

**Annual monitoring review of Basingstoke and Deane Borough
Council's Allocations Scheme 2025/2026**

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Housing Register applicants' information

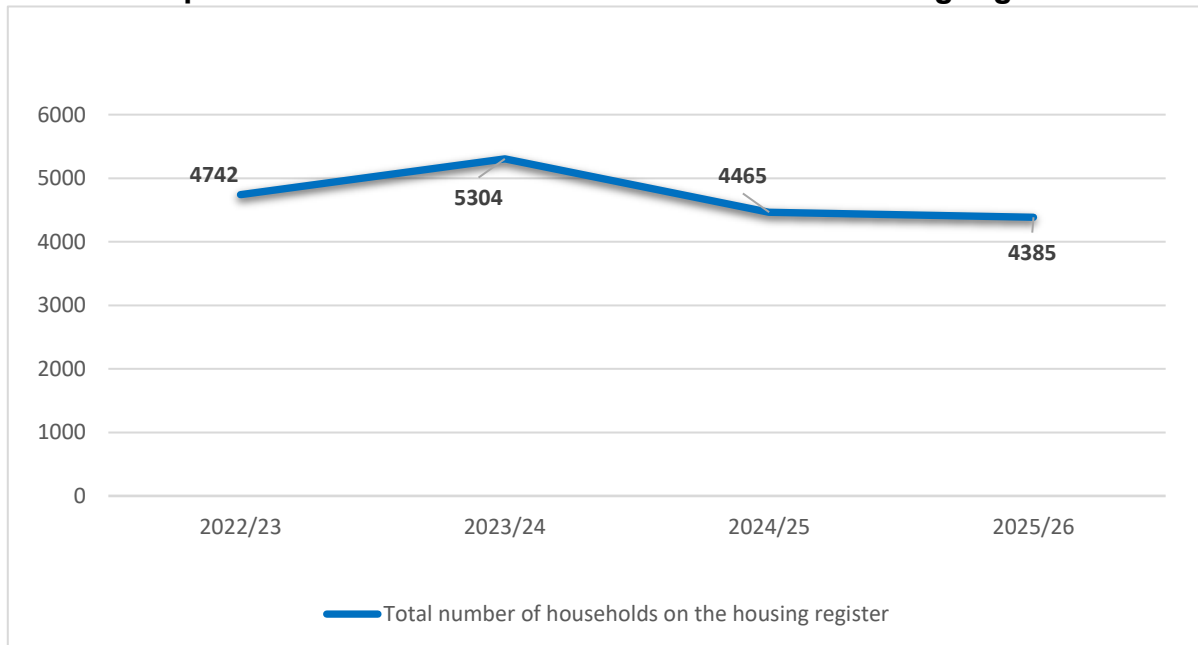
Year on Year Housing Register totals

As of 31 March 2026, there were 4385 households on the housing register. In 2024/25, there were 4465 households on the housing register, which is a decrease from last year, as shown in table 1 and graph 1 below. This is the second year there has been a decrease in the number of households registered on the housing register, despite the wider housing pressures. The housing register accurately reflects active need within the borough as households receive detailed advice and ongoing support from expert Housing Register Officers.

Table 1 – Year on Year Housing Register totals

Year End	Total numbers	% change from previous year
2025/26	4385	2% decrease
2024/25	4465	16% decrease
2023/24	5304	12% increase
2022/23	4742	17% increase

Graph 1 – Total number of households on the housing register



Breakdown of applicants on the housing register

In 2025/26, 73% of the households on the housing register were general needs applicants, which remains similar to last year. The remaining 27% are transfer applicants.

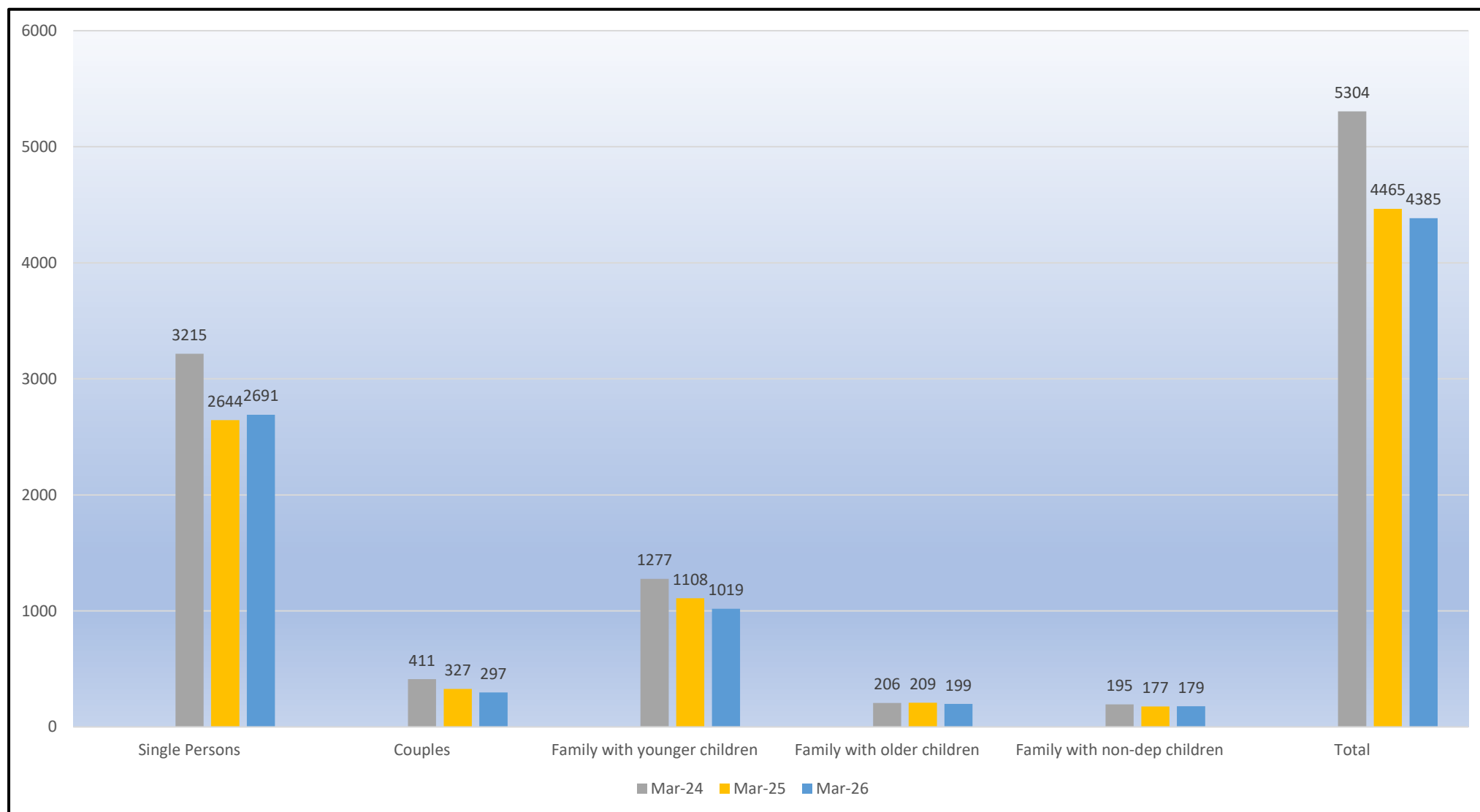
The total of single applicants on the housing register has increased from 59% in 2024/25 to 61% in 2025/26 and families with younger children have decreased from 25% in 2024/25 to 23% in 2025/26, shown in table 2(i) and (ii) and graph 2 below.

Table 2(i) - Households on the housing register in 2025/26

Totals on the housing register	Band 1	Band 2	Band 3	Total	Total %
Single persons	40	2606	45	2691	61%
Couples	13	285	0	297	7%
Family with younger children	9	1003	7	1019	23%
Family with older children	2	195	2	199	5%
Family with non-dependent children	4	174	1	179	4%
Total	68	4262	55	4385	

Table 2(ii) - Households on the housing register in 2024/25

Totals on the housing register	Band 1	Band 2	Band 3	Total	Total %
Single persons	35	2561	48	2644	59%
Couples	12	315	0	327	7%
Family with younger children	2	1097	9	1108	25%
Family with older children	3	202	4	209	5%
Family with non-dependent children	3	174	0	177	4%
Total	55	4349	61	4465	

Graph 2 – Numbers on the housing register by household type

Single applicants

The largest group of households on the housing register remains single applicants, comprising 61% of all household types. This is a 2% increase from last year. 70% of all general needs (non-transfer) single applicants on the housing register are aged under 35, which is an 8% increase from last year.

