

מדינת ישראל

משרדיה הממשלתית

תינוק מס' 1

משרדיה הממשלתית

מחלקה למכירת גזים ורשות

תינוק מס' 1
8311/8



Renting a Home

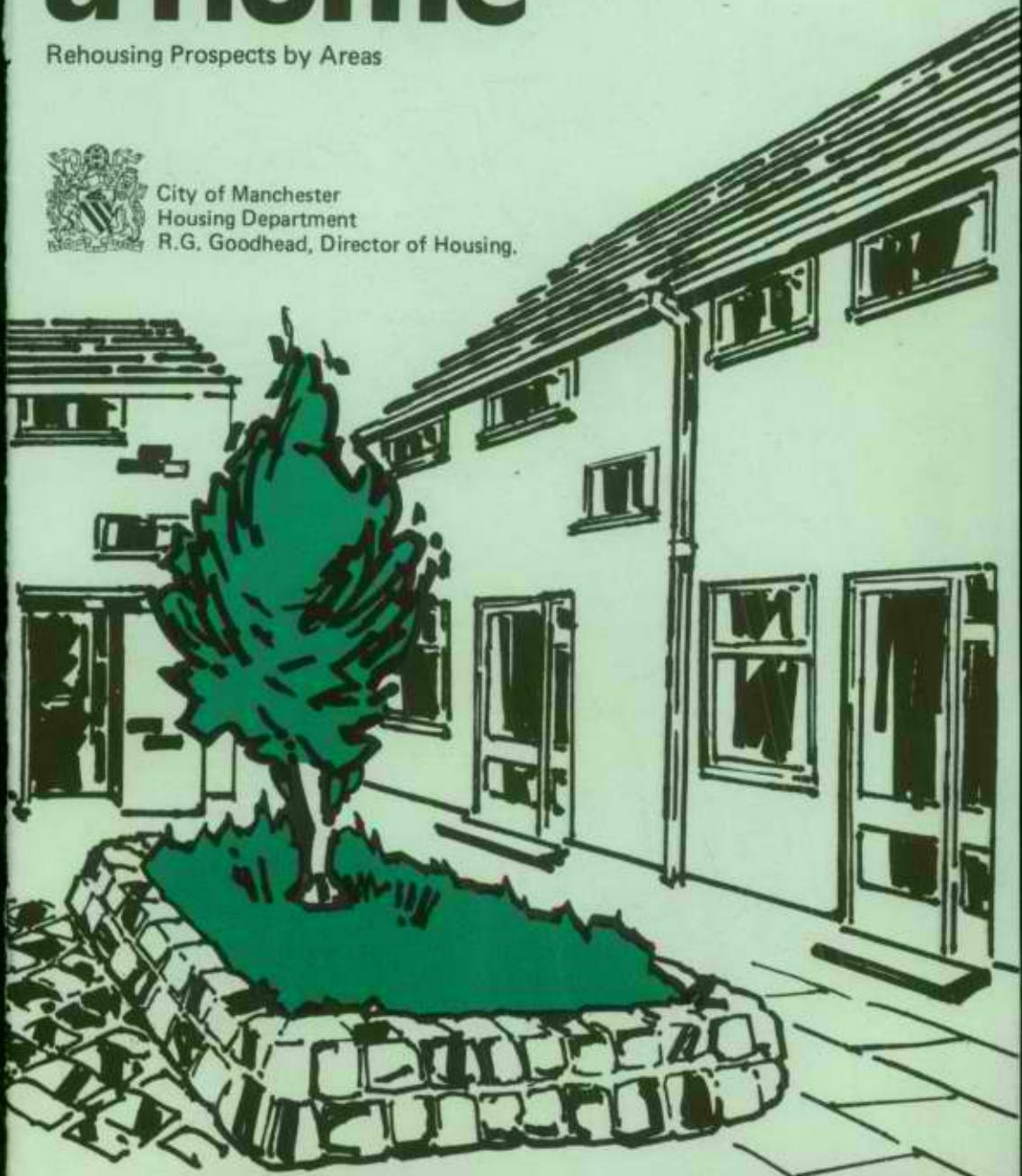
OCTOBER 1977

E5

Rehousing Prospects by Areas



City of Manchester
Housing Department
R.G. Goodhead, Director of Housing.



North Overspill

- 13.1 Darnhill
- 13.2 Langley
- 13.3 Whitefield



East Overspill

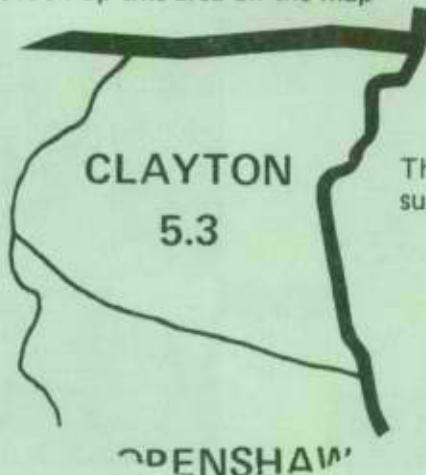
- 14.1 Bredbury
- 14.2 Bredbury Green
- 14.3 Gamesley
- 14.4 Hadfield
- 14.5 Hattersley
- 14.6 Haughton Green
- 14.7 Marple/Hawk Green
- 14.8 Romiley/Rosehill/Marple
- 14.9 Stalybridge

South Overspill

- 15.1 Alderley Edge
- 15.2 Bramhall
- 15.3 Cheadle/Heald Green
- 15.4 Eccles
- 15.5 Handforth
- 15.6 Knutsford
- 15.7 Partington
- 15.8 Sale
- 15.9 Wilmslow

How to use this booklet

In this booklet an attempt is made to answer the question "Will I receive an offer of a new home?" For each area of the city the points required for an offer of each type of accommodation available are set out. For example, an applicant in Group B who has 53 points and wishes to move to one-bedroomed accommodation in Clayton would first look up this area on the map



This tells him that Clayton is area 5, sub-area 3, in the tables.

Area 05		Sub-Area 3-Clayton				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A220	A226	A335	
House Pre War Unmodernised			A209	B160	B142	
Cottage flat - Grd	B57	B75	B93			
Cottage flat - 1st	B30	B43	B75			
Maisonettes - 1st and 2nd				B62	B14	

This indicates his chance of an offer of the accommodation he seeks.

There is one difficulty with a table of this sort. If everyone suddenly asks for the same type of accommodation in the same area, the figures will need correcting. Similarly, if a modernisation scheme is unavoidably held up the figures will also need amending.

The tables represent the best information available at the time of going to print. They will be corrected from time to time and a copy of the up-to-date figures can be obtained from your local area housing office.

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 01		Sub-Area 1-Charlestown				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A221	A258	
House Pre War Unmodernised			B106	B116	B132	
Cottage flat - Grd.		B73	B92			
Cottage flat - 1st		B50	B75			
Mod. Walk-up flat - Grd.	B45	B60	B82			
Mod. Walk-up flat - 1st and 2nd	B35	B47	B75			
Unmod. Walk-up flat - Grd.	B30	B43	B70			
Unmod. Walk-up flat - 1st and 2nd	B20	B31	B56			
Multi-storey flat - Grd.		B40		B68		
Multi-storey flat - 1st and 2nd		B39	B61			
Multi-storey flat - 3rd and above		B32	B51			
Maisonette - Grd.			B82			
Maisonette - 1st and 2nd			B65			

Area 01		Sub-Area 2-Harperhey				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A230	A244	A302	A259
House Pre War Unmodernised			B137	B192	B142	B226
Cottage flat - Grd.		B70	B98			
Cottage flat - 1st		B47	B77	B78		
Mod. Walk-up flat - Grd.						
Mod. Walk-up flat - 1st and 2nd						
Multi-storey flat - 1st and 2nd	B22	B34	B62	B61		
Multi-storey flat - 3rd and above	B19	B32	B52	B50		
Maisonette - Grd.			B85	B88	B63	
Maisonette - 1st and 2nd			B65	B65	B20	



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 01		Sub-Area 3-Lightbowne				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A221	A258	A259
House Pre War Unmodernised			B122	B119	B132	A220
Cottage flat - Grd.		B70	B94			
Cottage flat - 1st		B46	B75			
Mod. Walk-up flat - Grd.						
Mod. Walk-up flat - 1st and 2nd						
Maisonette - 1st and 2nd					B18	

Area 01		Sub-Area 4-Moston				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A230	A269	
House Pre War Unmodernised			B110	B120	B139	
Cottage flat - Grd.		B70	B92			
Cottage flat - 1st		B46	B76			
Multi-storey flat - Grd.	B28	B39	B69	B68		
Multi-storey flat - 1st and 2nd	B22	B34	B61	B60		
Multi-storey flat - 3rd and above	B19	B31	B52	B50		
Maisonette - Grd.				B84		
Maisonette - 1st and 2nd				B65		

Area 01		Sub-Area 5-New Moston				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A221		A280
Cottage flat - Grd.			B91			
Cottage flat - 1st			B74			



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 02		Sub-Area 1-Cheetham/Cheetham Hill				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A241				
House General			A221	A210	A258	
Cottage flat - Grd		B62	B92			
Cottage flat - 1st		B44	B73			
Maisonette - 1st and 2nd			B62			

Area 02		Sub-Area 2-Crumpsall				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A217	A218		
Cottage flat - Grd		B53				
Cottage flat - 1st		B42				

Area 02		Sub-Area 3-Higher Blackley				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A219	A224	A258	
House Pre War Unmodernised			B102	B116	B139	
Cottage flat - Grd.		B65	B92			
Cottage flat - 1st		B49	B75			
Mod. Walk-up flat - Grd.		B51	B82			
Mod. Walk-up flat - 1st and 2nd		B45	B75			
Unmod. Walk-up flat - Grd.			B70			
Unmod. Walk-up flat - 1st and 2nd			B57			
Multi-storey flat - Grd.	B29	B38	B67			
Multi-storey flat - 1st and 2nd	B24	B35	B61			
Multi-storey flat - 3rd and above	B21	B32	B51			
Maisonette - Grd.			B82	B85		
Maisonette - 1st and 2nd		B45	B64	B63		



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 02		Sub-Area 4-Strangeways				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A209	A209	B124	B169
Cottage flat - Grd		B51		B91		
Cottage flat - 1st		B40		B80		
Maisonette - 1st and 2nd			B61			

Area 03		Sub-Area 1-Collyhurst				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A223	A226	A291	
House Pre War Unmodernised			B82	B109	B119	
Cottage flat - Grd		B53	B90			
Cottage flat - 1st		B39	B72			
Mod. Walk-up flat - Grd.	B30	B44	B80	B84	B61	
Mod. Walk-up flat - 1st and 2nd	B28	B39	B72	B75	B45	
Unmod Walk-up flat - Grd.	B24	B34	B65	B65	B28	
Unmod Walk-up flat - 1st and 2nd	B17	B27	B54	B51	Groups C to G	
Multi-storey flat - Grd.	B23	B33	B65	B65		
Multi-storey flat 1st and 2nd	B20	B31	B58	B56		
Multi-storey flat - 3rd and above	B18	B29	B50	B47		
Deck-access flat - Grd.		B34	B65			
Deck-access flat - 1st and 2nd		B27	B53			
Deck-access flat - 3rd and above		B25	B42			
Deck-access mais - Grd.			B67	B69	B39	
Deck-access mais - 1st and 2nd			B54	B51	Groups C to G	
Deck-access mais - 3rd and above			B42	B39	Groups C to G	
Other maisonette - Grd.			B80	B84	B61	B52
Other maisonette - 1st and 2nd			B62	B61	Groups C to G	



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 03		Sub-Area 2-Smedley				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A221	A291	
Cottage flat - Grd.		B50	B88	B92		
Cottage flat - 1st		B39	B72	B72		
Mod. Walk-up flat - Grd.	B30	B41	B80	B82	B59	
Mod. Walk-up flat - 1st and 2nd	B27	B39	B72	B73	B45	
Unmod Walk-up flat - Grd.	B23	B33	B65	B63	B27	
Unmod Walk-up flat - 1st and 2nd	B16	B26	B53	B56	Groups C to G	
Maisonette - Grd.			B79			
Maisonette - 1st and 2nd			B61			

Area 03		Sub-Area 3-City Centre/ Smithfield Market				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Cottage flat - Grd.		B50				
Maisonette - 1st and 2nd				B60		

Area 04		Sub-Area 1-Ancoats/Beswick				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A233	A245	A291	
Cottage flat - Grd.	B75	B86	B102	B97		
Cottage flat - 1st	B30	B46	B77	B78		
Mod. Walk-up flat - Grd.	B41	B62	B88	B87	B66	
Mod. Walk-up flat - 1st and 2nd	B30	B45	B76	B78	B49	
Unmod Walk-up flat - Grd.	B27	B39	B70	B69	B33	
Unmod Walk-up flat - 1st and 2nd	B18	B28	B56	B54	Groups C to G	
Maisonette - Grd.			B87	B86		
Maisonette - 1st and 2nd			B65	B64		



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 04		Sub-Area 2-Miles Platting				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A230	A230	A269	
Cottage flat - Grd.		B75	B102	B95		
Cottage flat - 1st		B44	B77	B77		
Mod. Walk-up flat - Grd.	B35	B52	B89	B86	B62	
Mod. Walk-up flat - 1st and 2nd	B30	B43	B76	B77	B48	
Unmod Walk-up flat - Grd.	B26	B35	B70	B68	B30	
Unmod Walk-up flat - 1st and 2nd	B18	B28	B56	B53	Groups C to G	
Multi-storey flat - Grd.	B25	B35	B71	B70		
Multi-storey flat 1st and 2nd	B21	B32	B62	B59		
Multi-storey flat - 3rd and above	B18	B30	B51	B49		
Maisonette - Grd.			B73	B71		
Maisonette - 1st and 2nd			B65	B63		

