

Housing Nominations Policy Update

The Watford Borough Council's new Housing Nominations Policy will be implemented from 24th August 2015. From this date, existing applicants on the housing register will be required to re-register and will be re-assessed under the new policy. New applications will not be accepted on to the register until the re-registration process is completed.

Background Information

On 13th October 2014, Cabinet approved the new Watford Borough Council Housing Nomination Policy. The changes will enable the Council to

- Support the eligible residents of Watford
- Manage resources more efficiently and invest in more effective housing solutions
- Bring Watford's nomination policy in to line with the other local authorities and the Localism Act of 2012
- Provide clear and realistic assessment and hence managing the expectations of the eligible housing applicants.

Key Changes

Local Connection-

- Restricted to only residence.
- Eligible applicants will be current residents and have been resident in Watford for a period of 5 out of the last 6 years prior to application.
- Limited exceptions include care leavers originally from Watford, members of the armed forces and qualifying transfer applicants

Band E

- Restricted to elderly applicants; 60+
- Eligible transfer applicants in social housing.

Existing homeowners will now be excluded.

No preferential banding for homeless applicants.

- Existing accepted homeless applicants will retain their current band
- Eligible applicants applying after the implementation date will be placed in Band C after acceptance
- Ineligible applicants will be excluded but offered support in the private rented sector

Impact

- Approximately 6000 applicants are on the register of which approximately 4000 applicants may not be eligible due to the changes in policy
- In the recent years, Watford has re-housed less than 10% of the total applicants seeking re-housing.
- The probability of the larger number receiving assistance is very low.