



2019 Lettings Policy Consultation

Frequently Asked Questions

Please find an explanation for some of the terms that have been used in the consultation questions.

1. Why are we reviewing?

- We need to make the best use of existing stock. This means effectively managing our homes which are in short supply
- We need to ensure people are living in accommodation most suitable for their housing needs
- We need to allocate homes to those people in most need
- We need to let our homes effectively and efficiently
- We need to meet new duties under the Homeless Reduction Act 2017 to prevent homelessness and to take reasonable steps to relieve homelessness for all eligible applicants

2. What is the Homelessness Reduction Act?

The Homelessness Reduction Act is a change in law to improve the help and support that local councils need to provide. If someone is homeless or at risk of becoming homeless, your local council is now likely to have a duty to help you stay in your home or find accommodation.

3. What is a reasonable offer?

North Tyneside Council is required to assess whether accommodation is suitable for each household individually, this includes:

- physical condition of the property
- property eligibility i.e. size and type of home
- social considerations relating to the applicant and their household, including risk of violence, racial or other harassment in a particular area of the borough (location)
- medical conditions / physical needs
- affordability

4. What is a duty to rehouse?

The Authority has a responsibility or a duty under government legislation known as the Homelessness Act, to provide people a suitable home, where it is found that the Authority has a duty to rehouse them under the act.

5. What is a bid?

To be considered for an available home, applicants are required to make a bid for the home. No money is involved in making a bid on an available home.

6. What is a direct offer of accommodation?

The Authority makes a reasonable offer of accommodation to an applicant on the housing register and offers it directly to the applicant.

7. What is the housing register?

This is a register of applicants who have applied for and qualify for council housing. Applicants will be given a banding so they can apply for available homes in line with the lettings policy. We have 3868 applicants on the housing register.

8. What is banding?

Banding is the way in which the council award different levels of priority, based on housing need, to applicants. There are 6 bands that an applicant could be placed into when their application has been assessed.

9. What is a transfer?

A transfer is a request made by an existing North Tyneside Council tenant to move to another North Tyneside Council home.

10. What do we mean by no recognised housing need?

This is when people are in homes that meet their current housing needs and they do not have any reason such as overcrowding or medical needs that require them to move home.

11. What is a registered housing provider?

Registered housing providers include local authority landlords and private registered providers, such as not-for-profit housing associations and for-profit organisations.