Area 04		Sub-Area 3-Newton Heath				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A224	A234	A291	A259
House Pre War Unmodernised			A213	A213	A221	A243
Cottage flat - Grd.		B75	B98			
Cottage flat - 1st		B47	B77			
Mod. Walk-up flat - Grd.	B40					
Mod. Walk-up flat - 1st and 2nd	B31					
Unmod Walk-up flat - Grd.	B28					
Unmod Walk-up flat - 1st and 2nd	B19					
Multi-storey flat - Grd.		B38	B69	B69		
Multi-storey flat 1st and 2nd		B33	B61	B58		
Multi-storey flat - 3rd and above		B30	B50	B48		

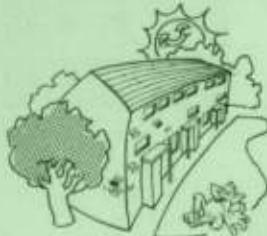


These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 05		Sub-Area 1- Abbey Hey/Gorton				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A222	A227	A335	
Cottage flat - Grd.		B70				
Cottage flat - 1st		B60				
Unmod Walk-up flat - Grd.			B69	B67		
Unmod Walk-up flat - 1st and 2nd			B56	B53		
Multi-storey flat - Grd.			B68	B68		
Multi-storey flat 1st and 2nd		B31	B62			
Multi-storey flat - 3rd and above		B27	B49			
Maisonette - Grd.			B80	B81		
Maisonette - 1st and 2nd			B65	B64		

Area 05		Sub-Area 2-Bradford				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A222	A227	A335	
Cottage flat - Grd		B70				
Cottage flat - 1st		B43				
Deck-access flat - Grd		B37	B69			
Deck-access flat - 1st and 2nd		B26		B52		
Deck-access flat - 3rd and above		B23		B37		
Deck-access mais - Grd			B69	B70	B40	
Deck-access mais - 1st and 2nd			B63	B63		
Deck-access mais - 3rd and above			B41	B38		
Other maisonette - 1st and 2nd		B65				



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 05		Sub-Area 3-Clayton				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A220	A226	A335	
House Pre-War Unmodernised			A209	B160	B142	
Cottage flat - Grd	B57	B75	B93			
Cottage flat - 1st	B30	B43	B75			
Maisonette - 1st and 2nd				B62	B14	

Area 05		Sub-Area 4-Openshaw				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A219	A221	A335	
House Pre War Unmodernised			B128	B116	B130	
Cottage flat - Grd.		B70	B90			
Cottage flat - 1st		B43	B75			
Unmod Walk-up flat - Grd	B26					
Unmod Walk-up flat - 1st and 2nd	B17					

Area 05		Sub-Area 5-West Gorton/ Ardwick				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A224	A236	A335	A335
Cottage flat - Grd.		B70	B91			
Cottage flat - 1st		B44	B79			
Mod. Walk-up flat - 1st and 2nd	B27	B40		B78		
Multi-storey flat - Grd.				B68		
Multi-storey flat - 1st and 2nd		B30	B63	B61		
Multi-storey flat - 3rd and above		B27	B50			
Maisonette - Grd.				B82		
Maisonette - 1st and 2nd				B65		

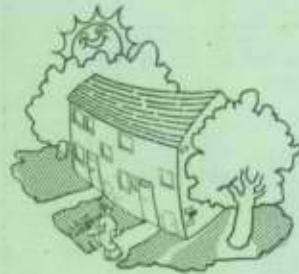


These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 06		Sub-Area 1-Ardwick Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A224	A230	A281	
Cottage flat - Grd.		B65				
Cottage flat - 1st		B46				
Unmod Walk-up flat - Grd.			B73	B72	B39	
Unmod Walk-up flat - 1st and 2nd			B63	B61	Groups C to G	
Maisonette - Grd.			B88	B89		
Maisonette - 1st and 2nd		B70				

Area 06		Sub-Area 2-Chorlton-on-Medlock/ University/Brunswick				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A233	A221	A281	
Cottage flat - Grd.		B70				
Cottage flat - 1st		B45		B83		
Multi-storey flat - Grd.	B29	B39	B72	B72		
Multi-storey flat - 1st and 2nd	B24	B35	B67	B66		
Multi-storey flat - 3rd and above	B21	B31	B54	B52		
Maisonette - Grd.			B87	B88	B69	
Maisonette - 1st and 2nd			B70	B70	B29	



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 06		Sub-Area 3-Longsight				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A236	A250	A335	A353
Cottage flat - Grd.		B74				
Cottage flat - 1st		B49				
Deck-access flat - Grd.		B41		B73		
Deck-access flat - 1st and 2nd		B32		B62		
Deck-access flat - 3rd and above		B26		B44		
Deck-access mais. - Grd.			B76	B76		
Deck-access mais. - 1st and 2nd			B64	B63		
Deck-access mais. - 3rd and above			B49	B45		
Other maisonette - Grd.			B91			
Other maisonette - 1st and 2nd			B72			

Area 07		Sub-Area 1-Alexandra Park				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A223	A216	B194	A264
Cottage flat - Grd.		B62				
Cottage flat - 1st		B34				



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 07		Sub-Area 2-Hulme				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A219	B194	B194	
House Pre War Unmodernised			B98	B96	B102	
Cottage flat - Grd.		B62				
Cottage flat - 1st		B40				
Mod. Walk-up flat - Grd.		B46	B85	B82		
Mod. Walk-up flat - 1st and 2nd			B77	B75	Group C to G	
Unmod. Walk-up flat - Grd.		B37	B69	B65		
Unmod. Walk-up flat - 1st and 2nd.		B26	B55	B52		
Multi-storey flat - Grd.		B35	B67	B63		
Multi-storey flat - 1st and 2nd	B22	B32	B61	B58		
Multi-storey flat - 3rd and above	B19	B28	B50	B47		
Deck-access flat - Grd.		B36	B68			
Deck-access flat - 1st and 2nd		B26	B63			
Deck-access flat - 3rd and above		B24	B49			
Deck-access mais. - Grd.		B33	B69	B67	B32	
Deck-access mais. 1st and 2nd		B30	B55	B53	Groups C to G	Groups C to G
Deck-access mais. 3rd and above		B26	B42	B39	Groups C to G	Groups C to G
Other maisonette - Grd.			B84	B82	B55	B40
Other maisonette - 1st and 2nd			B65	B62	Groups C to G	Groups C to G

Area 07		Sub-Area 3-Moss Side District Centre				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			B192	B158	B194	A264
Cottage flat - Grd.		B55				
Cottage flat - 1st		B39				
Multi-storey flat - Grd.		B35				
Multi-storey flat - 1st and 2nd		B31				
Multi-storey flat - 3rd and above		B27				
Deck-access mais. - Grd.				B68	B36	
Deck-access mais. 1st and 2nd				B55	Groups C to G	
Deck-access mais. 3rd and above				B40	Groups C to G	

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 08		Sub-Area 1-Barlow Moor				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A219	A220	A271	
House Pre War Unmodernised			B105	B106	B122	
Cottage flat - Grd.		B75	B95			
Cottage flat - 1st		B50	B80			

Area 08		Sub-Area 2-Chorlton-cum-Hardy				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General				A219		

Area 08		Sub-Area 4-West Didsbury				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				

Area 08		Sub-Area 5-West Withington				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A258				
House General			A219	A212	A271	
House Pre War Unmodernised			B115	B108	B139	
Cottage flat - Grd.		B75	B102			
Cottage flat - 1st		B52	B81			

Area 08		Sub-Area 6-Wilbraham/Fallowfield				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A220	A230	A271	A307
House Pre War Unmodernised			B111	B116	B142	B139
Cottage flat - Grd.		B75	B97			
Cottage flat - 1st		B53	B80			



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 08		Sub-Area 8-Upper Lloyd Street /Rusholme				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A231	A231	A281	
House Pre War Unmodernised			B130	B115	B122	
Cottage flat - Grd.		B75	B101			
Cottage flat - 1st		B49	B81			
Unmod. Walk-up flat - Grd.		B45				
Unmod Walk-up flat - 1st and 2nd		B33				
Maisonette - 1st and 2nd				B68	B33	

Area 09		Sub-Area 1-Anson /Rusholme				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A202	A217	A279	
House Pre War Unmodernised			B95	B106	B136	
Cottage flat - Grd.		B75	B92			
Cottage flat - 1st		B48	B78			
Mod. Walk-up flat - Grd.		B60	B82			
Mod. Walk-up flat - 1st and 2nd		B45	B78			
Multi-storey flat - Grd.		B39	B69	B68		
Multi-storey flat 1st and 2nd	B23	B34	B64			
Multi-storey flat - 3rd and above	B19	B30	B54			
Maisonette - 1st and 2nd				B66	B27	

Area 09		Sub-Area 3-Burnage				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A258				
House General			A212	A221	A279	
House Pre War Unmodernised			B102	B110	B146	
Cottage flat - Grd.		B75	B93			
Cottage flat - 1st		B50	B78			
Maisonette - 1st and 2nd			B67			

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 09		Sub-Area 4-Didsbury				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A258				
House General				A217		

Area 09		Sub-Area 5-East Withington				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House Pre War Unmodernised				B106		
Cottage flat - Grd.			B92			
Cottage flat - 1st			B78			

Area 09		Sub-Area 6-Ladybarn / Fallowfield				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General				A231		
House Pre War Unmodernised				B115		
Cottage flat - Grd.		B75	B93			
Cottage flat - 1st		B50	B78			
Unmod. Walk-up flat - Grd.	B32					
Unmod. Walk-up flat - 1st and 2nd	B20					

Area 09		Sub-Area 7-Levenshulme				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A212	A219	A279	
House Pre War Unmodernised			B98	B110	B165	
Cottage flat - Grd.		B74	B93			
Cottage flat - 1st		B45	B78			
Mod. Walk-up flat - Grd.		B61				
Mod. Walk-up flat - 1st and 2nd		B45				
Multi-storey flat - Grd.	B30	B40	B70	B70		
Multi-storey flat - 1st and 2nd	B24	B34	B64			
Multi-storey flat - 3rd and above	B19	B30	B54			
Maisonette - Grd.			B83			
Maisonette - 1st and 2nd			B66			

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 09		Sub-Area 8-South Gorton				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A212	A223	A312	
House Pre War Unmodernised			B102	B110	B146	
Cottage flat - Grd.		B74	B93			
Cottage flat - 1st		B45	B81			
Unmod. Walk-up flat - Grd.		B43	B71	B70	B38	
Unmod. Walk-up flat - 1st and 2nd		B31	B61	B59	Groups C to G	
Maisonette - 1st and 2nd				B69	B30	

Area 10		Sub-Area 1-Baguley				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298			
House General			A222	A233	A287	
House Pre War Unmodernised			B116	B183	A228	
Cottage flat - Grd.		B65	B97			
Cottage flat - 1st		B46	B83			
Mod. Walk-up flat - Grd	B45	B57	B86	B87		
Mod. Walk-up flat - 1st and 2nd	B34	B45	B82	B82		
Unmod. Walk-up flat - Grd.		B43	B74	B71		
Unmod. Walk-up flat - 1st and 2nd.		B31	B63	B60		
Multi-storey flat - Grd.	B29	B40	B72			
Multi-storey flat - 1st and 2nd	B24	B35	B67			
Multi-storey flat - 3rd and above	B21	B31	B55			
Maisonette - 1st and 2nd			B71			



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 10		Sub-Area 2-Brooklands				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298			
House General			A221	A233	A287	
House Pre War Unmodernised			B114	B119	A226	
Cottage flat - Grd.			B98			
Cottage flat - 1st			B84			
Mod. Walk-up flat - Grd.	B45	B57	B86			
Mod. Walk-up flat - 1st and 2nd	B34	B45	B83			
Unmod. Walk-up flat - Grd.		B43	B74	B71		
Unmod. Walk-up flat - 1st and 2nd.		B31	B63	B60		
Maisonette - Grd			B86	B86		
Maisonette - 1st and 2nd			B72	B70		

Area 10		Sub-Area 3-Newall Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298	A298		
House General			A222	A237	A287	
House Pre War Unmodernised			B114	B183	A232	
Cottage flat - Grd.		B65	B98	B102		
Cottage flat - 1st		B45	B84	B84		
Mod. Walk-up flat - Grd.	B40	B56	B86	B87		
Mod. Walk-up flat - 1st and 2nd	B33	B44	B83	B82		
Multi-storey flat - Grd.	B28	B40	B72			
Multi-storey flat - 1st and 2nd	B24	B34	B67			
Multi-storey flat - 3rd and above	B21	B31	B55			
Maisonette - Grd.			B86	B87		
Maisonette - 1st and 2nd			B72	B70		



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 10		Sub-Area 4-Northern Moor				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A233	A287	
House Pre War Unmodernised			B180	B183	A226	
Cottage flat - Grd.		B68	B99			
Cottage flat - 1st		B47	B84			
Mod. Walk-up flat - Grd.	B45	B60	B87	B87		
Mod. Walk-up flat - 1st and 2nd	B35	B45	B84	B82		
Unmod. Walk-up flat - Grd.		B44	B74	B71	B48	
Unmod. Walk-up flat - 1st and 2nd.		B31	B62	B59	Group C to G	
Multi-storey flat - Grd.	B30	B41	B73			
Multi-storey flat - 1st and 2nd	B24	B35	B67			
Multi-storey flat - 3rd and above	B21	B31	B55			
Maisonette - Grd.			B87	B87		
Maisonette - 1st and 2nd			B71	B70		

Area 10		Sub-Area 5-Royal Oak				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A222	A233	A287	
House Pre War Unmodernised			B114	B119	A226	
Cottage flat - Grd.		B65	B98		B72	
Cottage flat - 1st		B46	B84			
Mod. Walk-up flat - Grd.		B56	B86			
Mod. Walk-up flat - 1st and 2nd		B45	B82			
Multi-storey flat - Grd.		B40	B72	B71		
Multi-storey flat - 1st and 2nd		B34	B67	B65		
Multi-storey flat - 3rd and above		B31	B55	B51		
Maisonette - Grd.		B54	B86			
Maisonette - 1st and 2nd		B35	B71			