Table 3(i) – Age ranges of single person households on the housing register in 2025/26

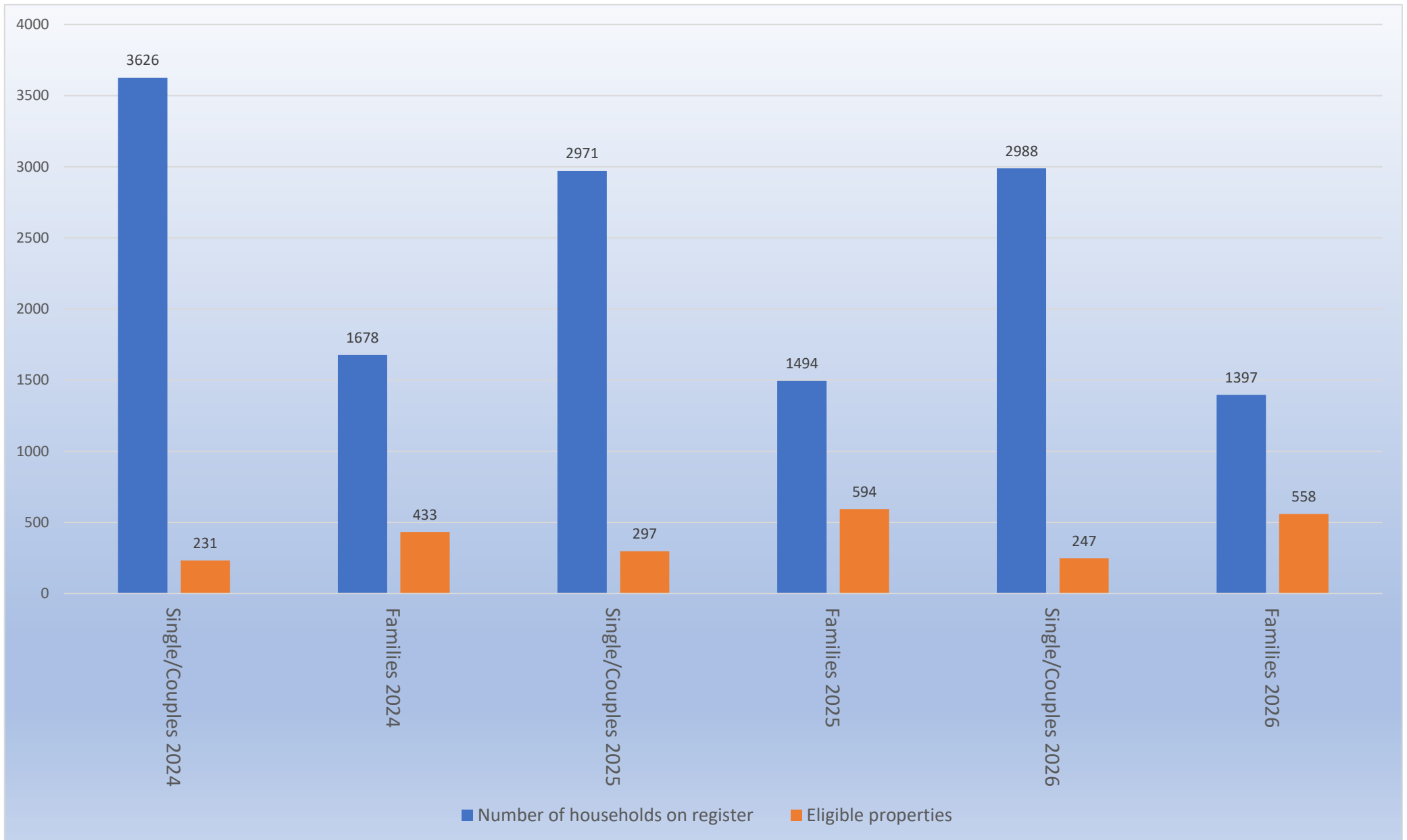
Age range	General Needs	Transfers	Totals	% of all totals
16-19	281	0	281	10%
20-24	655	5	660	25%
25-34	721	29	750	28%
35-54	482	76	558	21%
55+	244	198	442	16%
Totals	2383	308	2691	

Table 3(ii) – Age ranges of single person households on the housing register in 2024/25

Age range	General Needs	Transfers	Totals	% of all totals
16-19	288	0	288	11%
20-24	645	4	649	24%
25-34	702	29	731	28%
35-54	467	70	537	20%
55+	275	164	439	17%
Totals	2377	267	2644	

There were 465 larger households with an over 16-year-old non-dependent within their household. Intensive work was undertaken with these larger households to support the non-dependants to apply to the housing register in their own name, whilst also addressing their long-term future housing plans. Some households no longer required a move, and some households were moved into Band 1 because they were under-occupying by 2 bedrooms. There was positive feedback from households, as they welcomed the dedicated assistance.

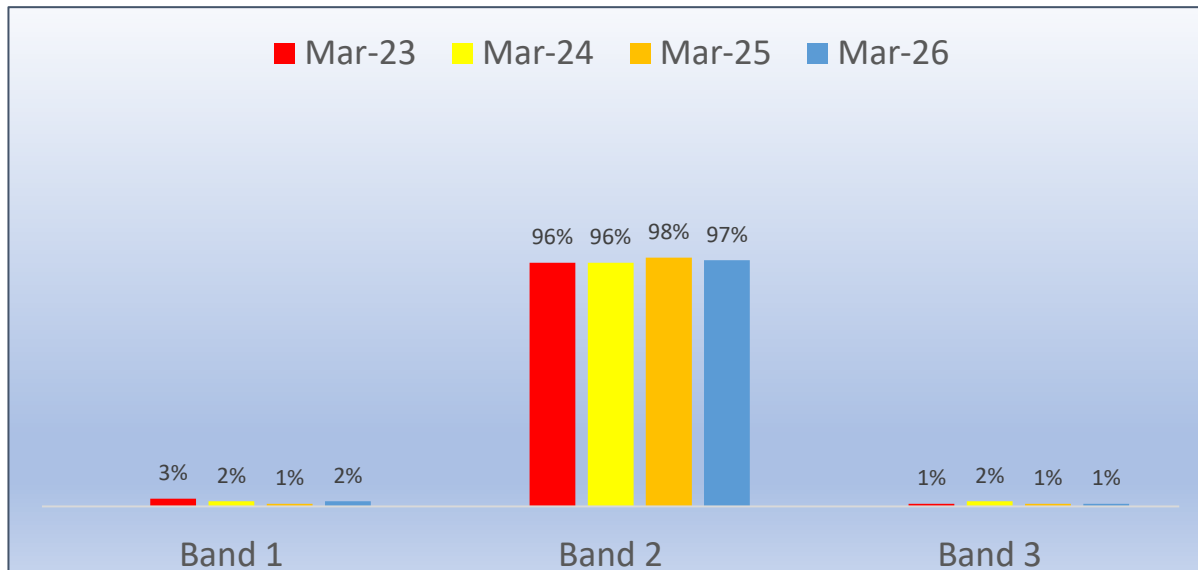
The number of single person/couple applications compared to properties becoming available continues to far outweigh supply to a significantly greater extent than for families. In 2025/26 the ratio of single person/couple applicants to properties were 12:1. The ratio has increased since last year, as last year the ratio was 10:1. The ratio of families to properties were 3:1, which remains the same as last year.

Graph 3 – household by type : vacancies

How are applications prioritised for vacancies?

To qualify to join the housing register, all applicants must have an assessed housing need. Applicants are then categorised into three bands and prioritised according to the date of their application (i.e. how long they have been waiting). The distribution of applicants by band has always remained similar as demonstrated in graph 4 below.

Graph 4 – breakdown of applicants by band



Band 1 Applicants:

Applicants in Band 1 are those with a critical/urgent need to move as well as transfer applicants under occupying a unit of social housing by two or more bedrooms. There has been a 24% increase in the number of households in Band 1, since last year, as shown in table 4 below.

Of the 68 applicants in Band 1, 51 are transfer applicants under occupying their current accommodation by two or more bedrooms. Households who are on the register for this reason tend to be more selective with the bids that they place, although the number of applicants moving remains the same as last year.

Table 4 - Households in Band 1

Year	Total number of Band 1 applicants	Total number of applicants under occupying by 2 or more bedrooms who moved
2025/26	68	21
2024/25	55	21
2023/24	124	12

Band 2 Applicants:

The vast majority (97%) of all applicants are placed in Band 2.

Band 3 Applicants:

As of 31 March 2026, there were 56 applicants in Band 3, equating to approximately 1% of the total number of applicants on the housing register. This is also an 8% decrease since last year.

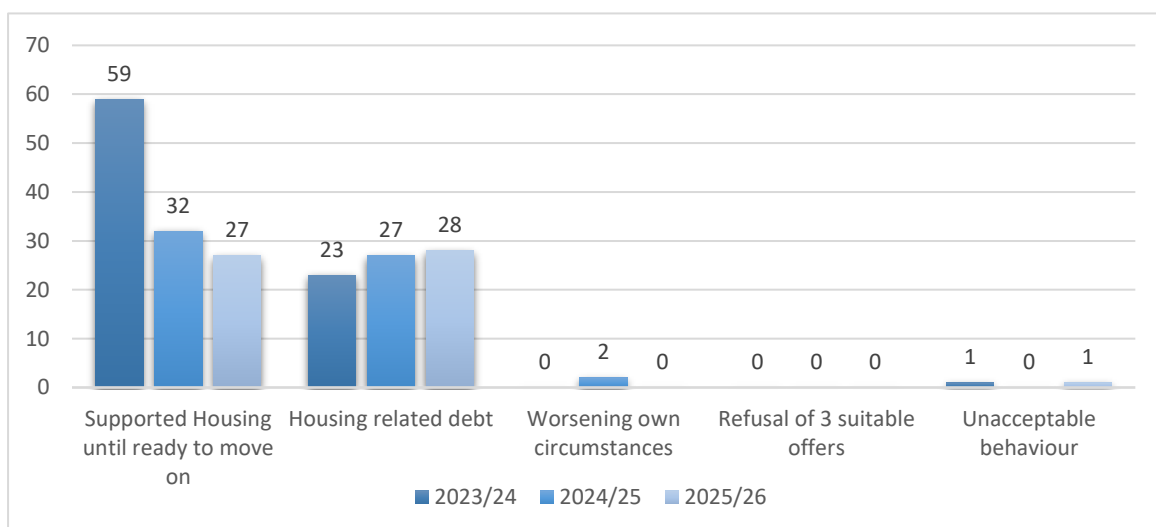
Table 5(i) - Households in Band 3

Year	Total number of Band 3 applicants
2025/26	56
2024/25	61
2023/24	85

Band 3 applicants are in housing need but have reduced priority for one or more of the following reasons (shown in graph 5):

- Having housing related debts or unacceptable behaviour
- Deliberately worsening their housing circumstances
- They have refused three reasonable offers
- They are in supported housing and not ready for a move to independent accommodation

It is still the case that no applicants have had their priority reduced due to refusing three suitable offers of accommodation.

