

Sensitive Allocations Policy

1. The aim of the sensitive allocation policy

- The sensitive allocation policy aims to set out when it is appropriate to apply a sensitive allocation to a property.
- A sensitive allocation will only be requested where special consideration needs to be given to the allocation of a particular property.
- The decision to allocate a property as a sensitive allocation can only be sought prior to advertising.
- When resulting the shortlist for a property that has been advertised as a sensitive allocation, the list of successful bidders will need to be carefully considered.

2. When to consider a sensitive allocation:

2.1 When there has been a serious breach of tenancy at the property

2.1.1. A property has become void when the previous occupants were subject to action to recover possession of the property as a result of anti-social behaviour. Where a possession order had been obtained by the social landlord, or the social landlord is confident that one would have been granted if the court processes had been completed.

2.1.2. The previous tenant a household member or visitor had been subject to any other court order as a result of their ASB at the address or in the locality: eg demotion order, parenting order, injunction, ASBO, police have given cautions or warnings.

2.2 When the previous tenant was a victim of harassment

2.2.1 A property has become void when the previous occupants had been subject to racial harassment or hate crime/hate incident

2.2.2 Where a property has become void as a result of the former tenant being displaced by persons seeking to take over the property

2.2.3 Where the existing occupants of a scheme or block of flats are considered to be particularly vulnerable e.g. Sheltered Housing for Older People (SHOP's) or de-regulated sheltered accommodation.

3. Identifying a property that needs to be allocated sensitively

3.1 Properties that need to be allocated sensitively must be identified prior to advertising by the Estate Management Team, and must be agreed by the Housing Manager or Supervisor.

3.2 Only properties which come under one of the categories listed in section 2 can be allocated sensitively

4. Offering to a property requiring a sensitive allocation

4.1 When offering a property that has been advertised as a sensitive allocation as per section 2.1, officers can disregard the following:

- a.** Applicants with an intentionally homeless decision for ASB
- b.** Applicants or members of their household that have been previously evicted from a BHP property for ASB.
- c.** Applicants or members of their current household with any injunctions for ASB
- d.** Applicants or members of their household with a demotion of tenancy for ASB
- e.** Applicants or members of their household with a current Anti Social Behaviour Order for ASB
- f.** Applicants or members of their current household served with a court order (Suspended Possession Orders and Postponed Possession Orders) for ASB
- g.** Applicants or members of their household served with a Noise Abatement Order
- h.** Tenants who have been subject to an extension of introductory tenancy for ASB
- i.** An applicant has been banned from visiting any Council offices within the previous 12 months because of their behaviour towards staff.

NB: ASBOs awarded or other action taken 3 or more years ago which are no longer in force should not be taken into consideration.

4.2 When offering a property that has been advertised as a sensitive allocation as per section 2.2, officers must take into consideration the reasons for the need to advertise in this way.