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 11		Sub-Area 1-Benchill				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A233	A307	
House Pre War Unmodernised			B106	B119	A233	
Cottage flat - Grd.		B62	B95			
Cottage flat - 1st		B44	B81			
Mod. Walk-up flat - Grd.		B53	B84			
Mod. Walk-up flat - 1st and 2nd		B43	B81			
Maisonette - Grd.			B84			
Maisonette - 1st and 2nd			B68			

Area 11		Sub-Area 2-Brownley Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A219	A233	A287	
House Pre War Unmodernised			B106	B119	A209	
Cottage flat - Grd.		B64	B95			
Cottage flat - 1st		B45	B82			
Mod. Walk-up flat - Grd.		B53	B84			
Mod. Walk-up flat - 1st and 2nd		B44	B81			
Maisonette - 1st and 2nd				B69		

Area 11		Sub-Area 3-Civic Centre, Wythenshawe				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House Pre War Unmodernised				B122		
Cottage flat - Grd.		B65				
Cottage flat - 1st		B47				
Multi-storey flat - Grd.		B41				
Multi-storey flat - 1st and 2nd		B35				
Multi-storey flat - 3rd and above		B32				



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 11		Sub-Area 4-Crossacres				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General			A221	A237	A287	
House Pre War Unmodernised			B110	B119	A209	
Cottage flat - Grd.		B65	B99			
Cottage flat - 1st		B45	B82			
Unmod. Walk-up flat - Grd.	B29					
Unmod. Walk-up flat - 1st and 2nd	B19					

Area 11		Sub-Area 6-Northenden				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A219		A287	
House Pre War Unmodernised			B154	B185	A226	
Cottage flat - Grd.		B70	B99			
Cottage flat - 1st		B50	B84			
Mod. Walk-up flat - Grd.	B50	B60	B86			
Mod. Walk-up flat - 1st and 2nd	B40	B49	B82			
Multi-storey flat - Grd.	B32	B45	B72			
Multi-storey flat - 1st and 2nd	B25	B37	B66			
Multi-storey flat - 3rd and above	B21	B32	B55			
Multi-storey flat - Grd.			B86	B86		
Maisonette - 1st and 2nd			B70	B69		

Area 11		Sub-Area 7-Peel Hall				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A221	A237	A287	
House Pre War Unmodernised			B108	B119	A209	
Cottage flat - Grd.		B65	B98	B103		
Cottage flat - 1st		B45	B82	B82		
Mod. Walk-up flat - Grd.		B54	B85	B86		
Mod. Walk-up flat - 1st and 2nd		B44	B81	B81		
Maisonette - 1st and 2nd				B69		

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 11		Sub-Area 8-Sharston					
		Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A234	A298			
House Pre War Unmodernised					B119		
Cottage flat - Grd.			B65	B97			
Cottage flat - 1st			B44	B82			
Mod. Walk-up flat - Grd.	B40		B54	B85			
Mod. Walk-up flat - 1st and 2nd	B32		B43	B81			
Multi-storey flat - Grd.	B28		B39	B71			
Multi-storey flat - 1st and 2nd	B23		B34	B66			
Multi-storey flat - 3rd and above	B21		B31	B55			
Maisonette - Grd					B86		
Maisonette - 1st and 2nd					B69		

Area 12		Sub-Area 2-Newall Green South					
		Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow			A234				
House General				A218	A233		
House Pre War Unmodernised				B108	B183	A230	
Cottage flat - Grd.				B95			
Cottage flat - 1st				B87			
Mod. Walk-up flat - Grd.	B39		B51	B85	B86		
Unmod. Walk-up flat - Grd.	B32		B43	B81	B81		
Unmod. Walk-up flat - 1st and 2nd.			B38	B72	B71		
Mod. Walk-up flat - 1st and 2nd			B30	B61	B59		
Maisonette - 1st and 2nd				B70			

Area 12		Sub-Area 3-Poundswick					
		Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
House General				A218	A233	A287	
Cottage flat - Grd.				B94			
Cottage flat - 1st				B82			
Mod. Walk-up flat - Grd.			B53				
Mod. Walk-up flat - 1st and 2nd			B44				
Unmod. Walk-up flat - Grd.	B30		B40	B72	B71		
Unmod. Walk-up flat - 1st and 2nd.	B20		B30	B61	B59		
Maisonette - Grd.				B84	B86		
Maisonette - 1st and 2nd				B70	B69		

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 12		Sub-Area 4-Woodhouse Park				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298			
House General			A218	A233	A287	
House Pre War Unmodernised			B108	B119	A230	
Cottage flat - Grd.		B65	B95	B99		
Cottage flat - 1st		B43	B82	B92		
Mod. Walk-up flat - Grd.	B39	B50	B84	B86		
Mod. Walk-up flat - 1st and 2nd	B31	B42	B81	B80		
Unmod. Walk-up flat - Grd.	B27	B38	B72	B71		
Unmod. Walk-up flat 1st and 2nd	B23	B30	B62	B59		
Multi-storey flat - Grd.	B26	B37	B71			
Multi-storey flat - 1st and 2nd	B22	B33	B66			
Multi-storey flat - 3rd and above	B20	B30	B54			
Maisonette - Grd.			B84	B86		
Maisonette - 1st and 2nd			B70	B69		

Area 13		Sub-Area 1-Darnhill				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B102	B110	A258	
Cottage flat - Grd.		B45	B78			
Cottage flat - 1st		B34	B67			
Mod. Walk-up flat - Grd.		B35	B70			
Mod. Walk-up flat - 1st and 2nd		B34	B65			
Multi-storey flat - Grd.	B17	B29	B56	B55		
Multi-storey flat 1st and 2nd	B13	B25	B51			
Multi-storey flat - 3rd and above	B12	B22	B44			



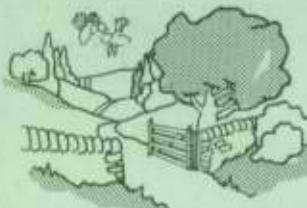
These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 13		Sub-Area 2-Langley				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B106	B113	A258	A258
Cottage flat - Grd.		B50	B82			
Cottage flat - 1st		B35	B69			
Mod. Walk-up flat - Grd.	B26	B40	B73			
Mod. Walk-up flat - 1st and 2nd	B21	B35	B69			
Multi-storey flat - Grd.		B30	B59	B56		
Multi-storey flat - 1st and 2nd	B14	B26	B53			
Multi-storey flat - 3rd and above	B13	B23	B44			
Maisonette - Grd.			B72	B73		
Maisonette - 1st and 2nd			B56	B54		

Area 13		Sub-Area 3-Whitefield				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B106	B110	A258	
Cottage flat - Grd.		B50	B80			
Cottage flat - 1st		B35	B68			
Maisonette - Grd.			B71			
Maisonette - 1st and 2nd			B56	B53		

Area 14		Sub-Area 1-Bredbury				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B106	B110	A258	
Cottage flat - Grd.		B50	B78			
Cottage flat - 1st		B33	B68			
Mod. Walk-up flat - Grd.			B71			
Mod. Walk-up flat - 1st and 2nd		B33	B68			
Maisonette - Grd.				B71		



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 14		Sub-Area 2-Bredbury Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B102	B110	A258	
Cottage flat - Grd.		B46	B78			
Cottage flat - 1st		B33	B68			

Area 14		Sub-Area 3-Gamesley				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B102	B110	A258	
Maisonette - 1st and 2nd					B51	

Area 14		Sub-Area 4-Hadfield				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B102	B110	A258	
Cottage flat - Grd.		B45	B78			
Cottage flat - 1st		B33	B68			
Mod. Walk-up flat - Grd.		B35				
Mod. Walk-up flat - 1st and 2nd		B33				

Area 14		Sub-Area 5-Hattersley				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B102	B113	A258	
Cottage flat - Grd.		B47	B78			
Cottage flat - 1st		B35	B69			
Mod. Walk-up flat - Grd.		B37	B71			
Mod. Walk-up flat - 1st and 2nd		B34	B69			
Multi-storey flat - Grd.	B18	B30	B57			
Multi-storey flat - 1st and 2nd	B15	B26	B50			
Multi-storey flat - 3rd and above	B14	B24	B42			
Maisonette - 1st and 2nd			B55	B52		

These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 14		Sub-Area 6-Haughton Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B106	B113	A312	
Cottage flat - Grd.		B53	B79			
Cottage flat - 1st		B35	B68			
Mod. Walk-up flat - Grd.		B41	B71			
Mod. Walk-up flat - 1st and 2nd		B34	B68			
Multi-storey flat - Grd.			B56			
Multi-storey flat - 1st and 2nd	B14		B50			
Multi-storey flat - 3rd and above	B13		B42			
Maisonette - 1st and 2nd				B51		

Area 14		Sub-Area 7-Marple/Hawk Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B102	B110	A258	
Cottage flat - Grd.			B78			
Cottage flat - 1st			B68			

Area 14		Sub-Area 8-Romiley/Rosehill/Marple				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B106	B110	A258	
Cottage flat - Grd.			B78			
Cottage flat - 1st			B68			
Unmod. Walk-up flat - Grd.		B29				
Unmod. Walk-up flat - 1st and 2nd.		B20				

Area 14		Sub-Area 9-Stalybridge				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B106	B113	A258	
Cottage flat - Grd.		B45	B78			
Cottage flat - 1st		B33	B68			

Area 15		Sub-Area 1-Alderley Edge				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				

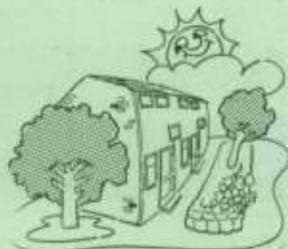
These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 15		Sub-Area 2-Bramhall				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B113	B133	A279	
Cottage flat - Grd.			B80			
Cottage flat - 1st			B70			
Mod. Walk-up flat - Grd.		B46				
Mod. Walk-up flat - 1st and 2nd		B37				
Maisonette - Grd.				B73		
Maisonette - 1st and 2nd				B54		

Area 15		Sub-Area 3-Cheadle/Heald Green				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			A210	A217	A287	
Cottage flat - Grd.			B85			
Cottage flat - 1st			B72			
Mod. Walk-up flat - Grd.		B59	B76			
Mod. Walk-up flat - 1st and 2nd		B42	B72			
Maisonette - Grd.				B75		
Maisonette - 1st and 2nd				B57		

Area 15		Sub-Area 4-Eccles				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				



These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 15		Sub-Area 5-Handforth				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298			
House General		B75	B133	B192	A279	
Cottage flat - Grd.		B61	B81			
Cottage flat - 1st		B39	B70			
Mod. Walk-up flat - Grd.		B46	B73			
Mod. Walk-up flat - 1st and 2nd		B38	B70			
Multi-storey flat - Grd.	B21	B33	B59			
Multi-storey flat - 1st and 2nd	B17	B27	B54			
Multi-storey flat - 3rd and above	B14	B25	B45			
Maisonette - Grd.				B73		
Maisonette - 1st and 2nd				B55		

Area 15		Sub-Area 6-Knutsford				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234				
House General			B133	B133	A279	A258
Cottage flat - Grd.		B57	B81	B81		
Cottage flat - 1st		B39	B74	B70		
Mod. Walk-up flat - Grd.	B30	B45	B73			
Mod. Walk-up flat - 1st and 2nd	B24	B37	B70			

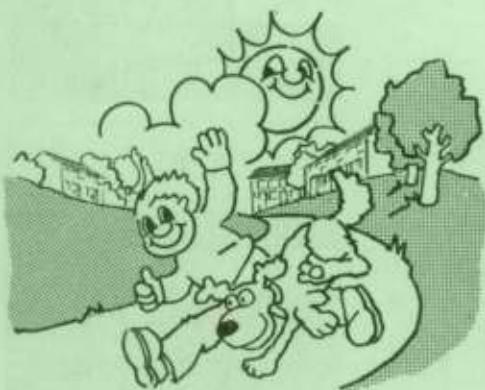
Area 15		Sub-Area 7-Partington				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298			
House General			B113	B133	A279	
Cottage flat - Grd.		B55	B81			
Cottage flat - 1st		B38	B71			
Mod. Walk-up flat - Grd.	B30	B44	B74			
Mod. Walk-up flat - 1st and 2nd	B22	B37	B71			
Maisonette - Grd.			B74	B74		
Maisonette - 1st and 2nd			B59	B55		

