

BRIGHTON LIONS HOUSING SOCIETY LTD

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Registered Social Landlord L0690; Registered Industrial & Provident Society IP15296R England

Charity by Exemption

Allocations Policy

Brighton Lions Housing Society was set up in 1961 to provide housing for local people over the age of 55, regardless of their race, sexual orientation or religion.

All applicants (including those who are currently tenants of the Society) will complete the Society's application form. The application form will be considered to determine if the applicant is eligible for housing in the Society.

Tenancies will be offered after consideration of all aspects of the applicant's housing need, including actual or impending homelessness, overcrowding, lack of facilities, poor conditions or difficulty in obtaining suitable housing locally. You may be shown a property prior to required work being carried, or during works being carried out to speed up the letting process.

All the factors contributing to housing need will be evaluated. Tenancies will be offered to those in greatest need at the time of the vacancy, bearing in mind that the Society must make the most efficient use of its housing stock and achieve sustainable tenancies.

The Society maintains a private waiting list. However, it also accepts (subject to this Policy) nominations from Brighton and Hove Council in respect of some properties at Lions Gardens: so for those properties, applicants must also be registered on the Brighton & Hove Council waiting list Homemove.

The Society is only able to offer tenancies to those who are able to lead independent lives. It does not provide wardens or sheltered accommodation. Applicants must be able to sustain a tenancy without specific support or have a suitable support package in place. If the applicants support needs are too high we would recommend seeking other types of accommodation that would better suit.

Applicants must be over 55.

Applicants must have less than £16,000 in assets, savings or annual income. They will be refused if they own a property or have an interest in a property, either in the UK or abroad. Or if that property reasonably meets their housing needs or there is sufficient equity to be able to sell the property and buy or rent suitable alternative accommodation to meet their needs. The Society will ask for financial information to evidence this requirement is met: an application may be refused if the applicant fails to provide this information.

Applicants may also be asked to demonstrate that they can afford the rent payable (unless they are in receipt of or eligible to receive benefits).

Applicants must have lived in the Brighton & Hove area for 3 out of the past 5 years prior to application. Consideration will be given if there is a local connection with family and failure to reside in the area would cause hardship to the applicant or their immediate family.

Applicants to the Society’s waiting list must demonstrate they have the right to rent in accordance with the Immigration Act 2014.

BLHS may refuse to allow an applicant to join the waiting list if they have been evicted from housing for arrears, anti-social behaviour or any other breach of tenancy.

An applicant will be refused if they pose a significant risk of harm to the health, safety and/or wellbeing of staff, contractors, other residents, the community, or the general public. Criminal convictions will not automatically be a reason for refusal but will be considered on the same basis when assessing the risk.

If the Society refuses an application, it will set out the reasons for this in writing.

Two-bedroom properties will initially be offered to couples. If there are no couples on the list then a single person will be considered. All tenancies offered to couples will be joint tenancies.

Adapted properties will be offered to those applicants on the waiting list who have mobility needs.

Applicants are contacted annually to ensure all details remain the same, and to confirm if the applicant wishes to remain on the list.

Applicants will receive two offers of accommodation only. Once two properties have been declined the applicant will be removed from the list.

All offers of accommodation are subject to satisfactory references, one of which must be the current landlord.

Applicants must provide proof of age and address.

Types of Tenancy

Tenancy Type	When used	Review/Termination Options
<p>Intermediate Rent Tenancy This is a periodic assured shorthold tenancy where the rent levels are set at an intermediate rent.</p>	For all tenants at Lions Garden	<p>The tenancy may be ended by either a Section 21 notice give 2 months notice of intention to terminate; or Notice of Seeking Possession based on one of the grounds for possession set out Schedule 2 of the Housing Act 1988. If the tenant stops living in the property as their only or main home, we may serve a notice to quit.</p>
<p>Starter Tenancy This is essentially a weekly assured shorthold tenancy for a 12 month period initially. This can be extended to 18months if there are any tenancy breaches in the first 12 months. If the tenancy is conducted satisfactorily it will automatically convert to an</p>	<p>For all new tenants except:</p> <ul style="list-style-type: none"> • Where an Intermediate Rent Tenancy can be granted; or • If the tenant was a social housing tenant with another registered provider as of 1st April 2012 and has remained since that 	<p>The tenancy may be ended by either a –section 21 notice giving 2 months’ notice of intention to terminate; or Notice of Seeking Possession. based on one of the grounds for possession set out Schedule 2 of the Housing Act 1988. If the tenant stops living in the</p>

assured non-shorthold tenancy.	<p>date; or</p> <ul style="list-style-type: none"> • If they are an existing assured tenant of BLHS. 	property as their only or main home, we may serve a notice to quit.
<p>Assured Tenancy This is a periodic assured non-shorthold tenancy.</p>	In any case where the circumstances for using an intermediate rent tenancy or starter tenancy do not apply.	Notice of Seeking Possession based on one of the grounds for possession set out in Schedule 2 of the Housing Act 1988. If the tenant stops living in the property as their only or main home, we may serve a notice to quit.

Note: the termination options set out above do not include details of any temporary changes because of coronavirus. We will able the temporary measures as required by law.

Right to complain

If an applicant is unhappy about any decision made under this policy it has the right to make a complaint under the Society’s complaints policy.