Graph 5 – Breakdown of applicants in Band 3

All the applicants owing housing related debts are supported to arrange a payment plan and are referred to appropriate support services to enable them to move into Band 2. The breakdown of those applicants in Band 3 with housing related debt is as follows:

Table 5(ii) – breakdown of applicants in Band 3 with housing related debt

	2025/26	2024/25	2023/24
Evicted from social housing	7	7	19
Evicted from private rented accommodation	2	0	0
Current rent arrears	12	5	0
Former tenancy arrears including with a social housing and private landlord	7	12	1
Has a housing benefit overpayment	0	1	1
Owe Basingstoke and Deane Borough Council money	0	2	2

Inactive Households

73% of households on the housing register are actively searching and bidding for social housing, as they have both logged into their account on Basingstoke Homebid and placed a bid, irrespective of their time registered on the housing register.

There are 913 households, similar amounts to last year, who have yet to place a bid on a property, shown below in Table 6(i) and (ii). Within these households, 276 (7% of the total housing register) have never logged into their account on Basingstoke Homebid and therefore by virtue of this, have never placed a bid. The number of households who have never logged on, has decreased, which is positive. This demonstrates more applicants are logging on and exercising their choice as to when to place a bid on a property and location of their choosing.

Overall, more households are choosing to bid compared to last year and this is attributable to the intensive work undertaken by Housing Officers to support households on the housing register. In 2025/26, 1485 households did not place a bid (34% of the total housing register), shown below in table 6(ii). This included 1195 single person or couple households and 290 family households with children.

It is noted there are 32% more families with children choosing not to place bids on properties. This demonstrates households are exercising their choice to only bid on properties they are willing to move to and likely to be successful with their bid. During 2026/27, intensive work will be undertaken within this area, to ensure families are bidding appropriately and continue to remain in housing need.

Table 6(i) – Active households

Year	Active households	Never placed a bid	Never logged on
2025/26	73%	913 (21%)	276 (7%)
2024/25	81%	834 (19%)	298 (7%)
2023/24	74%	1394 (26%)	574 (11%)

Table 6(ii) – Breakdown of active households

Year	Chose not to place a bid during the current year	Single person or couple	Family with children
2025/26	1485 (34%)	1195	290
2024/25	1555 (35%)	1199	219
2023/24	2284 (43%)	1802	482

In 2025/26, there were 37 households that had an application date prior to 2015, which is the year Basingstoke and Deane Borough Council amended the Allocations Scheme to the current Scheme. There has been a 21% decrease in the number of households with an application date prior to 2015.

1015 households (23% of the total housing register) would have been highly likely to be successful in obtaining a social housing property had they placed a bid last year, demonstrated below in table 7(i). This is based on the applicant's time registered on the housing register. This equates to 68% of the applicants that did not place a bid. This is an increase since last year, as last year 531 households (12% of the total housing register) would have been likely to be successful in obtaining a social housing property had they placed a bid. This demonstrates applicants are exercising their choice to wait for properties and the location they are specifically interested in.

To ensure applicants can be as active as possible and understand the process and correspondence, the language used within housing register letters were reviewed and simplified. This will enable applicants to successfully understand and manage their housing register application.

Table 7(i) – inactive households within 2025/26

	1 or 2- or 3-bedroom flat or house (based on the applicant's property eligibility within the allocations scheme)	4- or 5-bedroom house (based on the applicant's property eligibility within the allocations scheme)	Total
Single / couple households	913	0	913
Families with children	88	14	102
Total	1001	14	1015

Table 7(ii) – inactive households within 2024/25

	1 or 2- or 3-bedroom flat or house (based on the applicant's property eligibility within the allocations scheme)	4- or 5-bedroom house (based on the applicant's property eligibility within the allocations scheme)	Total
Single / couple households	348	0	348
Families with children	152	31	183
Total	500	31	531

Properties

Properties advertised

A total of 805 properties were advertised as available for letting during the year. graph 6 demonstrates this is above the average number of properties advertised over the past 4 years. There has been a notable 7% increase in the number of houses available for letting, shown in graph 7. Out of the 388 flats that were advertised, 37% were either ground floor or had lift access, which remains similar to last year.

Graph 6 - Total number of properties advertised

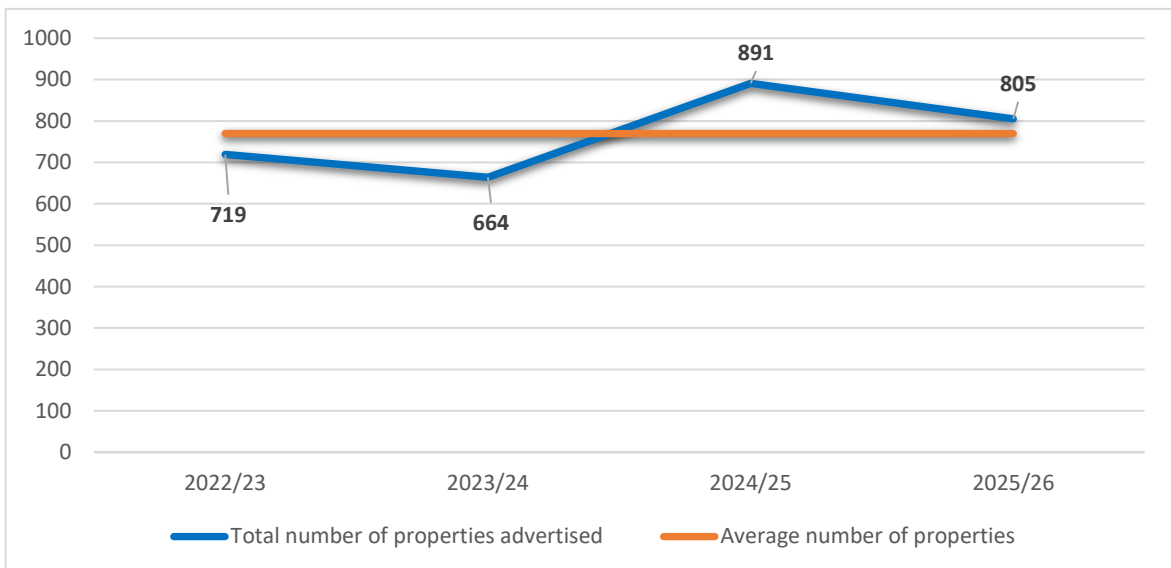
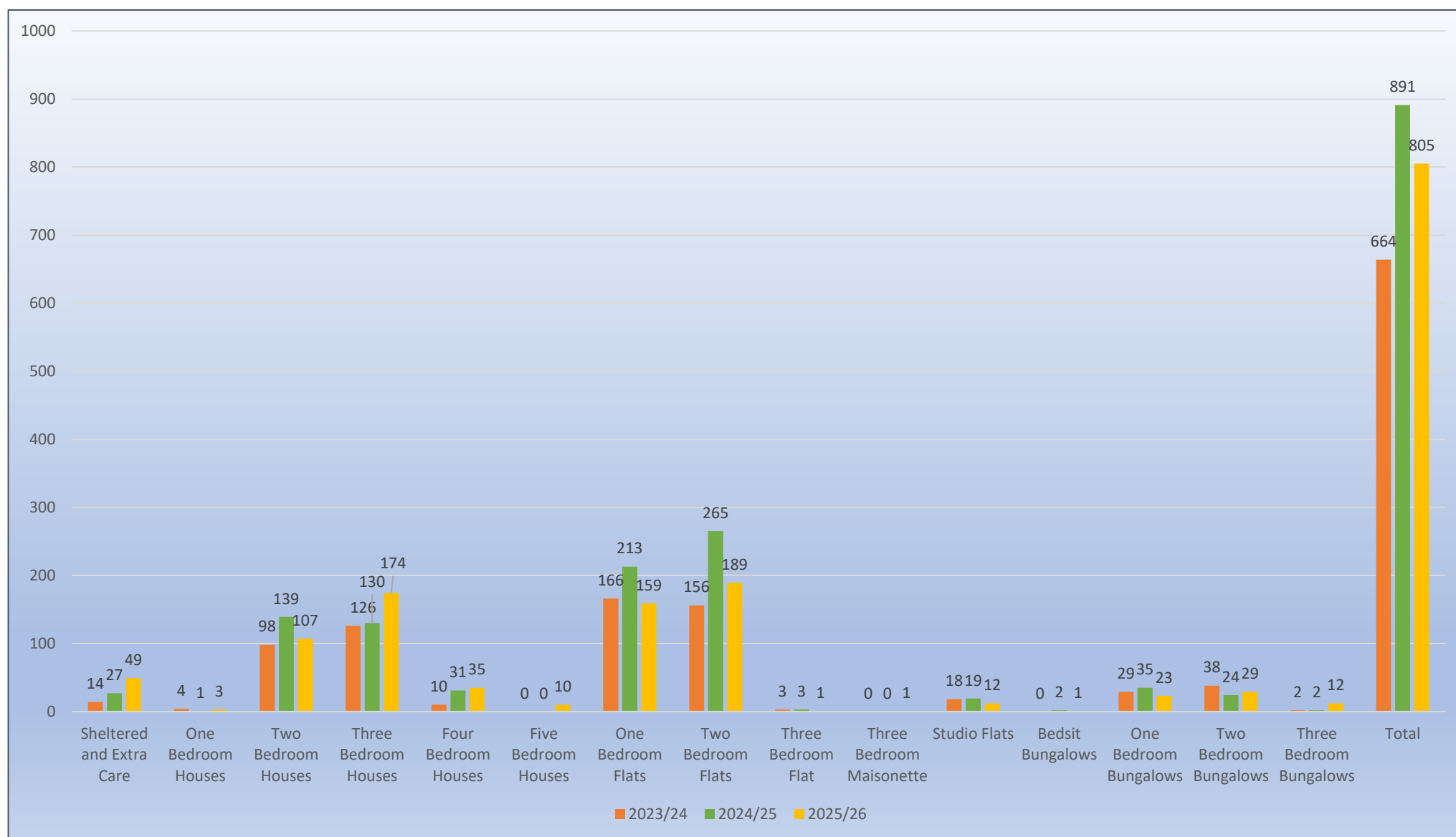


