

Proposed re-wording of sub-section with paragraph 120 of the Allocations Policy 2014.

Current Policy Wording:

120. The Council reserve the right to bypass an offer of accommodation while short listing in the following circumstances:

- *A property is purpose built or significantly adapted for a person with a disability*
- *Some properties may be subject to a Local Lettings Policy and certain groups of applicants may not be eligible for a nomination. The Local Lettings Policy will be agreed between Brentwood Borough Council and the Registered Provider whose property is being advertised.*
- *Other reasons why a sensitive allocation is necessary*
- *The property is ground floor, to ensure it is occupied by an applicant with a recognised medical need for ground floor accommodation.*
- *Existing tenants, whose existing property has been specifically adapted for their needs or a member of their household, may only express an interest in suitable properties that may accommodate their medical need at no further cost to the Council.*

The property is not in accordance with the applicant's assessed medical needs

- *An applicant has pets and the property is not suitable or not permitted for pets.*
- *A nomination is refused by an RSL as would not meet their rules concerning household size, pet ownership etc.*
- *An existing tenant of Brentwood Borough Council, any other Local Authority or RSL and have breached their tenancy and therefore not eligible for an offer. This includes rent arrears of more than six months or an agreed arrears repayment arrangement has been breached, anti-social behaviour or the property is in a poor state of repair due to neglect or damage that is the tenant's responsibility.*
- *Outstanding council tax or housing benefit in relation to any property*
- *Non-payment of re-chargeable repairs*
- *Non-payment of Bed & Breakfast or temporary accommodation arrears*
- *Non-payment of any former rent arrears, service charges or any legal costs as a result of previous actions relating to any former tenancy or leasehold.*
- *Non-Payment of Removal costs*
- *Money owed from the Rent Deposit Scheme*
- *Non-payment of any loan paid by the Council in regard to any previous private tenancy*
- *Council Tenants actively seeking to buy their existing home under 'Right to buy'.*
- *A former tenant of any other local authority or RSL who has any type of outstanding debt owed*

- *The Council is satisfied that an applicant or member of the household is guilty of unacceptable behaviour, which is serious enough to make them an unsuitable tenant.*
- *An offer of a particular property, if in conjunction with the Police / Probation it is deemed necessary for such a restriction to safeguard public interest, having regard to community safety and cohesion.*

Proposed Replacement Wording

120. Any bid placed for a property on the Choice-Based Letting ('CBL') Home Option system will be 'bypassed' unless the requirements of Annex A 'Allocations: Bypassing' are met. 'Bypassing' means that the applicant will not be eligible for the allocation of a social housing property for which a bid has been placed.