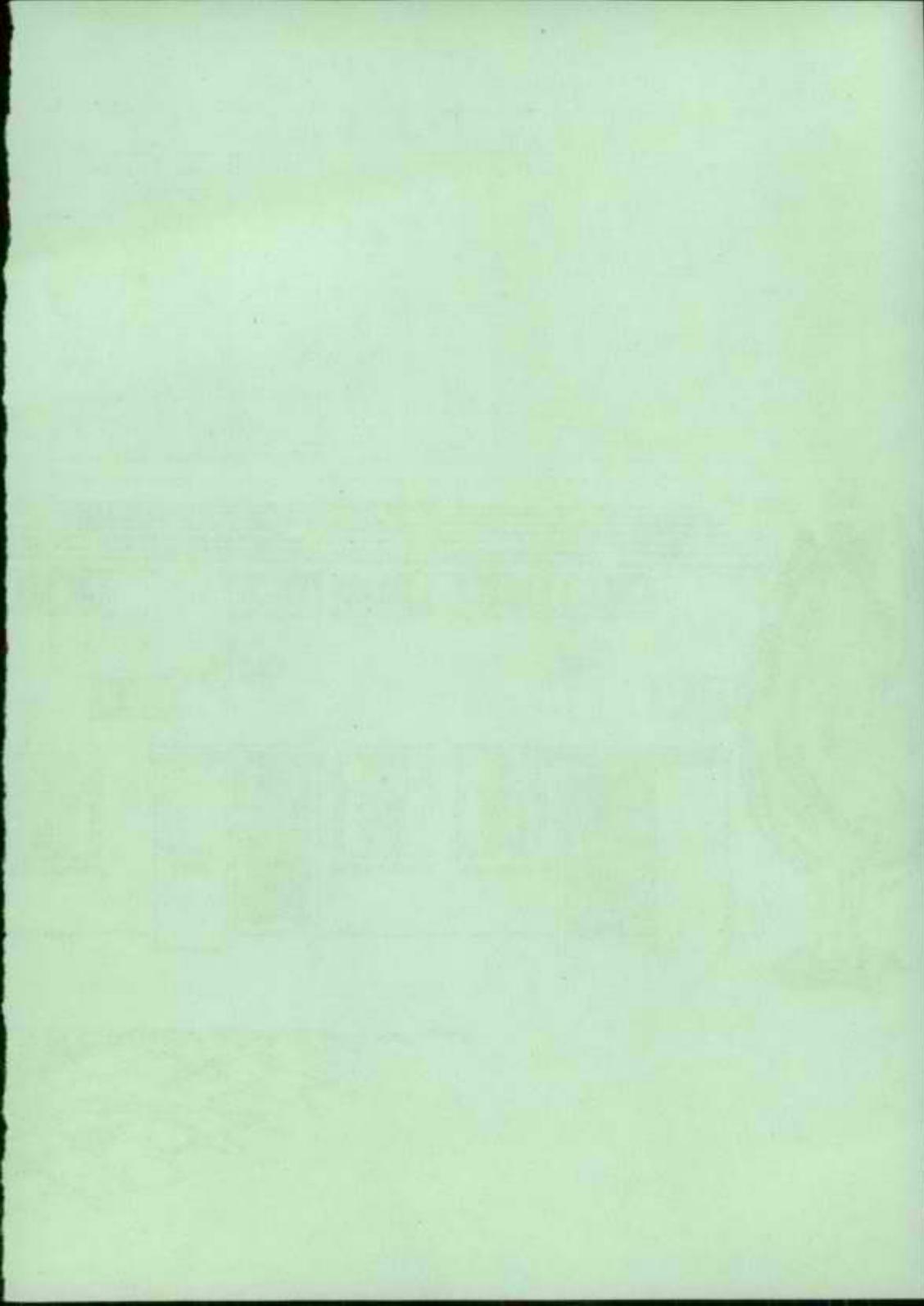
These figures are only provided as a guide. They may have to be corrected and offers of accommodation depend on the availability of vacancies.

October 77.

Area 15		Sub-Area 8-Sale				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A234	A298			
House General		B75	A213	A220	A307	A307
Cottage flat - Grd.		B65	B86	B87		
Cottage flat - 1st		B44	B72	B71		
Mod. Walk-up flat - Grd.		B52	B77			
Mod. Walk-up flat - 1st and 2nd		B41	B72			
Multi-storey flat - Grd.	B24	B35	B65			
Multi-storey flat - 1st and 2nd	B18	B30	B59			
Multi-storey flat - 3rd and above	B15	B26	B49			

Area 15		Sub-Area 9-Wilmslow				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow			A298			
House General			B113	B133	A279	A258
Cottage flat - Grd.		B59	B80			
Cottage flat - 1st		B40	B70			







Renting a Home

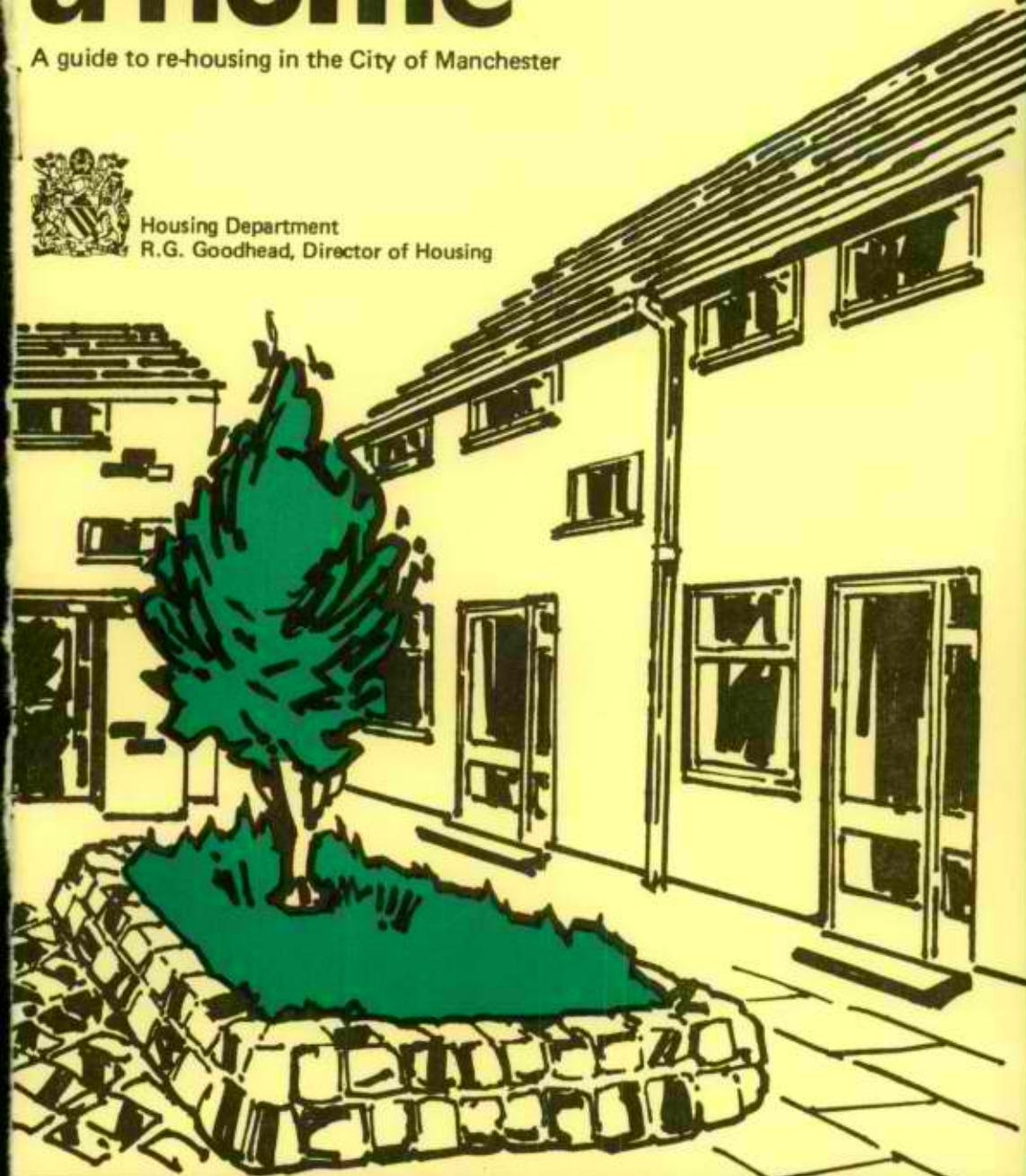
PL

A guide to re-housing in the City of Manchester



Housing Department

R.G. Goodhead, Director of Housing





City of Manchester,
Town Hall,
Manchester M60 2LA.

For some time, the City Council has been looking at ways of improving its rehousing service.

The improvements are explained in this booklet. We urge you to read it with care and to keep it for future reference.

Our aim has been to make the service fairer and more flexible. We trust that everyone seeking a fresh home in the city will benefit.

Norman Morris

Norman Morris,
Leader of the City Council

Allan Roberts

Allan Roberts,
Chairman of the Housing Committee

Questions and answers about the points system.



Why is a new points scheme required?

For some time the City Council has been concerned that the existing rehousing list might not accurately reflect housing need in the City. Some people, highly placed on the list, were not in urgent need while others, desperate for accommodation, were not even on the list. The existing points scheme also needed to be revised to take account of additional factors such as living with in-laws or in unsuitable accommodation.

How does the new scheme work?

All applicants for homes will be allocated points based upon their personal circumstances. Full details of the points which can be allocated are contained in this booklet, together with examples of how the system works in individual cases. When your points are allocated you will be able to see from the tables which are enclosed with this booklet those areas and types of accommodation for which you are eligible.

Do I have to go to the Town Hall with all my housing enquiries?

No. One of the main reasons for the new system is that by the use of a computer the whole scheme can be operated from the Housing Department's area offices. The addresses and telephone numbers of these offices are at the back of this booklet.

How do I put my name down on the rehousing list?

You can fill in the special card available from any Housing Office

or write a letter to the Town Hall. There is no need to give full details in the letter. Anyone asking to go on the list will be invited to attend for interview and full details will then be taken.

Is anyone allowed on the list?

Yes. The rehousing list is open to all, although when making offers first preference is given to Manchester residents and those who live on our overspill estates.

How can I tell if my name is already on the rehousing list?

If you have contacted the Housing Department about rehousing in the past but have not received a letter telling you about your position on the list, it may be for one of several different reasons. Whatever the reason, the best thing to do is to contact your LOCAL Housing Area Office.



Once I know I am on the rehousing list what should I do?

In the "Rehousing Prospects" Booklet you can look up for yourself to see what your prospects are.

The letter we send out tells you about the size, type and area of property for which you are being considered, as well as giving you the group and points you have been allocated.

When you compare the details in the letter with the "Rehousing Prospects" Booklet you might decide to ask for your name to be put down for extra areas or for flats as well as houses.

To do this you do NOT need to call at an office; you can simply fill in the tear-off slip attached to your letter and post it.



How can I find if the "points required" for various areas have changed?

By looking out for the latest figures when you visit a Housing Office or by asking us to send you the latest edition of the booklet. The information contained in the "points required" booklet is the best estimate that we can make.

But it may have to be corrected. Please ask for the up-to date edition at your local housing office.

What do I do if my circumstances change?

Fill in the tear-off slip on the letter we send to you and post it to us. If you have changed your address you will then normally be asked to attend for interview so that full details can be taken.

All changes must be notified to us, but some are particularly important.

For instance, in the points scheme account is taken of an expected baby up to three months before it is due. Remember, if you have not told us of a change in your circumstances, you might not receive an offer to which you would be entitled.

If I want to move to another part of the City must I go to that Area's local Office?

No. Every office which has a Rehousing Officer on the staff can deal with any enquiry regardless of the area. This is one of the advantages of using the computer as an aid. It is just as easy to look up details for twenty miles away as it is for around the corner.

How do I know that you have got my details recorded correctly?

If you think the details on your application may be incorrect you can check by asking at one of the Area Offices.

You will be asked for proof of identity in order to preserve confidentiality. We would make one request. If everyone goes into the office at once asking for their details to be checked the staff will have no time to do anything else. Please ask for a check only if you have reason to believe a mistake has been made.

If I accept an offer does that mean I have my name taken off the list?

Normally, yes. If you are rehoused we assume that you do not want to move again, unless you tell us otherwise.

However, sometimes it happens that people have to accept what is available even though they had hoped for something better. If this happens to you there is absolutely no reason why you should not go straight on to the transfer list — provided you tell us you want to do so.

You will, of course, then be assessed for housing need at your new home, rather than at your previous address.

Do my chances of receiving an offer increase the longer I am on the list?

Not necessarily. If you have been awarded points for children-living-at-a-height or for sharing amenities or because your family is living apart for housing reasons or you are

overcrowded or elderly, the number of points you have been awarded is likely to go up. On the other hand, whether or not you can be made an offer depends on how many vacant properties we have and on how many other people are asking for them.

Will I get more points if I say I'll go anywhere?

No, you won't get more points, but you will be considered more often. If you say you'll go anywhere, then your name will be put down for all sub-areas. Clearly, the more areas you have your name down for the more likely it is your name will be considered for an offer. On the other hand, don't overdo it. If you say you'll go anywhere when, in fact, there are places you wouldn't accept then we might be making you an offer of accommodation you know you will refuse. And if that happens a property stands empty whilst we go through the motions of offering it to you. A balance is needed. Don't limit your choices too narrowly or you might not receive an offer. Don't make the range so wide that the offers are made you won't accept.



Do I need to obtain a doctor's note if I am claiming medical priority?

No. Make sure you give details of the medical problem during your interview at the Housing Office. If necessary you will be visited at home by a Housing Officer. Your doctor will be contacted if additional information is essential. It is important to bear in mind that rehousing on medical grounds takes place only if a move is needed as part of the treatment of the ailment.

How many offers can I have?

No-one loses points for refusing an offer of accommodation. People often have very personal reasons for not wishing to take a particular offer. But we do ask you to give us the reasons for refusal. This helps avoid an offer you would clearly turn down.



One other thing needs to be taken into account when deciding whether or not to accept an offer. If you turn down an offer today it may not be possible to offer you something even as good tomorrow. It all depends on the availability of dwellings and the number of people asking for them.

Can I be rehoused on grounds of under-occupation?

Yes, provided the move will release a dwelling that is more in demand than the dwelling you are being offered.

The problem is that people who want smaller accommodation often ask for areas and types of dwelling which are in even shorter supply than their present address. Points are then needed before a move can take place.

Am I allowed on the list if I owe rent?

Yes. Anyone owing rent is allowed on the rehousing list. However, any offer is "subject to a clear rent book".

If you owe rent for your current home or a previous tenancy you should pay it off as quickly as possible or you may have an offer withdrawn because of the debt.

Examples

The following four examples illustrate how the new scheme works in particular cases.



- The names in the examples have been changed to preserve confidentiality. Any reference to persons on or off the housing list is purely coincidental.

Mr & Mrs Kemble

A man and his wife aged 26 and 23 and their year-old son are lodgers in a semi-detached house. It belongs to the husband's parents and has two double bedrooms and one single. The couple have only recently registered on the housing list. For

overcrowding they are awarded 16 points and a further five points for having to share amenities. There are children under 16 in the family so they are awarded eight extra points bringing the total number at present to 29.



Mrs Livesey

An elderly woman aged 81 and her daughter aged 57, live together in a semi-detached council house. They have requested a ground floor flat and because of the mother's poor health she has been awarded the highest medical priority, category A, for which she receives 45 points. She is aged and therefore

needs ground floor accommodation. Because she is over 65, she gets four aged person points and one point per year for each year over 65, a total of 20 points. Ten special transitional points have been awarded because of her high position on the old waiting list. Her total points are 75.



