



# Affordable Rent Allocations Policy

Perran Housing LLP

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PART OF THE  
TREVETH GROUP  
A CORNWALL COUNCIL  
OWNED PARTNERSHIP

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## Perran Housing LLP: Affordable Rent Allocations Policy

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### 1 | Introduction

- 1.1 This policy sets out Perran Housing LLP's (Perran) approach to letting its properties to ensure that it meets its objectives, and that the social housing we provide is available to those whose needs are not met by the commercial housing market.
- 1.2 We are committed to compliance with all relevant legal and regulatory requirements when allocating housing. We seek to allocate our housing in a fair and transparent way. We are committed to working with our local authority partners and other key stakeholders to support their strategic housing objectives.
- 1.2 In letting our properties Perran will:
- Seek to create sustainable tenancies within sustainable communities
  - Consider the individual circumstances and housing needs and aspirations of our customers in order to match them to the right home
  - Ensure that there is an appeal process and that our decisions are fair and transparent
  - Support our local authority partners by contributing to their strategic housing function and supporting them with their duties to meet identified local housing needs
  - Minimise the amount of time our homes are empty
  - Prioritise applicants for social and affordable who are in the greatest housing need whilst ensuring sustainability of tenancies and the best use of housing stock

## 2 | **Legal and Regulatory responsibilities**

2.1. The Regulator for Social Housing's (the Regulator) Tenancy Standard requires that Registered Providers shall let their homes in a fair, transparent and efficient way. They shall take into account the housing needs and aspirations of customers and potential customers. They shall demonstrate how their lettings:

- make the best use of available housing
- are compatible with the purpose of the housing
- contribute to local authorities' strategic housing function and sustainable communities

There should be clear application, decision-making and appeals processes.

2.2 Legal requirements that Perran will apply to allocations and lettings are outlined in the:

- Regulators Regulatory Standards
- Housing and Regeneration Act 2008
- Equality Act 2010
- Allocation of Housing and Homelessness Regulations 2006, further amended in 2012.
- The Localism Act 2011
- The Immigration Act 2014
- The Immigration Act 2016
- General Data Protection Regulation (GDPR) (EU) 2016/679
- The Housing Act 1996

## 3 | **How Perran let homes**

3.1 Perran is a partner to the Cornwall Homechoice Scheme which is a Common Housing Register where tenants can apply for homes owned and managed by Perran housing and other partners.

3.2. The register includes a common housing needs assessment framework where all partners to the scheme agree with the prioritisation of households on the Register.

3.3. Perran commits to let its empty homes through Cornwall Homechoice, in accordance with the agreed nomination rights. Where the property is subject to nomination rights, the Council's Allocations Policy applies.

3.2 Perran maintains a number of restrictions on who can access its homes in line with our aims and purpose. Local lettings policies may also introduce

additional criteria. We will follow the guidance set out by Cornwall HomeChoice, which includes the following:

- Requirement for a 3-year connection to Cornwall
- Applicants with a household income less than £30,000 will be given priority for Perran owned homes.
- People with a household income (after tax) of £60,000 or more will not be able to apply to Homechoice.
- People with assets worth more than £50,000 will be excluded from Homechoice.

3.3 Perran will also subscribe to an internet based mutual exchange service and will provide information of the subscribed service(s) for residents to access.

#### 4 | **Making the best use of homes**

4.1. In order to make the best use of our homes Perran:

- Will aim to make use of adapted homes by giving preference to customers/households whose health/mobility will benefit from these.
- Will address under occupied and overcrowded households, where possible, by use of a system of prioritisation

#### 5 | **Grounds for Refusing an Application**

5.1. Perran will not accept an application for a tenancy from:

- Someone who does not have the Right to Rent
- People aged 16-18 years, unless they have an adult guarantor who will hold the tenancy in trust and guarantee the rent until the applicant turns 18
- People who do not have capacity to enter into a tenancy agreement unless some has the Power of Attorney to act on their behalf
- An applicant where there is reliable evidence, they, or someone in their household, has been guilty of the following in the three years prior to the application. Sources of such evidence will include but not be limited to the Police, the Courts, other landlords and the local authority:
  - Serious or persistent breaches of the terms of a current or previous tenancy

- Anti-social behaviour
- Criminal activity
- Threatening behaviour
- An applicant who is threatening or abusive to staff during the allocations process.
- People who have a support need that makes them likely to be unable to sustain a tenancy and we do not have evidence that support will be available when the tenancy starts, or there is evidence they will not engage with the support.
- People who do not meet a local connection criteria or cannot provide suitable evidence of a local connection.
- People who currently hold an Perran tenancy and are in breach of its terms.
- People who have held an Perran tenancy and have an unpaid debt. The exceptions to this are where they are moving to a smaller home because a reduction in welfare benefits has made the current home unaffordable. Current tenants must have had a clear rent account for at least three months at the time of application and are expected to clear any debt accrued since registering their application prior to an offer of rehousing.
- People who owe rent arrears to a previous landlord. Rent arrears of less than one month's rent may be considered where evidence of an acceptable repayment plan can be provided.
- People where a financial assessment shows the property is unaffordable for them.
- People who do not submit evidence sufficient to fully and properly assess their suitability for a tenancy or particular property. The onus will be on the applicant and support network to provide the evidence in the set timescales.
- Where an applicant has readily available assets i.e. cash or cash equivalents over £50,000 or an annual net income in excess of 60,000 we will carry out an assessment of their ability to purchase or privately rent a home suitable for their needs within their area of choice. Offers to applicants in this situation will need the approval of the Commercial and Financial Director.

## 6 | Appeals

- 6.1. Customers can appeal against our decision not to offer them a home, if they feel we have not taken into account all relevant information or have made the decision unfairly. Appeals must be made within 5 working days from the date of the decision not to offer letter. Perran will not hold any homes empty whilst the appeal is being considered.
- 6.2. An independent manager who was not involved in the original decision will review the appeal. Customers will be notified of the outcome in writing within 15 working days or within a mutually agreed timescale. If a customer is not satisfied with the outcome of the appeal review, they should notify us within 5 working days from the date of the appeal response letter, the case would then be reviewed in line with our Complaints Policy.

## 7 | Monitoring

- 7.1. All lettings will be monitored to ensure that Perran is delivering an efficient and effective service, that does not discriminate against any protected groups, and will offer support where needed.
  - 7.2. This policy will be reviewed every two years.
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