Table 8 – total number of properties advertised for letting, including houses and flats

Year	Total number of properties advertised	Total number of houses advertised	Total number of flats advertised	Total number of flats with ground floor or lift access
2025/26	805	329	388	143
2024/25	891	301	500	189
2023/24	664	238	343	140
2022/23	719	238	372	152

Graph 7 – type of properties advertised



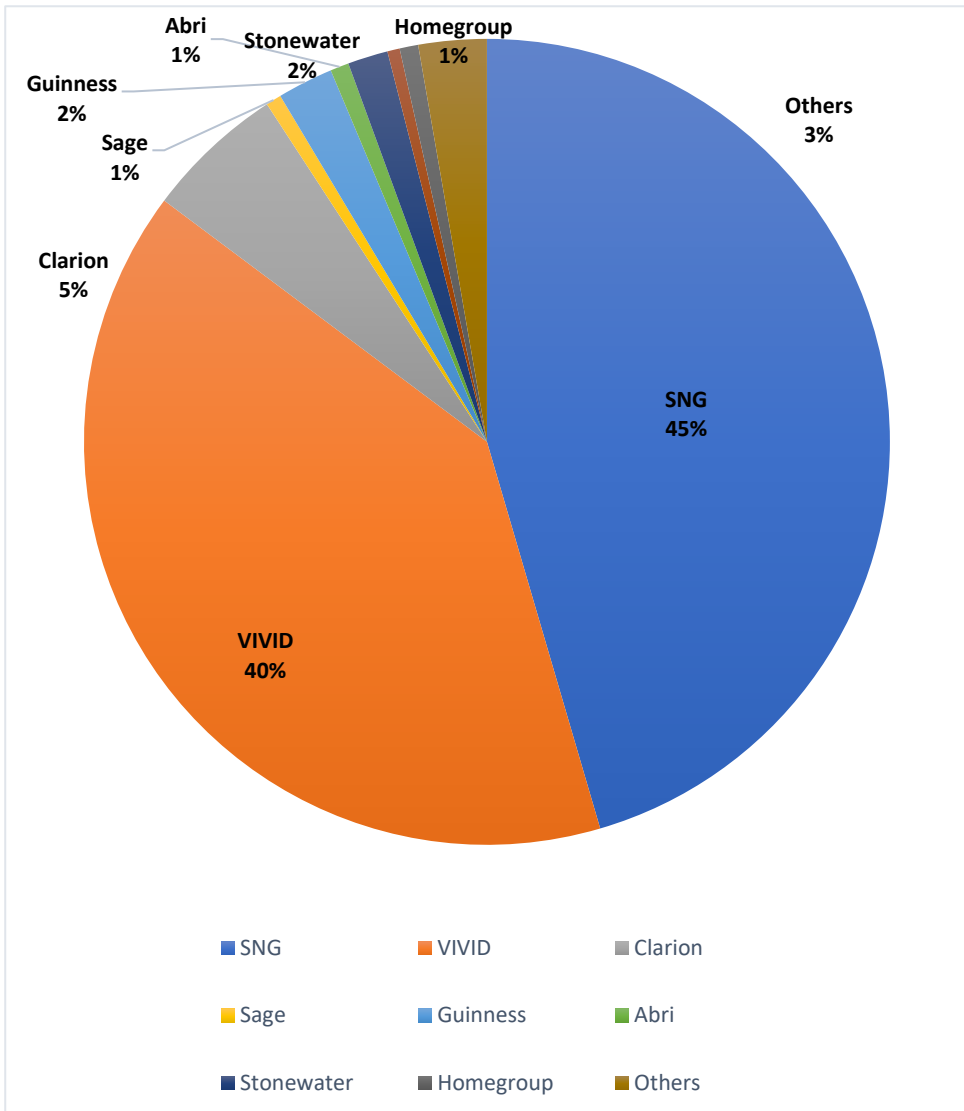
Properties advertised by Housing Associations

In 2025/26, 85% of all vacancies were advertised by either SNG or VIVID housing associations, the remainder being through other Registered Providers. SNG and VIVID (being the main two housing associations) have advertised similar levels of vacancies.

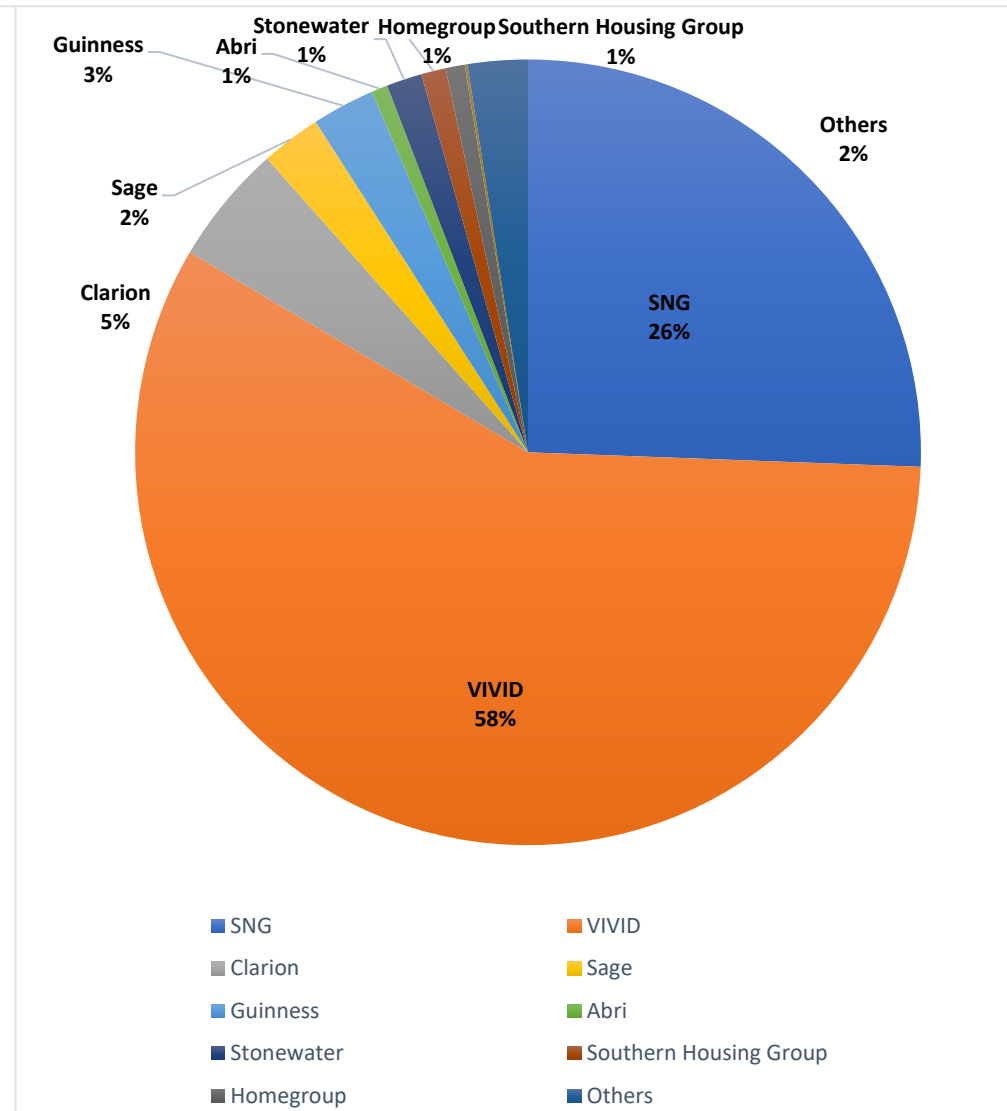
Table 9 – properties advertised by registered providers

Year	Total number of properties advertised by SNG	Total number of properties advertised by VIVID	Total number of properties advertised	SNG and VIVID's percentage of all properties advertised
2025/26	366	320	805	85%
2024/25	228	516	891	84%
2023/24	208	302	664	77%

Graph 8(i) – adverts by social housing landlords in 2025/26



Graph 8(ii) – adverts by social housing landlords in 2024/25



Ground floor and adapted priorities

The Allocations Scheme allows for suitable properties to be prioritised for applicants who require specific accommodation to meet a medical need. In 2025/26, 697 households (16%) on the housing register required either a ground floor or an adapted property, compared to 14% last year. Over the past three years there has been a notable 6% increase in the need for ground floor and/or adapted properties.