Mr & Mrs Campbell

A husband and wife living in their own terraced house in Moston have three sons aged 19, 18 and 11 and a daughter aged seven. Their house has only one single and one double bedroom. For severe

overcrowding they are awarded 53 points and they receive eight extra points because they have children under 16. Their total points are 69.



Mr & Mrs Grant

A husband and wife, their two sons and three daughters, live in a first-floor walk-up flat in Miles Platting which is soon to be phased out. For this they receive 200 points. The number of children living at a height and the number of years of residence is taken

into account, 54 points. Overcrowding earns them another 37 points and the poor environment five. Because they have children under 16, they receive a bonus of eight points. Their total points are 304.



THE POINTS SCHEME

The points scheme is designed so that the total number of points for any applicant is right in relation to other applicants, which is why the numbers are sometimes difficult to understand if looked at on their own.

The example cases on Pages 9–13 are a better guide to the way the scheme works out in practice.

A summary of the points scheme is printed on the back of the letter which notifies you of your points.

The full details are more complicated but, if you wish to check through the rules, they are set out on the following pages.



The Points Scheme

1

There is one Rehousing List containing all applicants whether or not they currently live in a Manchester Council House, although some of the provisions can only apply to City tenants.

2

Each applicant is placed into one of seven broad groups:

Group A:

All applicants who are eligible for rehousing because they live in a clearance area, or where "Group A" transfers have been authorised on property grounds.

Group B:

All other applicants who live within the City boundaries and who score points according to the City's Points Scheme.

Group C:

All other applicants living within the City boundaries.

Group D:

All applicants who live elsewhere within Greater Manchester and who score points according to the City's Points Scheme.

Group E:

All other applicants living elsewhere within Greater Manchester.

Group F:

All applicants living outside Greater Manchester who score points according to the City's Points Scheme.

Group G:

All other applicants living outside Greater Manchester.

(Manchester's Overspill Estates are treated for this purpose as if they were "Within the City boundaries").

3

Points may be awarded under several headings, the total of the separate allocations being used to indicate the overall housing priority:

Overcrowding

Points are awarded for overcrowding on the basis of a sliding scale, with one-quarter of the total points being allocated when the Housing Department is first notified of the overcrowding, rising to a half at the end of six months, three-quarters at the end of twelve months, with the full allowance being received eighteen months from the date of first notification.



The only exception to the application of a sliding scale for overcrowding points is where overcrowding arises (or increases) as a result of the natural growth of the applicant's family at their registered address.

The total allowance gives **5 points** to any overcrowded applicant, plus:

8 points for every bedspace the household is short ⁽ⁱⁱ⁾

8 points for every bedroom the household is short ⁽ⁱⁱ⁾

2 points for every living room the household is short ⁽ⁱⁱ⁾

4 **Medical priority** **Medical A:**

Granted to any applicant whose household includes a person or persons with a serious illness which is made significantly worse by the current living conditions and who require rehousing as part of the treatment of the medical condition.

45 points



Medical B:

Granted to any applicant who has, in the past, been awarded a Medical B or C priority.

25 points

5 **Separated families**

An applicant will only be awarded points under this heading if the separation is a direct consequence of the family's housing problem.

Separation points are calculated in two different ways:

Method A:

One point is awarded per month of separation up to a maximum of **24 points**.

Method B:

Using the overcrowding rules outlined above, "potential overcrowding" points are calculated. (Potential overcrowding is the name given to a situation where reuniting the applicant's household at the applicant's present address would create or increase overcrowding at that address).

An applicant receives points under Method A or Method B, whichever is the greater.

6 **Insecurity of tenure** ⁽ⁱⁱⁱ⁾

An applicant would normally only be granted points for insecurity if the situation was not of the applicant's own making.

Priority A:

Where an eviction warrant has been served on the applicant specifying a date for eviction from the applicant's present address. (ii)

25 points

Priority B:

Where a Court Order for possession has been granted against the applicant's present address.

12 points

Priority C:

Where an effective Notice to Quit stands against the applicant's present address.

8 points

7

Use of amenities

Applicants are awarded points according to whether they lack amenities, or share amenities with people outside the applicant's household, as follows:

8

Condition of dwelling

Applicants living in a clearance area, or whose property is required vacant for other structural reasons are given priority over other applicants, according to the date on which the property is required. This heading includes all property adjudged by the City Council to be dangerous.

Otherwise, condition of the property attracts points as follows:

Priority A:

(Bad state of repair)

9 points

Priority B:

(Poor state of repair)

3 points

(Any health considerations related to "Condition of Property" are covered under "Medical Priority").

	LACK	SHARE WITH 4 OR MORE PEOPLE	SHARE WITH 1 TO 3 PEOPLE
Sink	5 points	3 points	2 points
Separate Kitchen	2 points	2 points	1 point
Bath or Shower	2 points	2 points	1 point
Inside W.C.	2 points	2 points	1 point
Outside W.C.	—	2 points	1 point

In addition, applicants lacking amenities, as well as families involving two or more persons who are lodgers or informal tenants and who are sharing amenities (which includes all "second generation" applicants) are allocated: 1 point per year per amenity lacking or shared.

9

Travelling

Applicants living at a distance from essential services or relatives in such a way as is considered by the Director of Housing to have a long-term detrimental effect on the well-being of the applicants may be awarded points as follows:

Priority A:

10 points

Priority B:

2 points

10

Environment

Applicants living in an environment considered by the Director of Housing to have long-term detrimental effects on the well-being of the applicants may be awarded points as follows:

Priority A:

5 points

Priority B:

2 points (vii)

**11**

Children living at a height

Where an applicant's household includes children aged 15 years or less, and the applicant's dwelling is above ground floor level, points are awarded as follows:

First or second floor dwellings:

1 point per child per year of family's residence.

Third floor and above dwellings:

2 points per child per year of family's residence. (viii)

12

Additional points

Applicants who gain points under any of the above headings are:

- (a) Awarded an additional 8 points if the household includes one or more children 15 years of age or less.
- (b) Awarded an additional 4 points if the household includes one or more persons aged 60 or over.

An additional point per year is awarded if the oldest member of the household is over 65, regardless of whether or not points are awarded under other headings.

13

Once the group has been decided and any points calculated, it is possible to place all applicants in an order of priority for

rehousing. The order, in Groups A, B, D and F, is on the basis of the number of points allocated for housing need. In Groups C, E and G the order is based on the date of first registration.

14

Offers of accommodation will normally be made from a shortlist prepared by going through the groups in the order A, B, C, D, E, F and G.

The only exceptions are:

- (a) Anyone living in a Council dwelling and who wishes to move to a dwelling in greater supply than the dwelling they presently occupy will be considered after Group A but before other applicants on the list.
- (b) If two households wish to be rehoused together, giving up two dwellings in return for one, the Director of Housing may give additional priority to such a move if the move is considered to be in the interest of the City.

15

Applicants moving from the City, or from Greater Manchester will retain their old residential status for twelve months from the date of the move, although the points calculation will be carried out according to the new circumstances. This period of twelve months can be extended in appropriate circumstances (normally long residential connections with the City or Greater Manchester) at the discretion of the Director of Housing.

16

Applicants serving with Her Majesty's Forces and living in Forces' accommodation will be given local status provided they can establish City or Greater Manchester connections.

17

Owner/occupiers are eligible for rehousing, but the Director of Housing is required to

satisfy himself that, should the property they presently occupy be sold, no excessive capital gain would accrue to the applicant.

18

Tenants of dwellings owned by another local authority, or a housing association will normally only be rehoused on the basis of an undertaking from such a body that they will make an acceptable reciprocal offer to a tenant of the City or an applicant in Group A or B of the Rehousing List.

19

Unless specifically stated otherwise, it is assumed that all City tenants applying to be rehoused are prepared to consider an exchange with another City tenant instead of a transfer, should a suitable possibility arise.

20

In cases where the designation of "The Applicant" within a household would affect the number of points allocated to that household, the decision as to who should be "The Applicant" is at the discretion of the Director of Housing.



All offers are subject to the condition that no member of the applicant's household owes the City arrears of rent or mortgage repayments at either their present or previous addresses.

Explanatory notes

(i) Overcrowding for this purpose refers to the City of Manchester Housing Department standard.

For all calculations, a household including an expectant mother will be considered as if it included an additional child from the time the birth is due within three months.

All living rooms and bedrooms (regardless of usage) occupied by the applicant's household at the present address are included in the calculation, as are any other persons sharing the use of any of those rooms.



(ii) Bedspace requirements are based on one space per person.

(iii) Bedroom requirements are based on the assumption that a separate room is required for:

- Couples living together as man and wife.
- The parent of a single parent family.
- Each other adult (18 years of age or older) except those sharing with a * sibling of their own sex. (*brother or sister)
- Children over the age of 10 of a different sex to the other children.

(iv) Living room requirements are based on the assumption that:

- 2, 3 or 4 person households require 1 living room.
- 5 or more person households require 2 living rooms.

Single persons do not qualify for points under this heading.

The description "Living Rooms" includes dining rooms. Through rooms (living/diners, etc.) count as two rooms.

(v) Under the heading "Insecurity of Tenure" reference is made to Court procedures for possession. In certain cases insecurity will exist even though Court action would be inappropriate, particularly in the case of families staying with relatives or friends.

In such cases, the Director of Housing has the discretion to award points as if legal action had been taken, provided he is satisfied that an equivalent degree of insecurity is being suffered by the applicant.

(vi) Applicants serving with Her Majesty's Forces qualify for Insecurity Priority A, once a discharge date has been confirmed.

Environment Priority A, whilst on the ground floor Environment Priority B is awarded.

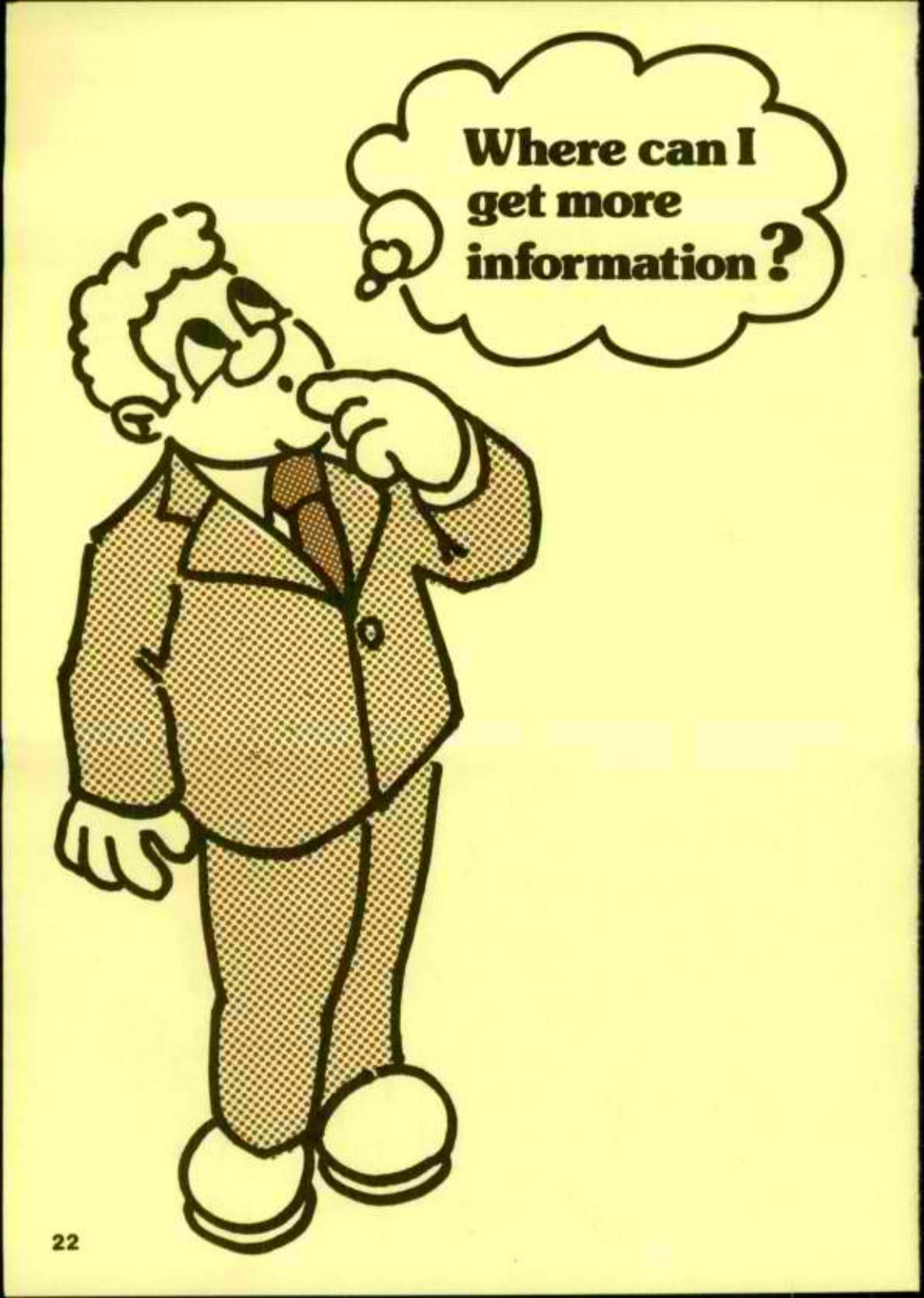
(vii) Certain households will automatically qualify for environment points if they live in unmodernised walk-up blocks of flats, not served by a lift, consisting of three or more storeys and built pre-1960, or if they live in deck-access schemes.

To qualify the household must include one or more children 15 years or less, or one or more persons 60 years of age or more.

Accommodation above ground floor level in such blocks attracts

(viii) If a child reaches the age of 16, any "children at a height" points relating to that child are preserved until the family moves or that child leaves home.





**Where can I
get more
information?**



You can obtain further information about the new scheme at any of the offices listed below.

