.5 With regards to those applicants who we are managing as a result of the Crowding and Space Hazards policy, if we reduce the offer to two and the offers are refused this will not mean the Derby Homefinder application will be closed.

- 4.6 However, where Derby Homes can demonstrate that we have worked with families who are severely overcrowded to improve their circumstances by making two offers of more suitable accommodation the crowding and space hazard duty may end.
- 4.7 Derby Homes does not have the power to force people to accept an offer of accommodation even when the move could improve crowding and space hazards. If a family chooses not to accept the two offers and the crowding and space hazard duty ends but the family still want to move, they will have to source alternative accommodation through the traditional routes open to them.

## **5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS**

- 5.1 There are no financial implications that have not previously been considered.

## **6. OTHER OPTIONS CONSIDERED**

- 6.1 No other options considered.

## **7. LEGAL AND CONFIDENTIALITY IMPLICATIONS**

- 7.1 None identified

## **8. COUNCIL IMPLICATIONS**

- 8.1 This policy does not require ratification from the Council. However, there is an expectation that Derby Homes aligns its policies with the Council's policies in order to provide a fair and consistent approach.

## **9. RISK**

- 9.1 There is a risk that by not amending this policy that Derby Homes could be accused of treating people more favourably.

The areas listed below have no implications directly arising from this report:

Consultation  
Personnel  
Environmental  
Equalities Impact Assessment  
Health & Safety  
Policy Review

For more information please contact:

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Background information: None  
List of appendices: None

This report has been approved by the following

Managing Director	Maria Murphy	15.02.21
Finance Director/Derby Homes Accountant	Michael Kirk	27.01.21
Company Solicitor	Taran Lalria	
Head of Service	Lorraine Testro	26.01.21