Of the 697 households, 518 households required ground floor accommodation, with 55 of these households being families who required three-bedroom or larger properties. The remaining 179 households required adapted accommodation, with 37 of these households being families who required three-bedroom or larger properties. There is growing demand that outweighs supply with 92 households requiring ground floor and/or adapted three-bedroom or larger properties, compared to only 28 properties of this size advertised.

In 2025/26, 254 properties were advertised that were ground floor or adapted, granting priority to households who needed this specific type of accommodation, compared to 345 properties advertised in 2024/25. This equates to 32% of the total properties advertised, which is a decrease compared to 39% in 2024/25.

Due to the rising numbers of households who require specific accommodation, during 2026/27, a detailed review of households needs will be undertaken. This will explore the needs of these households and what type and size of accommodation will appropriately meet their needs.

Table 10 – total number of households on the housing register requiring ground floor or adapted properties and the number of households offered these property types

Year	Number of households on the housing register requiring ground floor or adapted property	Number of properties advertised granting priority to households who require ground floor or adapted properties
2025/26	697 (16%)	254 (32%)
2024/25	639 (14%)	345 (39%)
2023/24	555 (10%)	232 (35%)

Flats

To ensure households, have the widest choice of options on the housing register the Allocations Scheme enables households with younger children (i.e. under 10) to place bids on upper floor flats. In 2025/26 a total of 296 two-bedroom houses and flats were advertised for letting to households with children. This is a 27% decrease from last year, which is likely attributable to the slight decrease in the overall number of properties advertised. 16 of the two-bedroom flats were offered to single people and/or couples.

Table 11 – total number of two-bedroom houses and flats advertised

Year	Total number of two-bedroom houses and flats	Total number of two-bedroom houses	Total number of two-bedroom flats	Total number of single applicants / couples offered a two-bedroom flat
2025/26	296 (37%)	107 (13%)	189 (23%)	16
2024/25	404 (45%)	139 (16%)	265 (30%)	29
2023/24	248 (37%)	98 (15%)	150 (23%)	6

The information in graph 11(ii) suggests households on the register are indeed positively exercising choice when bidding for properties. The average wait for a two-bedroom house in 2025/26 was just under 2 years compared to 1 year for a two-bedroom flat. The average wait for a two-bedroom house has slightly decreased from 2.5 years in 2024/25 and the wait for a two-bedroom flat has decreased by 6 months.

103 housing register applications were received from families already living in social housing (transfer applicants) in two-bedroom upper floor flats, compared to 100 applications last year. 58 families were deemed to be in housing need and their applications were successfully registered, which is 5 households less than last year suggesting applicants are exercising their choice to remain living in two-bedroom upper floor flats. 45 families applied to the housing register and 86% of these families either did not respond to requests for further information or did not have a housing need to move.

Addressing housing needs in the private rented sector

The Allocations Scheme enables applicants living in unsatisfactory private rented sector accommodation to move into settled social housing. In 2025/26, 488 households (11%) on the housing register were living in private rented accommodation, which remains similar to the previous 3 years. In 2025/26, 157 (19%) households were housed into social housing via Basingstoke Homebid. This is a 4% increase compared to last year.

Quotas

The Council can choose to make a percentage of its annual lets available to certain groups i.e. transfer applicants (existing Housing Association tenants who are tenants in the borough.)

For the past four years, no properties were made available exclusively for transfer applicants. Table 12 below demonstrates that there has been an increase of 1%, in the percentage of annual lets to general needs households.

Table 12 – percentage of annual lets

Year	General Needs	Transfer
2025/26	64%	36%
2024/25	63%	37%
2023/24	65%	35%
2022/23	65%	35%

Who does not qualify for the housing register?

Applicants apply to the housing register, however there are occasions where these applications are not successful, with the reasons for this shown in table 13 below. In 2025/26, the number of applicants that applied and unfortunately, did not have a successful application to the housing register remained very similar to the previous year. The number of applicants who were unsuccessful in meeting the qualifying criteria decreased by 12% and the number of applications received that were closed due to non-engagement from the applicant decreased by 8%. This demonstrates applicants have more of an awareness of the criteria required to enable a successful application.

Table 13 – reasons for unsuccessful applications

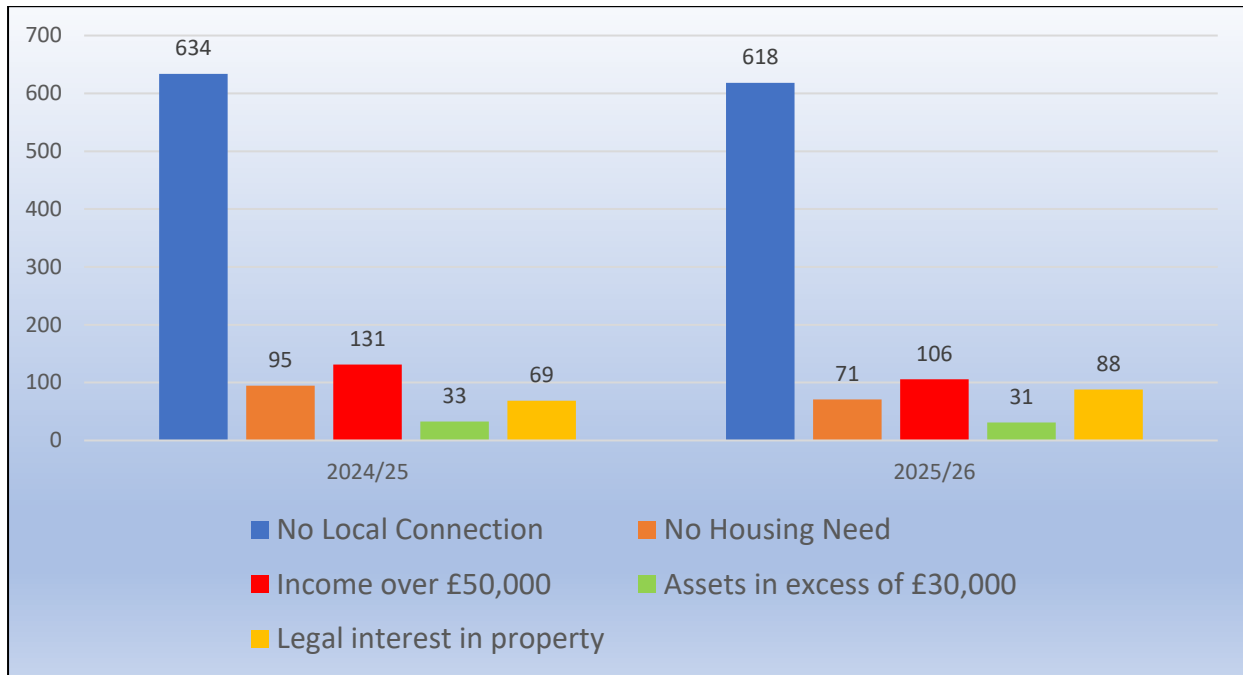
	Total number of applications that did not become active	Unsuccessful in meeting the qualifying criteria	Incomplete applications	Closed due to non-engagement
2025/26	2307	843	387	606
2024/25	2328	962	362	662

Applicants must fulfil the following criteria to qualify for inclusion on the register:

- Have a housing need, as defined within the Council's Allocations Scheme
- Have a local connection [see below]
- Have a household income of less than £50,000 per annum if the household does not have any resident children
- Have a household income of less than £60,000 per annum if the household has permanently resident children [see below]
- Not have savings more than £30,000
- Not have any legal ownership of or interest in a property

Graph 9 below shows the reasons why applicants have been unsuccessful in meeting the qualifying criteria. There is a 3% decrease in the number of applicants applying to the housing register, who do not have exemption to local connection criteria. This suggests applicants are more aware of our Allocations Scheme and the local connection criteria to register successfully on the housing register. It is positive to see that applicants continue to remain engaged with the Officers who are assessing their applications.

There has been a 28% increase in the number of applicants applying who have a legal interest in a property. This is likely attributable to the increased cost of living where home owners are looking for more affordable housing options.

Graph 9 – Non-qualifying applications

Local connection

To be able to join the housing register, applicants need to meet the Council's adopted local connection criteria. This means that all applicants applying to Basingstoke and Deane Borough Council for social housing must be able to demonstrate a connection by way of residence, employment or the need to live in the borough to give or receive a substantial level of support **unless** they are Armed Forces applicants or applicants who are fleeing domestic abuse.