Moston Area

Management Office
1, Colmore Drive,
Manchester M9 2HQ.
Telephone: 740 7406

Collyhurst Area

Management Office
Monsall Street,
Manchester M10 8QF.
Telephone: 205 8761

Miles Platting Area

Management Office
Sawley Road,
Manchester M10 8DB.
Telephone: 205 3217

Bradford Area

Management Office
Beswick Neighbourhood
Centre,
Grey Mare Lane,
Manchester 11.
Telephone: 231 1133

Wilbraham Area

Management Office
1 Bethnall Drive
Manchester M14 7ED.
Telephone: 224 2867

Cheetham Area

Management Office
Crumpsall Library
Cheetham Hill Road,
Manchester M8 7HY.
Telephone: 795 9004

Burnage Area

Management Office
Apex House,
45 Kingsway,
Manchester M18 2LL
Telephone: 225 9228

Baguley Area

Management Office
137 Bowland Road,
Manchester M23 8LE
Telephone: 998 3132

Sharston Area

Management Office
102, Brownley Road,
Manchester M22 4QH
Telephone: 998 2736

Woodhouse Park Area

Management Office
20 Kingsgate Road,
Manchester M22 6TA
Telephone: 437 0533

North Overspill Area

Management Office
210 Bowness Road,
Langley, Middleton,
M 24 4WU.
Telephbne: 643 7143

East Overspill Area

Management Offices
100 Hattersley Road
East,
Hyde SK14 3OH
Telephone: 368 6421

South Overspill Area

Management Office
Council Offices,
Central Road,
Partington.
Telephone: 775 8421

Housing Department
Town Hall,
Manchester, M60 2JX.
Telephone: 236 3377





DEPARTMENT OF THE ENVIRONMENT

2 MARSHAM STREET

LONDON SW1P 3EB

01-212 7601

MINISTER FOR HOUSING AND CONSTRUCTION

12 December 1977

Dear Mr. Avni,

My Minister, Mr Freeson, had dinner with Mr Patt in the House of Commons on Wednesday, 7 December, and was told about your new appointment. He sends his congratulations, and "good luck" wishes. I would like to add my own. We both enjoyed meeting you on our visit last September, and were grateful for the very interesting day you gave us.

Mr Patt outlined to my Minister his latest thoughts on housing policy. Mr Freeson promised any help or information we could provide; as you will know, the two Ministers agreed in September to co-operate on matters of mutual interest. I understand that you are currently reviewing rent policies in Israel. This Department has been conducting a similar review over the last year, and I enclose for your information a copy of the public consultation document. Also enclosed are other documents which may be of interest to your Ministry.

We have studied the various booklets and reports given to us in September with considerable interest. When you have time we should be grateful for some further information on the following two topics;

- a) the points system for housing assistance - what problems do you have in keeping this complex and sophisticated system up to date, and consistent with changes in public expectations?
- b) control of house prices - how are house prices controlled to prevent increases due to the high level of personal housing assistance? We would be interested in details of the arrangements, and any associated problems that you experience.

/These

Mr Shlomo Avni
Director-General
Ministry of Housing

These queries are not, of course, urgent; I am sure that you have much to do at present. But we should be glad to hear from you. Once again, good luck and best wishes from the Minister and myself.

Yours

David Teasdale

D. V. TEASDALE

The Review of the Rent Acts

A CONSULTATION PAPER

**Not for publication, broadcast or use on
club tapes before.**

31 JAN 1977 14 - 30

**This document is to be circulated on the
strict understanding that no approach is
made to any organisation or person about
its contents before the date of publication.**

THE REVIEW OF THE RENT ACTS: A CONSULTATION PAPER

1. The Government are carrying out a review of the Rent Acts and the means by which they are administered. Since the last major enquiry into the Rent Acts, carried out by the Francis Committee who reported in January 1971, significant changes have taken place in housing markets and conditions. Government policy has come increasingly to emphasize the importance of sustaining those dwellings that are worth keeping in the nation's existing stock of houses and to making them available to meet a wide variety of local housing needs and aspirations. This current review has started within and is carrying on from the main Housing Policy Review.
2. There is a good deal of criticism that the Rent Acts inhibit the existing stock of houses from being used to full advantage or maintained in proper condition. It is contended that the effects of the Acts in practice are sometimes unfair to tenants or landlords, or exclude prospective tenants and discourage landlords from keeping properties available for letting. There can be no doubt that the complexity and obscurity of the Acts are a source of frustration and anxiety to landlords, tenants and those responsible for administering and interpreting the legislation.
3. The purposes of this paper are to explain the Government's objectives and to invite evidence and comments from organisations and individuals who wish to contribute. It has been written in the context of existing housing policies, which are of course under consideration in the Housing Policy Review. It does not seek to pre-empt the conclusions of that Review or preclude any further consultations which may flow from it.

SCOPE OF THE REVIEW

4. The review is concerned with accommodation let by private landlords other than lettings on long leases at ground rents. It will examine conditions affecting privately rented houses and flats and consider the contribution which they could and should make to meeting housing need. In the light of this it will make proposals for changes in the Rent Acts and associated legislation. The Government are prepared to consider new ideas or reconsider previously rejected proposals on all aspects of the Acts with the exception that the general principle of security of tenure for the tenant in his home is to be maintained.

5. The review will take account of relevant current research which the Department is undertaking. The English House Condition Survey (for which the fieldwork has now been carried out) will provide up-to-date information about the number and physical condition of privately rented dwellings and a linked social survey will relate this information to the circumstances of the tenants. The Department have also commissioned a national survey from the Office of Population Censuses and Surveys (OPCS) to investigate the attitudes towards private letting held by landlords and tenants and by owners who are not at present letting accommodation. The regular Family Expenditure Surveys carried out by OPCS also indicate changes in the numbers and social characteristics of tenant households.

THE CHARACTERISTICS OF PRIVATELY RENTED HOUSING

6. Five of the main characteristics of privately rented housing in this country are:

- a) its decline over the last 60 years and gradual replacement and augmentation by council, housing association, and owner-occupied housing;
- b) its uneven geographical distribution;
- c) the diversity of households occupying it;
- d) its substantial proportion of old and poor quality dwellings; and
- e) the extent and complexity of the legislation to which it is subject.

The decline of private renting

7. In 1914, nine families out of every ten lived in houses which they rented from private landlords. Since then, the number of privately rented houses has fallen by more than half and only about one sixth of all households now live in housing of this type. Most of the reduction in the stock has occurred since 1939 and is accounted for by such factors as slum clearance, bombing during the Second World War, demolition for development, and (particularly in recent years) sale for owner-occupation. During the same period, the total number of houses has roughly doubled, mainly as a result of new building of owner-occupied and council houses, which have generally been of markedly higher quality than the rented houses which they have supplemented or replaced. Relatively few new houses have been built for private renting since 1945, although a fair number of private houses and flats were built and let in the 1930s. The following table shows how private renting has fallen as a proportion of all tenures over the last 60 years.

	H O U S E H O L D S				
	1914*	1947*	1961+ (England & Wales)	1966+ (E&W)	1971+ (E&W)
	(GB)	(GB)			
Number in all tenures	9m	13m	14.5m	15.5m	16.5m
	£	£	£	£	£
Owner-occupied;	10	26	42	46	50
Local authority rented	NIL	13	24	26	28
Private rented (including other tenures)	90	61	34	28	22

(*estimate. + census estimate. Censuses before 1961 did not record tenure).

The estimated average annual rate of decline in the privately rented sector after 1945 was of the order of 150,000. It rose considerably in the late 1950s but there was a slackening in the rate thereafter to about 100,000 a year in 1971. It is, however, of interest to note that the total number of rented dwellings in England and Wales today does not differ a great deal from that of 30 years ago. In 1945 there were about 8.5 million, of which 7.1 million were privately owned, and 1.3 million were council owned. In 1975 there 8.1 million of which 2.9 million were privately owned and 5.2 million council owned.

Geographical distribution

8. Private rented housing is concentrated within inner urban areas especially in London, but it is still important in a number of smaller northern and midland towns (and some rural areas), where significant numbers of low quality nineteenth century houses are still being let. A number of southern towns and university cities also contain a high proportion of private lettings, sometimes in larger houses, previously owner-occupied. London as a whole contained about a quarter of the total private rented sector in 1971 and about 37% of all households in furnished lettings. It is the only place where there are as many private tenants as council tenants (currently thought to be about 27% in each sector). But even in London there are marked contrasts between individual boroughs; in 1971 75% of the households in Kensington and Chelsea were renting from private landlords and only 6.3% in Barking.

Diversity

9. The present composition of the sector is approximately as follows:

England and Wales

	<u>Tenure type</u>	<u>Households (million)</u>
Unfurnished	(regulated	1.1
	(controlled	0.4
Furnished	(resident and non-resident landlords)	0.5
Provided by employers/rented with shop or business		<u>0.8</u>
		<u>2.8</u>

There is a marked contrast between the social characteristics of tenants of unfurnished and furnished accommodation affecting the different functions hitherto fulfilled by the two forms of tenure. The majority of tenants in unfurnished accommodation have occupied their homes for many years; more than 40% of them are over 65 and over 50% are in the lower income bands. Tenants of furnished accommodation by contrast have in the past been highly mobile; it is known, for instance, that in 1972 some 40% had moved within the last 12 months. More than 40% are single. Over half the heads of households are under 30 and they belong to higher than average socio-economic groups. In 1971, about one in three furnished households shared the dwelling they lived in with others. There are similar contrasts between landlords. Most landlords of unfurnished property are old people, often on limited incomes who may have inherited 1 or 2 terraced houses or bought them as an investment many years ago. Despite the availability of improvement grants, many find it impossible to afford the necessary repairs and improvements, particularly where rents are low. At the other end of the spectrum are the company landlords, more able to finance immediate expenditure from expectation of future capital gains, and better organised to seek higher rents. Landlords of furnished lettings include a significant proportion who live in the same building, some letting spare rooms on a short-term basis, and a few owner-occupiers letting for a fixed term. For about a quarter of tenants their landlord is their employer.

Physical condition

10. The 1971 England and Wales House Condition Survey found that 70% of the privately rented and tied dwellings were built before 1919. (Almost all the rest were built between the wars). 40% lacked one or more of the basic amenities; 30% were in substantial disrepair; and just under 25% were statutorily unfit for human habitation. Many of these dwellings in poor condition are small terraced houses in industrial areas. But serious problems with repairs and maintenance are also apparent for the larger rented houses or mansion blocks elsewhere.

Complexity of law

11. The relationships of private landlord and tenant undoubtedly need regulation by law. Part of the complexity of the present law is due to the variety of arrangements which landlords and tenants are rightly free to enter into and to the diversity of their personal circumstances. Part also arises from attempts to forestall devices aimed at avoiding the Acts' provisions. But far too much is due to the accumulation of one legislative regime upon another. This in turn has been due both to the speed with which measures have been introduced and to the fact that they have often been intended to be temporary and have subsequently proved more enduring. The present complexity is not only burdensome to landlords, tenants and their advisers, but also hinders assessment of the efficiency of particular measures. (A list of the principal Acts within the scope of the review is attached as Annex 1 to this paper).

12. The Law Commission have already indicated that, as part of their continuing programme of consolidation of statute law, they will have a Bill to consolidate the Rent Acts ready for introduction in the current Session of Parliament. This will not be affected by the Government's intention to carry out a review of the Rent Acts. Clarification of the existing law is desirable in itself and will provide a valuable basis for the discussion of possible amendments.

CHANGING TRENDS IN PRIVATELY RENTED HOUSING

13. As already indicated many fewer people now live in private rented housing than did so in the earlier decades of this century. And in general houses and flats which are let privately are older and more subject to the ravages of decay than the rest of the stock. At present, by contrast with previous generations, the majority of younger households expect to spend most of their lives in accommodation which is not privately rented. But there are a considerable number of middle-aged and elderly people who continue to be private tenants. There are also various groups who need ready access to accommodation at short notice and who at present may find it difficult to rent from a council or to buy. They include mobile workers and their families, the young, the newly married and those suffering from family break-up. And a not insignificant number of employees continue to be housed by their employers for reasons of necessity or convenience. Increasing interest is being shown in additional types of tenure, involving landlords and their managing agents, shared equity and landlord/local authority or/ housing association co-operatives. What is obviously important is that the

physical stock remaining in the private rented sector should, so far as is possible be maintained in sound condition, be adequate to meet the needs of those who occupy it and exist within a context which provides for a fair balance between the interests of tenants and landlords.

OBJECTIVES OF THE REVIEW OF THE RENT ACTS

14. Bearing in mind therefore the variety of people currently in the private rented sector and their changing and continuing needs the review will be examining the extent to which the current rules constrain or encourage the physical preservation, improvement and best use of existing housing and will propose changes to meet these objectives more effectively. Accordingly, among the particular objectives which the Government will have in mind in carrying out the review will be the need:

- a) to safeguard the interests of existing private tenants, many of whom are elderly, poor or for other reasons have difficulty in finding adequate accommodation;
- b) to ensure (without imposing unreasonable burdens on landlords, many of whom are of limited means) that fit private rented houses are properly maintained and kept in repair and do not deteriorate prematurely so that there is no alternative to clearance;
- c) to promote the efficient use of housing, particularly to meet needs not otherwise adequately catered for (for instance lettings to the young, single and mobile) and to encourage the use of property which might be available for letting for limited periods only;
- d) to ensure that the methods and criteria for the determination of rents are tailored to meet the difficulties faced by both landlords and tenants;
- e) to simplify the law on private renting and the administrative machinery, and to make for a speedier and more effective resolution of disputes between landlord and tenants; and
- f) in general to provide a legislative framework which maintains a fair balance between the interests of tenants and landlords so that private rented accommodation can contribute effectively to meeting housing needs and choices and evolve into social forms of housing involving and acceptable to existing landlords and their tenants.