Of the 4385 households on the register, 271 applicants (6%) were not required to meet the local connection criteria. Table 14 shows the breakdown between those applicants within the Armed Forces and those applicants fleeing domestic abuse.

Table 14 – Total number of applicants within the Armed Forces and fleeing domestic abuse

Year	Total number of households within the Armed Forces	Total number of households fleeing domestic abuse
2025/26	33	238
2024/25	26	49
2023/24	17	28

There has been an increase in the number of households applying from within the Armed Forces. This continues to demonstrate a positive working application of the Council's commitment to support the Armed Forces community through its Armed Forces Community Covenant and demonstrates the legislative changes made in 2024/25 have had a positive impact.

A total of 238 households from the housing register, were not required to meet the local connection criteria, due to fleeing from domestic abuse. This is a substantial increase since last year, and this is due to statutory amendments, which the Council has further enhanced by the commitments the Council has made in respect of domestic abuse. The Council was awarded with the Domestic Abuse Housing Alliance (DAHA) accreditation in 2024/25 and shows the positive impact this has had with supporting those households fleeing domestic abuse.

Rural / Parish connections

The Allocations Scheme enables priority to be given to applicants with a local connection to rural areas outside of the urban areas of the town. In 2025/26, 21% of all properties advertised for letting were in rural parishes, which remains similar to last year. The percentage of properties available (21%) outweighs the percentage of applicants on the housing register with a local connection to a rural Parish, which totalled 16% of the total applicants on the housing register. Therefore, the supply continues to outweigh the demand for these properties.

There has also been an 11% decrease in the number of properties let to households with a local connection to a parish, shown in table 15. The primary reason properties went to households without a parish connection was because households with a local connection to the parish did not bid. There has also been a decrease in the number of households on the housing register with a rural local connection.

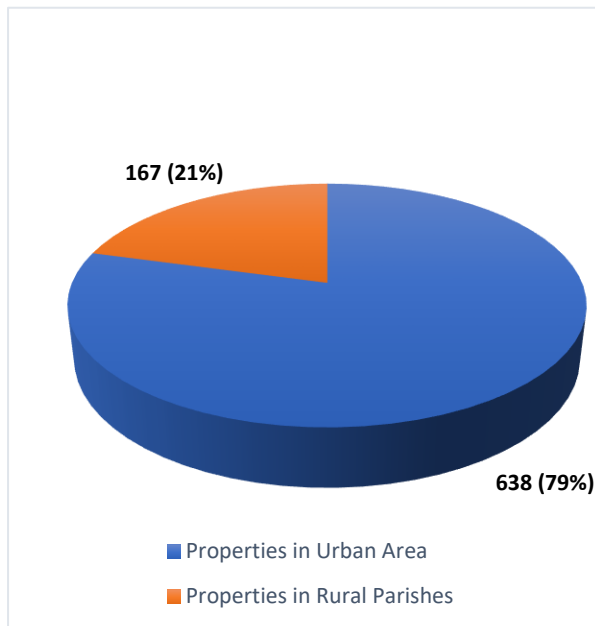
Table 15 – Lettings in rural areas

Year	Lettings advertised in rural areas	Rural properties let to households with a local connection to a parish
2025/26	21%	54%
2024/25	22%	65%
2023/24	23%	64%

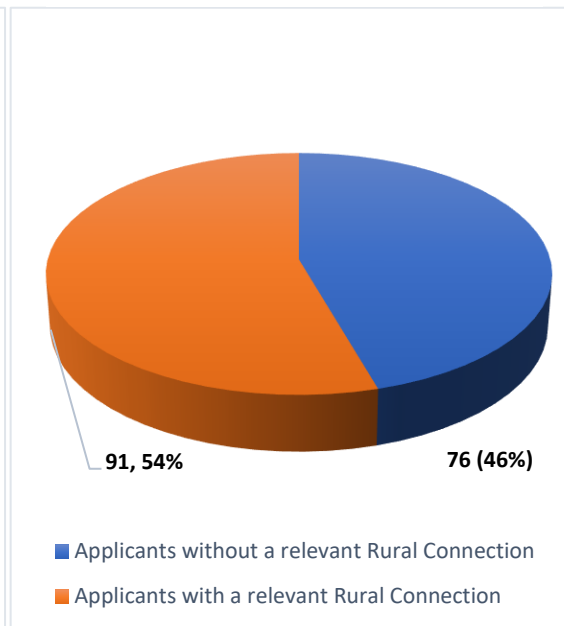
A detailed review of this will take place during 2026/27, which will enable the Council to explore and identify any trends in relation to particular parishes, size and type of accommodation and to assess the ratio of vacancies to applicants.

Information in graph 10(a), (b), (c) and (d) below demonstrate the proportion of vacancies arising in rural areas, and the proportion of offers being accepted by applicants with a local connection to the relevant parish. There is sufficient demand from the urban areas of the borough for vacancies that arise for which there is no demand (or bids) from people with rural connections.

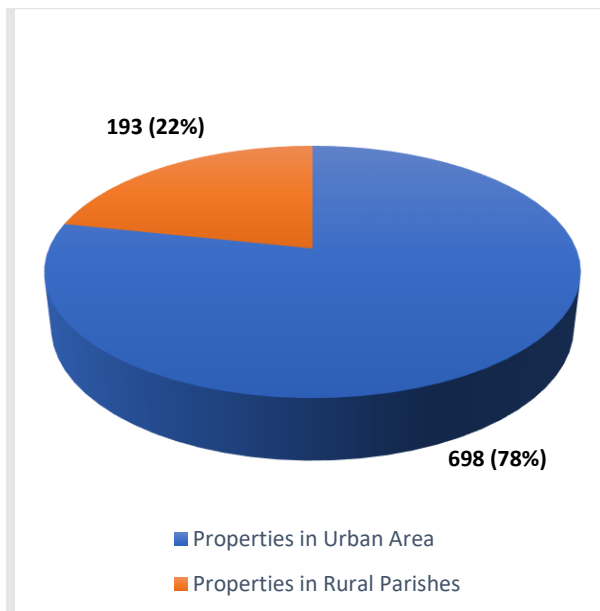
Graph 10(a) – All offers accepted in 2025/26



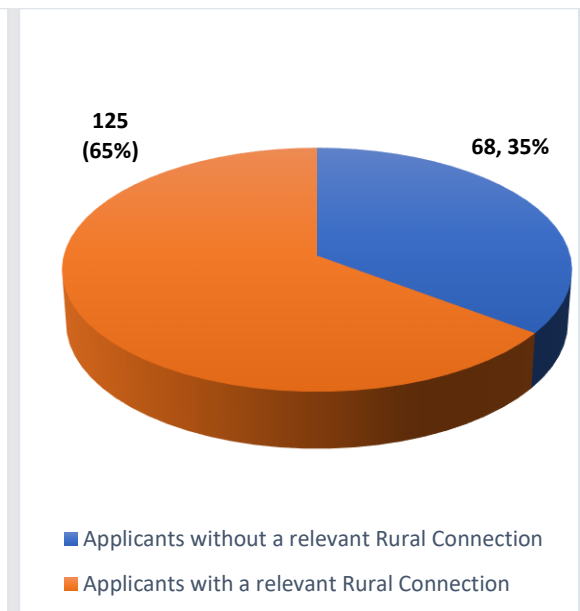
Graph 10(b) – Offers accepted in Rural Parishes in 2025/26



Graph 10(c) – All offers accepted in 2024/25



Graph 10(d) – Offers accepted in Rural Parishes in 2024/25



Type of tenancy offered

Housing Associations can offer a variety of tenures. The type of tenancy is displayed on the property advert to allow applicants to make an informed decision when placing bids. Properties can be offered as:

- **Social Rent** – Rents set at approximately 40% of market rent and usually let on an assured tenancy (usually following a 1-year probationary tenancy)
- **Affordable Rent** – Rents set at up to 80% of the rent achievable for a similar property on the open market, but should not exceed the Local Housing Allowance rates
- **Fixed Term** – Tenancies let on an assured shorthold tenancy (AST) and offered for a fixed period (usually 5 years). After the fixed term has expired, the housing association will review the tenant's circumstances.

Table 16 – rent type

Tenure	Social rent		Affordable rent	
2025/26	764 (0 were fixed term)	95%	41 (0 were fixed term)	5%
2024/25	661 (17 were fixed term)	74%	230 (28 were fixed term)	26%
2023/24	525 (2 were fixed term)	79%	139 (22 were fixed term)	21%

There has been a 16% increase in the number of social rent properties advertised for letting. The significant increase and proportion of properties being advertised at social rent is to be welcomed as social rent properties are more affordable to households on lower incomes.

Between SNG and VIVID in 2025/26 a total of 597 mutual exchanges were completed in the borough, which means over 1100 households secured alternative accommodation of their choosing. When combined with the 805 properties advertised as becoming available for letting (of which 103 properties were new homes) this means that at least 1900+ households secured social housing of their choice in the borough. A significant number of households are still demonstrably securing a suitable home by finding a suitable mutual exchange and demonstrates the housing register is not the only option available to facilitate a move to alternative social housing.

Waiting times

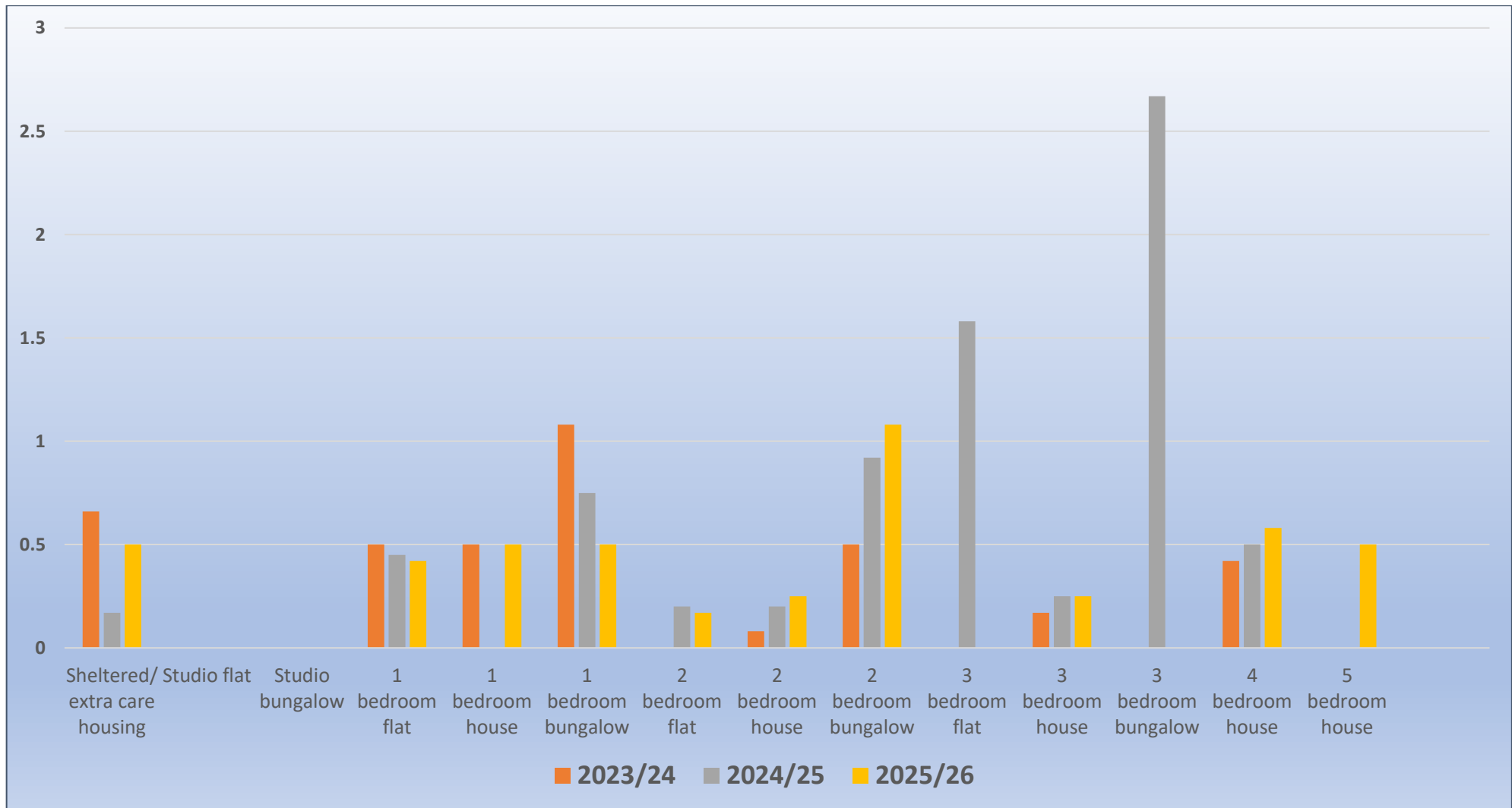
Across the borough, the demand for accommodation continues to outweigh supply.

The length of time an applicant waits for accommodation will depend on:

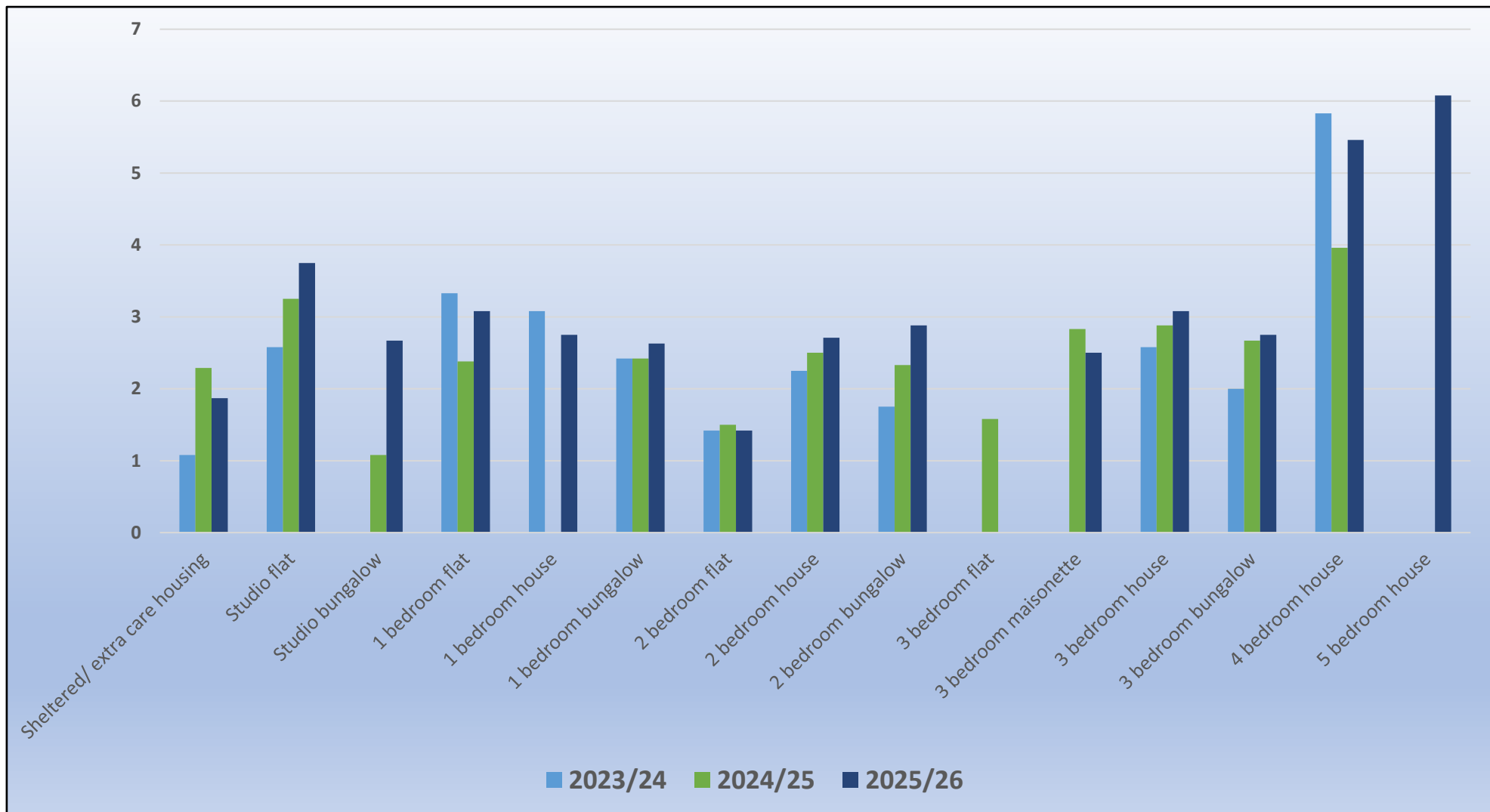
- the size and type of accommodation they require
- the location to which they wish to move
- the number of vacancies becoming available
- whether or not they choose to exercise their bid for advertised vacancies

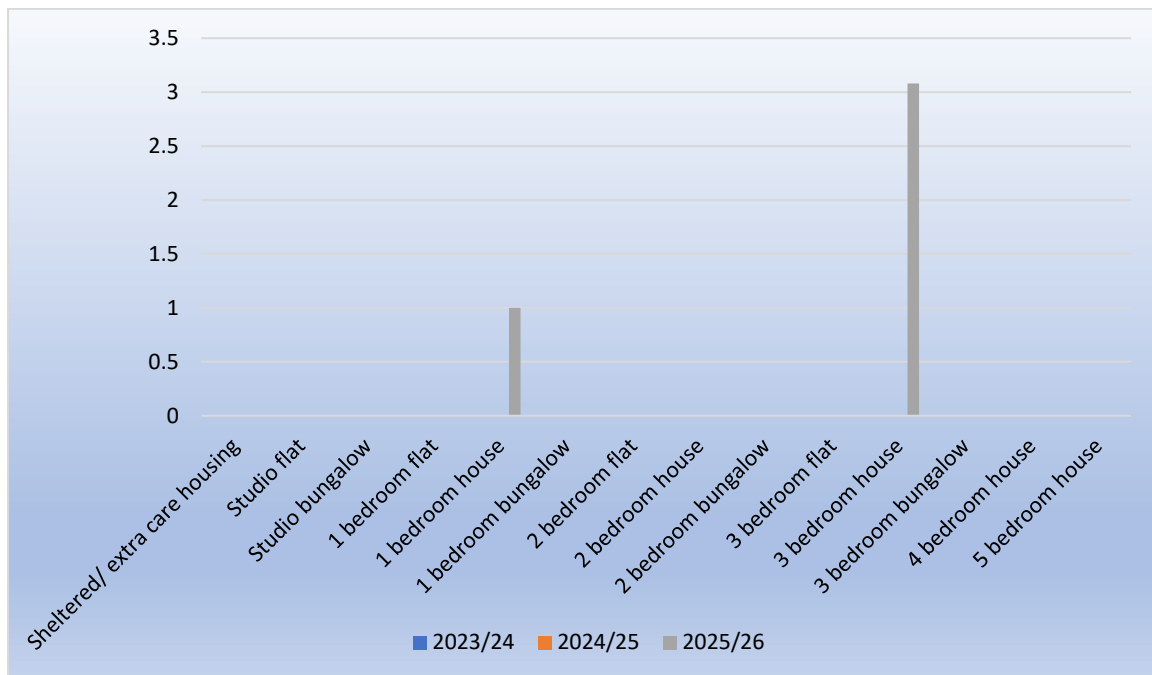
As a general overview, the average wait for properties by size and type has tended to be as shown in Graph 11(i), (ii) and (iii) below.