Submission of evidence

15. At Annex 2 to this paper is a questionnaire detailing some issues on which the Department would especially welcome comments from interested organisations and individuals but contributions on other matters within the scope of the review will also be welcome. They should be sent, if possible by 30 April 1977, to the following address, from which further copies of this paper can be obtained:

Housing 5 Division
Room N7/07
Department of the Environment
2 Marsham Street
London SW1P 3EB
(Telephone: 01-212-7758)

Department of the Environment

January 1977

THE REVIEW OF THE RENT ACTS: A CONSULTATION PAPER

ANNEX 1: MAIN LEGISLATION WITHIN SCOPE

Security of tenure and rent fixing

The Rent Act 1968 as extended and amended by subsequent enactments, including:

- Sections 80 and 81 of the Housing Act 1969
- Part III, IV and Sections 90 and 91 of the Housing Finance Act 1972
- Section 14 of the Counter-Inflation Act 1973
- Section 18 of the Housing Act 1974
- The Rent Act 1974
- Sections 7 to 11 of the Housing Rents and Subsidies Act 1975
- Paragraphs 16 to 23 of Schedule 8 to the Rent (Agriculture) Act 1976

It is expected that a Rent Bill to consolidate these provisions will be introduced during the current Session of Parliament.

Protection from eviction

Part III of the Rent Act 1965 (harassment and unlawful eviction).

Section 16 of the Rent Act 1957 (notices to quit).

The Protection from Eviction Bill, which seeks to consolidate these provisions, was introduced on 21 December 1976.

Related enactments

The Accommodation Agencies Act 1953

Part II* (multiple occupation) and sections 32 and 33 (landlords' repairing obligations for short leases) of the Housing Act 1961.

The Landlord and Tenant Act 1962 (rent books).

Part IV* of the Housing Act 1964 and Part IV* of the Housing Act 1969 (multiple occupation).

Parts VII* (improvement grants) and VIII (compulsory improvement) of the Housing Act 1974

* insofar as these provisions relate to rented housing.

THE REVIEW OF THE RENT ACTS: A CONSULTATION PAPER

ANNEX 2: THE QUESTIONNAIRE

1. The purpose of this questionnaire is to draw attention to certain matters which are frequently mentioned in representations made to the Department, and to list some points on which they would particularly welcome evidence and comments. It is in no way intended to be an exhaustive list of matters which will need to be considered in the review of the Rent Acts.

SECURITY OF TENURE

2. Under Part III of the Rent Act 1965, which not only applies to all private owners but binds the Crown and local and public authorities, anyone who is lawfully occupying any premises as a residence has some measure of protection against eviction. A tenant or former tenant who is unwilling to leave may only be evicted after his contractual right to remain in occupation has expired or been duly terminated and an order for possession has been granted by a court and come into effect.

3. Beyond this, whether an occupier whose contractual rights have expired or been terminated can be required to leave, and if so how soon, will depend on a variety of considerations. From the point of view of the tenant, it may be helpful to distinguish three broad types of security:

- a) Basic security: Subject to the Rent Act 1965 (see paragraph 2 above) and the common law power of courts to suspend the execution of an order for possession for a very limited period, the landlord is entitled to possession at any time.
- b) Restricted security: Where Part VI of the Rent Act 1968 applies, the rent tribunal may suspend the operation of a notice to quit for up to six months at a time, but when it has finally come into effect the landlord is entitled to possession.
- c) Full security: The tenancy is a protected or statutory tenancy under the Rent Acts and an order for possession may only be sought on certain limited grounds. It should be noted that where cases 7, 8 or 10-14 in Schedule 3 to the Rent Act 1968 apply or where suitable alternative accommodation is available, this security can be ended by the court to meet the needs of the landlord.

In practice, however, decisions on security of tenure may need not only detailed investigation of the facts but also consideration of difficult questions of law such as whether the occupier has a tenancy or a licence and whether there is exclusive occupation of the premises.

I. What scope is there for simplifying the definitions of lettings subject to security of tenure under the Rent Acts and, in particular, rethinking the basic concepts of tenancies and licences and of exclusive possession or occupation, which appear to be giving rise to legal problems?

4. The Department are aware of suggestions that attempts have been made to avoid or reduce Rent Act protection by the use of agreements purporting to create licences rather than tenancies, by expressing lettings to be for the purposes of a holiday, by the provision of board or attendance (which may in the event be minimal), by the use of lettings with sharing arrangements which do not give individual occupiers exclusive occupation of any accommodation, and by the granting of accommodation at a low rent or rent free on condition that the would-be occupier enters into a collateral contract under which he pays sums equivalent to a high rent. It is not clear how widespread these practices are.

II. The Department would be interested in any evidence (whether positive or negative) on the use of such arrangements and on the results where they have been challenged in the county courts. Is it desirable that some arrangements of this type should not attract full Rent Act protection and if so which?

Basic security

5. The Department have received various representations about section 30 of the Rent Act 1965, which provides criminal sanctions against harassment and unlawful eviction. (Some, however, relate to the penalties actually imposed by courts in particular cases and others to the practical difficulties of obtaining evidence on which to base prosecutions, rather than to the terms of the section itself). Some landlords have represented that the law fails to provide a remedy for harassment by tenants.

III. Is there evidence of the use of techniques of harassment or unlawful eviction which are not covered by section 30 of the Rent Act 1965 as it now stands?

- IV. Could the civil procedures for securing reinstatement and quiet enjoyment be improved, and if so, how?
- V. Should section 30 be extended to provide sanctions against harassment of landlords by tenants?

Restricted security

6. Most lettings with restricted security are now lettings by resident landlords (although there are also some such lettings in residential hotels and hostels with non-resident owners.) It has been suggested that it is unduly onerous that they should be subject to both rent tribunals and county courts and that the delays and expense that can thereby be incurred in removing unsatisfactory tenants deter some landlords from letting.

- VI. Should the power of rent tribunals to suspend notices to quit be abolished? If so should the courts be given discretion to suspend notices to quit for up to six months or some shorter period?
- VII. Alternatively, should single lettings by resident landlords be exempted from restricted security altogether so that the landlord is entitled to possession at any time, subject only to a court order?

This is distinct from the question whether, insofar as functions corresponding to those now carried out by rent tribunals continue to be undertaken, the duties should be transferred to rent officers or rent assessment committees or other bodies.

Full security

7. The 'cases' in Part II of Schedule 3 to the Rent Act 1968 enable certain categories of owners to let dwellings on regulated tenancies and, subject to certain procedural formalities, to recover possession when they need them again for their own use. Broadly, these categories are temporarily absent owner-occupiers, purchasers of retirement homes, and owners of accommodation which is intended for holiday makers, clergymen, students and agricultural workers but which is not currently being used for its main purpose. The Department have already been asked to introduce further cases to cover other categories of property which would otherwise stand empty until needed again by the owners. The suggestions include other types of accommodation associated with a business (especially flats over shops), vacant houses held by executors during the winding up of estates, and houses due for demolition under redevelopment schemes which have received planning permission.

- VIII. What evidence is there that many houses and flats are currently being kept vacant with a view to future use by the owners (rather than eventual sale with vacant possession) and are there definable categories which could be the subject of additional 'cases'?

Leasing by local authorities and housing associations

8. Certain local housing authorities and housing associations have adopted schemes under which they take tenancies or leases of privately owned dwellings and sub-let them to suitable sub-tenants, undertaking to restore the dwellings to their owners with vacant possession when the lettings come to an end and, if necessary, rehousing the sub-tenants. Such schemes have recently been the subject of investigation by the Working Group on New Forms of Tenure and Social Ownership who have made detailed recommendations as to the terms on which such lettings should be made if they are to achieve their purpose and who have also recommended that "fair rents" should be paid to the private owners. The Group found, however, that it was difficult to assess the likely supply of privately owned property available for letting to local authorities or to discover the extent to which private landlords would be willing to enter into agreements of this kind.

IX. **What** evidence is there of the number of dwellings which would be available for letting to local authorities under such arrangements and what would be the reasons why these dwellings could not reasonably be let on protected tenancies?

(The Government would not consider it reasonable for such schemes to be used merely to enable owners to recover vacant possession of their property at a favourable moment for sale.)

Tied accommodation

9. At present, about one quarter of all privately rented houses are rented by virtue of employment or with a farm or business premises. Most are provided by employers for employers or former employees. Some of the occupants of these houses, broadly those who pay a substantive rent and are not required to occupy them for the better performance of their duties, are at present protected tenants. Others are not protected, for instance because they pay a low rent or because they occupy by virtue of contractual licences rather than under tenancies. The special case of agricultural workers has been dealt with in the Rent (Agriculture) Act 1976, but it has been suggested that some of the principles of that Act might be of wider application.

X. **To what extent should occupants of 'tied' accommodation be given protection against eviction?**

Rateable value limits

10. In 1973, the rateable value limits to Rent Act protection were raised to £1,500 in Greater London and £750 elsewhere in England and Wales. A tentative estimate is that there are now only about 2,000 privately rented dwellings in Greater London and rather fewer elsewhere which are above the limits.

XI. Should the Rent Acts be extended to all dwellings in the private rented sector?

'Illegal' tenants and sub-tenants

11. There have been some cases where tenants who believed themselves to be protected under the Rent Acts have found that their landlords were prohibited from letting by terms against sub-letting or assignment in their mortgage deeds or leases. In such cases, the mortgagee or head landlord is entitled to possession (though the immediate landlord is not). A tenant will in general have no right of redress since he will not normally be able to investigate his landlord's title and the conflict that arises is between 'innocent' parties. The Law Commission have proposed an extension of the present general covenant in tenancies and leases for quiet enjoyment which would, among other things, give a tenant a remedy against his landlord for interruption of the tenancy due to defects in the landlord's title which the tenant had no notice of. It might, however, be difficult in practice for a dispossessed tenant to obtain any satisfaction under such a provision.

XII. What evidence is there that this is a widespread problem and how can the interests of the parties in these cases be balanced?

Recovery of possession

12. Most tenancies that come to end do so without court proceedings. It is estimated that several hundred thousand private lettings come to an end each year and this may be compared with the 16,000 actions for recovery of possession by private landlords against tenants in 1975 which were decided by county courts. Practically all of the decided applications for orders for possession were successful. The 'success rates' were 96% for actions brought on grounds of suitable alternative accommodation being available or under Part I of Schedule 3 to the Rent Act 1968, 98% for actions brought under Part II of Schedule 3, and 95% for actions brought by landlords who claimed to live in the same buildings as their tenants. Where, however, rent arrears are the reason for the application it is common for an order to be suspended subject to conditions as to payment and departing tenants are in any case usually given 28 days or more in which to

leave. And the average time between commencement of proceedings and the court hearing was 42 days in 1975 and 21 days in the relatively few cases in which an expedited hearing was applied for and granted. Almost all applications for expedition were successful.

13. The Department have received many complaints about the delays and costs incurred in recovering possession. These complaints come particularly from resident landlords and returning owner-occupiers in cases where there will normally be no defence to an action for possession. It appears to be common for substantial arrears of rent or mesne profits to accumulate before possession is obtained and for it often in practice to be difficult or impossible to enforce money judgements for arrears and costs.

XIII. What difficulties are experienced in commencing county court proceedings? What criteria can be used to determine priority among possession cases? What other difficulties are experienced in obtaining possession through the courts?

RENTS

14. Many landlords and some tenants are evidently dissatisfied with the 'fair rent' system which was introduced in 1965 either because they object to its principles or because of the way it has affected rents for particular dwellings. Nevertheless, fair rents have avoided the inflexibility of previous controls based on standard rents and multipliers of rateable values, and the procedures have provided an opportunity for landlord and tenant to put forward their views and present their own evidence in a relatively informal way. Rent officers have often played a valuable role in conciliation and education in landlord and tenant matters. But the very flexibility which has been the strength of the system may be producing diverging levels of rent in different areas. Fair rents do not necessarily take direct account of the actual costs incurred by the landlord in providing the accommodation and this discourages the provision of improved services and good maintenance and repair. In addition the 3 year review system has been strained by the recent high rates of inflation and the phasing system which cushions tenants against the full effects of that inflation can exacerbate the feelings of landlords that their expenditure is outstripping rents. The table at Annex 3 compares changes in the level of registered rents with changes in rents of local authority dwellings, house prices,

repair and maintenance costs, the retail price index, and average earnings. (The base of the table is 1966 when the rent registration system began.) Quite apart from the effect of general trends in rent levels, the system can produce anomalies in individual cases: sometimes the fair rent in one area may not enable the landlord even to cover his immediate costs whilst in another large increases in the registered rent may cause hardship for tenants of limited means who have been living in the same houses for many years. In addition the existence of reasonable rents for Part VI contracts alongside fair rents can cause confusion and resentment.

XIV. Should the broad principles of rent fixing remain as they are or should some other means be devised, to ensure that a sensible relationship is maintained between the cost of renting and the cost of buying? For instance would linking rents to a fixed percentage of capital values achieve this? (Evidence of the relationship of existing fair rents to capital values would be welcomed.) Or would it be feasible to preserve the principle of a fair rent with its basis in the market but with the opportunity of annual indexing or for more frequent rent reviews?

XV. Is there any practical way in which the rent-fixing system could take account of actual costs incurred without producing unjustifiable anomalies between rents set for similar properties? Could this be done by means of a standard range of allowable costs for certain categories of work carried out or service provided?

XVI. Is the distinction between reasonable rents for Part VI contracts and fair rents for regulated tenancies any longer sensible?

15. The courts have held that under the present system a rent officer or a rent assessment committee are free to decide in any particular case what method to use to calculate a fair rent. They may use comparables, or refer to capital values or to a rate of return, or calculate a market rent and discount for scarcity.

XVII. If the fair rent system is retained, should there be a common basis of assessment, or an established code of practice to encourage consistency?