Graph 11 (i) – average waiting time in years for Band 1 Applicants by property types



Graph 11 (ii) – average waiting time in years for Band 2 Applicants by property types



Graph 11 (iii) – average waiting time in years for Band 3 applicants by property types

On average, there has been a slight increase in waiting times this year for those applicants in Band 2 but a decrease in waiting times for those applicants in Band 1, apart from those properties that are in limited supply, for example 2-bedroom bungalows, 4-bedroom houses and 5-bedroom houses. The longest wait continues to be for four and five-bedroom properties. This is due to the limited number of properties of this size becoming available.

In 2025/26, there were 35 4-bedroom properties advertised and 10 5-bedroom properties. This is a significant increase than last year, with a 133% increase in 4-bedroom properties. These are the first 5-bedroom properties advertised since 2021/22.

Requests for reviews

All applicants have the statutory right to request a review of any aspect of their housing application assessment. There were 13 requests for reviews during 2025/26, a marginal increase since 2024/25. All reviews were upheld.

Table 17 – Reviews

Year	Total number of requests for reviews	Total number of decisions where Council's original decision is upheld
2025/26	13	13 (100%)
2024/25	11	7 (64%)
2023/24	13	7 (54%)

Right to Move

This refers to statutory provisions introduced by Government in 2015 for social tenants in England who need to move to avoid hardship because the tenant works (or has been offered work) in the borough of the authority into whose are they wish to move and has a genuine intention to take up the offer.

From June 2015 levels of Right to Move applications have been monitored to inform any recommendations to apply a quota for such cases. This is in accordance with statutory guidance from Government.

Since 2022/23, there have been no Right to Move applications received.

Legislative Changes impacting Allocations Schemes

MHCLG laid regulations to exempt care leavers and victims of domestic abuse from any local connection or residency tests for social housing applied by councils in England, to facilitate their access to social housing. This regulation, The Allocation of Housing (Qualification Criteria for Victims of Domestic Abuse and Care Leavers) (England) Regulations 2025 came into effect from 10 July 2025.

The regulation exempts 'Relevant Persons' from local connection tests when applying for social housing. Relevant Persons are defined as:

a) **victims of domestic abuse** who need to move for reasons connected to that abuse.

Our Allocations Scheme is already compliant and therefore no changes were required in respect of the above.

b) **an eligible child, a relevant child or a former relevant child**

This means an eligible, relevant or former relevant child can apply and they do not need to have been placed outside the borough of Basingstoke and Deane by Hampshire County Council (as stated in our Allocations Scheme prior to 2025/26). This exemption will be time limited for these Care Leavers, because once they reach the age of 26, they no longer meet the definition of a 'Relevant Person' as defined in the regulation. The housing register team will then re-assess their local connection against BDBC's Allocations Scheme.

It is important to note that any applying Care Leaver who is exempt from BDBC's local connection test or who subsequently meets the local connection test will still need to have a housing need (reasonable preference) to join the housing register.

It is noted that since this legislative change there has been 4 care leavers who resided outside of the Borough, successfully apply to BDBC's housing register.

Impact of previous Legislative Changes impacting Allocations Schemes

Review of income amendment

In February 2025, Cabinet approved a change to our Allocations Scheme in relation to applicants who qualify for inclusion on the housing register. The income threshold remains that households applying with an income below £50,000 meet the qualifying criteria. However, the change relates to family households with permanently resident children, that have an income of between £50,000 and £60,000 per annum (prior to any deductions, inclusive of benefits but excluding Disability Living Allowance and Personal Independent Payments), meet the qualifying criteria.

Since this change, there have been a total of 5 households with permanently resident children successfully apply to BDBC's housing register. This demonstrates this approved change has been a positive one.

Regeneration Addendum

The [Regeneration Addendum](#) was added to the Housing Allocations Scheme in 2022, after a decision was taken to adopt a lettings plan that introduced a number of policy exceptions for those tenants moving as part of a regeneration scheme. The policy intent of the Addendum is to enable social housing tenants within the borough who need to vacate their homes for regeneration projects to transfer to alternative social housing through the Council's housing register.

The Council Plan 2023-27 and the Housing and Homelessness Strategy 2024-27, have key priorities to ensure there is a collaborative approach to enable the delivery of strategic regeneration areas. The need for change has arisen due to the nature and pace of progression of key regeneration schemes, particularly, at Buckskin and South Ham, alongside ongoing partnership working with Registered Providers partners and the identification during the review of the Allocations Scheme and Regeneration Addendum that the Addendum must remain fit for purpose.

To date the addendum has not awarded any priorities to tenants as no regeneration schemes have progressed to planning consent stage. However, to ensure the addendum remains fit for purpose, a minor change to the Regeneration Addendum is proposed to take place during the financial year 2026/27, including the addition of a framework to ensure moves are phased proportionately with demonstrated commitment from the Registered Providers.

Appendix 1 – Assessing Strategic Relevance and Contribution of the Housing Allocations Scheme

Table A – Meeting Agreed objectives set out in the policy:

Allocations Scheme Policy Objective	How
Help Applicants Find Housing	A weekly Choice-Based Lettings (CBL) scheme enables applicants to place one bid for available vacancies. Expert 1-2-1 support from trained housing officers is available for vulnerable applicants unable to use the CBL system, including automatic bidding. Published information on vacancies and waiting times are reviewed regularly.
Prioritising Urgent Cases	2% of households are in the urgent band which enables them to move as quickly as possible.
Creating a simple system to use	A date-ordered 3 Band system is the most transparent and straightforward to understand
Responding to the housing needs of local people	All applicants have an assessed housing need. The Allocations Scheme requires a robust local connection to be demonstrated for applicants to join and remain on the register. The Allocations Scheme enables the use of local lettings schemes which enable priorities to be tailored to reflect local needs in specific localities. Additional local connection priorities are required for vacancies in rural areas. Most vacancies advertised are at social rents, which are the most affordable rent levels.
Making best use of Stock	A consistent level (over one third) of lets are accepted by transferring tenants and 32% of all vacancies were advertised with priority to applicants with a need for ground floor or adapted accommodation.
To encourage and assist applicants to take an informed, measured and long-term view on their housing options	The use of a one-stop CBL system and published annual reviews provides information to applicants on the availability of social housing and potential waiting times involved. Extensive use is made of a range of communication channels, such as webchat, website pages and leaflets.

TABLE B – Delivering Council Plan Priorities

Priority:	How
A place where people can have pride in their communities and the borough	The Allocations Scheme requires delivery of a customer-focussed, transparent, single point of access and choice-based lettings scheme. The CBL system and on-line application and web support processes are comprehensively available and regularly reviewed to ensure they are relevant and accessible.
A council that delivers high-quality services for our residents	The structure of the Allocations Scheme prioritises the allocation of scarce resources to local households fairly and transparently, with greatest priority going to the most vulnerable. All applicants on the housing register are vulnerable – either on social, health or welfare grounds or because of low income. The scheme makes best use of the social housing resources we have, whilst simultaneously informing those strategic processes which will deliver new homes for the future. Bespoke support is available for the most vulnerable to ensure they can navigate the CBL system with ease.

TABLE C: Delivering Priorities within the Housing and Homelessness Strategy 2023-27

Priority:	How
Preventing Homelessness	Enabling housing applicants to take informed decisions based on property availability and a simple date ordered priority system. This will enable them to plan and make housing choices to avoid becoming homeless. Loss of private sector rented accommodation is a primary cause of homelessness. The allocations scheme enables applicants living in unsatisfactory private rented sector accommodation to move into settled social housing than under the previous scheme - 19% of offers accepted in 2025/26 were by private tenants.
Affordable Housing Supply, Quality and Standards	The Choice Based Letting system provides a single point of contact for accessing social housing. Applicants can elect which properties to bid for.

	Analysing data from the housing register informs strategic process, and in particular shapes the nature and type of new affordable housing delivered through the planning process.
Regeneration and Place	The Allocations Scheme provides for the use of local lettings plans. These can address specific community, or location needs and therefore fully accord with and add value to the Regeneration and Place agenda. Tenants living in areas where regeneration schemes are being delivered receive priority to move to alternative accommodation, via the Regeneration Addendum.