Controlled rents

16. There are now less than half a million tenancies which are still subject to controlled rather than fair rents and the number is steadily diminishing. The houses concerned are all of very low rateable value and are mostly in poor condition or lacking one or more of the basic amenities. Rents are fixed at levels originally prescribed by the Rent Act 1957. Years of fixed rental income have failed to provide landlords with any capital accumulation to start on improvements although increases are possible to reflect specific costs. 12½% of the net cost of repairs and improvements can be added to the annual rent, as can rate increases where the

rent is 'inclusive'. Such increases are not phased. These cost-linked increases can sometimes result in large rises in the rent where improvements are substantial. But in general they do little to encourage or reward the landlord (often an old age pensioner with little or no capital to spare) who is expected to maintain the property. Controlled tenancies can pass into regulation if they are improved to the qualifying standard, but there is no assurance that the fair rent subsequently fixed will provide the landlord with a larger increase than he would have received under the '12½% rule'. This juxtaposition of a cost-related and fair rent system capable of producing contrary results for similar dwellings emphasises the problem caused by rising repair costs and interest rates. Furthermore, the disrepair of controlled dwellings can have consequences not only for the dwellings themselves but also the prospects of rehabilitation of areas or terraces.

XVIII. Is the continued existence of the controlled rent system on balance beneficial?

XIX. How can these dwellings be improved and kept in good repair without causing unreasonable rent increases?

THE ADMINISTRATION OF RENT CONTROLS

17. In England in 1975, rent officers made about 210,000 determinations of fair rents of which 12,300 were referred on objection to rent assessment committees. (The appeal rate was 11.5% in Greater London and 4.1% elsewhere). Some 8,300 cases were also decided by rent tribunals. The total cost of the rent officer service was £6.86 million and the estimated combined cost of the rent assessment committee and rent tribunal services was £1.8 million. These costs are met by the Department. A summary of the results of cases decided by rent assessment committees in 1975 is as follows:

	<u>Increased</u>	<u>Confirmed</u>	<u>Reduced</u>
1st registrations	4,100	1,250	400
Re-registrations	2,450	1,110	150
	6,550	2,360	550

Number of cases withdrawn 1,200

Since 1965 this two-tier system has generally been agreed to have worked well, and to have provided the important opportunity for a second hearing, without resulting in an excessive number of appeals. There is often close liaison between rent officers and rent assessment committees who take careful note of each others' decisions in order to achieve a broadly coherent pattern of rents. But on occasions there are marked differences between the rent levels fixed by the two tiers which appear to some extent to reflect a different approach. This seems to have become more noticeable since the Counter-Inflation Act 1973 brought into regulation lettings of dwellings with higher rateable values. There is also a need to reconsider the procedures of rent officers and rent assessment committees, as evidenced by such court decisions as those confirming that committees have no locus to consider jurisdictional problems. There have been suggestions of a lack of expertise in both tiers of the system and of an unnecessary formality at some rent assessment committee hearings which destroys the advantage of tribunal rather than court procedure.

- XX. Is the present two-tier system necessary to the rent-fixing process or justifiable in view of the cost?
- XXI. Is the present function and composition of the second tier body (lawyer, valuer and layman) appropriate or could committees be differently composed? Are they too formal? Should the number of panel members from whom committees are selected be reduced? Could the committees more frequently be made up of less than three people?
- XXII. To what extent should the parties be able, as they are now, to present new evidence to the rent assessment committee, which the rent officer was not given?

The administrative machinery would naturally need to reflect the principles decided for rent fixing.

18. The work of rent tribunals, whose members are drawn from the rent assessment panels, is now confined almost solely to resident landlord cases. In view of this much reduced role and the confusion which the existence of another statutory body causes in the public mind, the need for the continuation of rent tribunals is less clear than it once was.

- XXIII. Should the work of rent tribunals now be assimilated into the two-tier structure of rent officer and rent assessment committee?

19. Part VII of the Rent Act 1968 prohibits the requiring or receiving of premiums or key money (or equivalent payments) in connection with the grant, renewal, continuance or assignment of a tenancy or contract subject to rent restriction and entitles those who have paid prohibited premiums to recover them. Reports of incoming tenants being required to make payments are, however, common. It is not clear how far this represents ignorance of the law or deliberate evasion. The practical difficulties of policing cash transactions, particularly where the recipients are of uncertain identify or future address, would in any case make enforcement of the law uncertain. A particular problem has arisen because it is common for a landlord of furnished accommodation to demand from an incoming tenant a deposit against arrears, damages or repairs. Such demands appear to be widely accepted as legitimate but at least one magistrates' court has held that a deposit can be a premium and convicted the landlord concerned.

XXIV. In what circumstances, if any, should a landlord be prevented from requiring his tenant to pay a deposit? Should there be any rule to take account of the presence or absence of furniture?

REPAIRS AND IMPROVEMENTS

20. The importance of the maintenance and improvement of rented property has been recognised in housing policy for many years and legislation has been introduced both to require landlords to carry out certain essential repairs and to provide grants as incentives to voluntary repair and improvement. But there have been criticisms of the way these provisions operate.

21. Under the Public Health Acts, local authorities may require the carrying out of repairs to premises which are in such a state as to be prejudicial to health or a nuisance. Under section 9 of the Housing Act 1957, they may serve repair notices in respect of houses which are unfit or which need substantial repairs to bring them up to a reasonable standard. (The circumstances in which these powers may be exercised overlap and in practice it may sometimes be a matter of the personal preference of the local authority officer concerned which is used.) Part VIII of the Housing Act 1974 empowers them to require the improvement of tenanted dwellings. Outside HAs and GAs these powers are exercisable at the request of tenants; inside those areas the authority can require improvement on their own initiative as well. And Part II of the Housing Act 1961 empowers them to require certain improvements in houses in multiple-occupation. There are four corresponding procedures for the exercise of these powers and for the

recovery of costs where the authority carry out work in default. The Department have received representations that there are procedural defects in these provisions which can enable landlords to ignore or evade the requirements of notices. There have also been many complaints, despite the fact that local authorities have wide discretion in how they exercise these powers, that the provisions can cause hardship to landlords of limited means who have been and are prevented by rent restriction from recovering the cost of repairs or maintenance from their tenants.

XXV. Should requirements to carry out repairs be coupled with special provisions for local authorities to carry out the work themselves, at their own discretion, payment being alleviated or deferred where the cost would prove an undue burden on the landlord?

XXVI. What amendments are desirable to reduce evasion?

XXVII. Should the various procedures be assimilated?

22. Part VII of the Housing Act 1974 provides for four kinds of grant: improvement grants for improvement to a high standard and for conversion into flats; intermediate grants for providing standard amenities, together with any essential repairs grants for dwellings in housing action areas and general improvement areas; and special grants for the installation of additional standard amenities in houses in multiple-occupation. With the exception of intermediate grants, these are payable at the local authority's discretion. Tenants are not generally eligible to apply. It has been suggested that these grants do not go far enough in encouraging private landlords to improve their property, and that additional provisions may be necessary for tenanted property. There have also been complaints that the conditions attached to grants, although necessary to prevent any recurrence of speculation, can be unduly burdensome in some areas, and that local authorities unreasonably refuse to approve special grants.

XXVIII. Should more generous repair grants be made available and should repair grants to be extended to all areas?

XXIX. Does the poor condition of much of the stock in private renting merit special improvement grants in the sector?

XXX. Should special grants for houses in multiple-occupation remain payable only at local authorities' discretion? Should they be extended, for example to cover the cost of fire safety work?

XXI. Should tenants be given the right to apply for grants and carry out the work themselves? Insofar as this might involve a transfer of the responsibility for repairs and maintenance to the tenant, what rights would need to be reserved to the landlord? Where a tenant carries out substantial improvements, should he be able to recoup part of the cost at the end of his tenancy?

XXXII. Is there a case for some relaxation of the conditions attached to improvement grants (for instance to permit tenants who buy out their landlords to apply immediately for a grant)?

Sinking funds for repairs

23. Maintaining older property necessarily involves heavy, but sometimes uneven expenditure. Unless adequate funds have been built up in the past, a sudden need for major replacements can present landlords of limited capital resources with bills they are unable to meet from current funds or by borrowing against future income. As a result much needed repairs are postponed or the cheapest option sought, whatever the implications for future expenditure. In these circumstances the landlord's repairing obligations will be very difficult to enforce.

XXXIII. There is at present no statutory requirement that landlords should maintain sinking funds to cover future maintenance costs. Should there be such a requirement and if so how could the practical difficulties of setting up the funds and enforcement be overcome?

Landlords co-operatives and equity sharing

24. Another way of evening out the peaks and troughs of expenditure lies in establishing the equivalent of co-operative management schemes as companies in which income and expenditure can be pooled and through which loans more easily secured. Such arrangements can also provide improved, more economical management. Where tenants are concerned to acquire a long-term interest in their home, sharing of the ownership of the property can also spread immediate costs between landlord and tenant, and concern the tenant more directly in looking after and managing the property while giving him some of the long term benefit of owner-occupation.

XXXIV. What is the scope for these kinds of arrangement? Is there any evidence that cost spreading is already taking place, either between landlord and tenant or amongst landlords?

PUBLICITY AND INFORMATION

25. Various provisions in the legislation require tenants to be given written information as to their rights and responsibilities. (For instance, certain prescribed information must be included in rent books and in notices to quit.) Local authorities have a specific power to publish and make available information about the Rent Acts for the benefit of landlords and tenants and others. And the Department publish a range of more or less detailed leaflets and booklets (some being available in the main immigrant languages) which can be obtained through local authorities, rent officers, rent tribunals, housing aid centres, and certain other bodies. Nevertheless, it is clear that very many tenants and landlords are unaware of, or misunderstand, their rights and obligations towards each other. It has been suggested on the one hand that the Department's general publicity campaigns and advertising in the media have been inadequate and on the other that such campaigns are in any case of little benefit and that the limited resources available for publicity can best be used to provide better detailed information, suitable for those immediately concerned in disputes and, in particular, for those to whom they are likely to turn for advice.

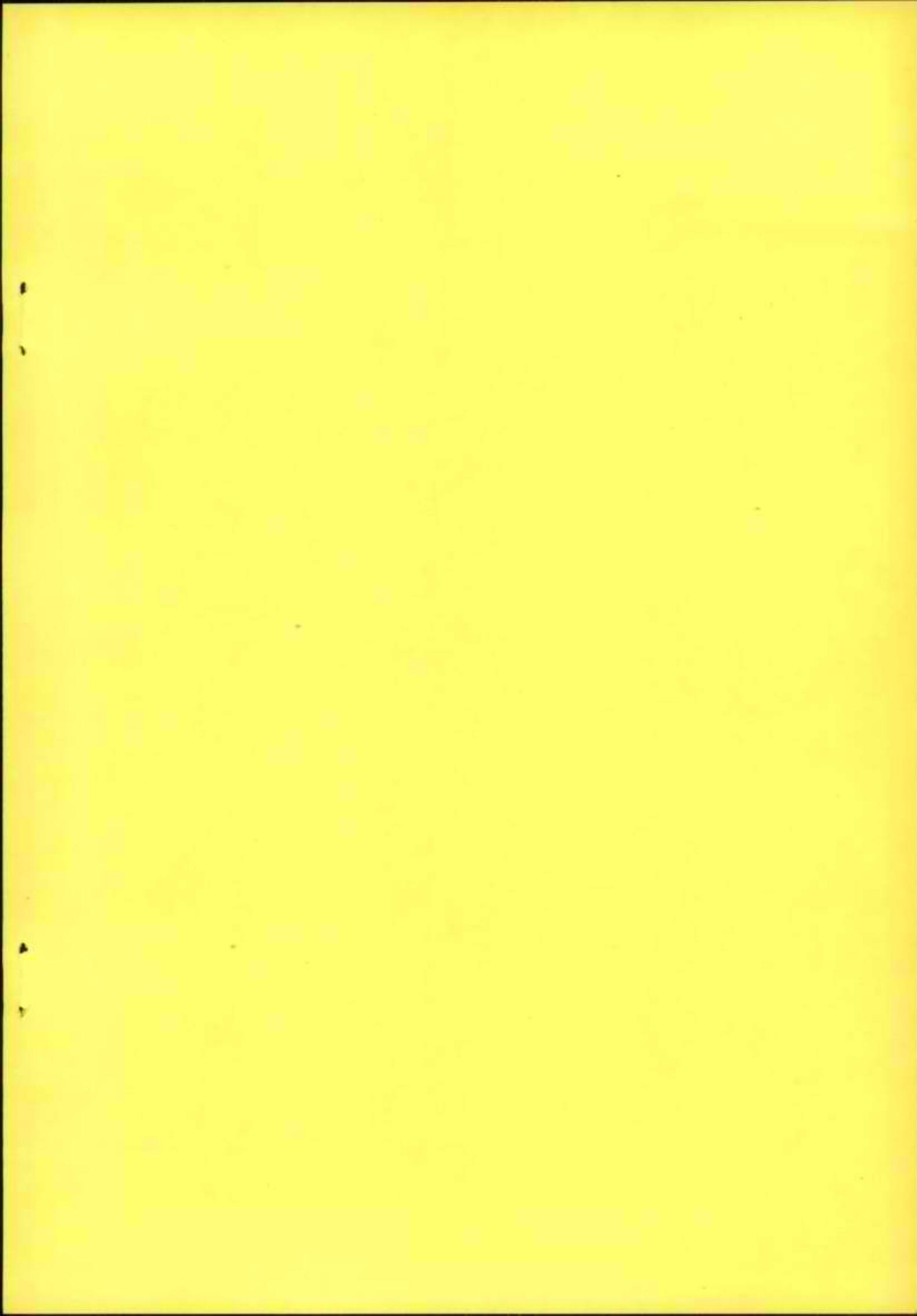
XXXV. What evidence is there of the effectiveness, or failure, of the different methods of drawing attention to the rights and obligations of landlords?

XXXVI. What improvements could be made in the procedures for the distribution of existing types of informative or explanatory material?

TABLE OF COST INDICATORS

Year	Average Rent Registered (Comparable Cases) ¹				Average unrebated rent of Local Authority Dwellings		Average Price of New Dwell- ings Mortgaged with Building Societies	Index of Repair and Maintenance costs	General Index of Retail Prices		Average earnings of all Employees	Purchasing Power of the £	
	Greater London		England & Wales		Greater London				Fuel & Light	All Item			
	£pa	1966=100	£pa	1966=100	£pa	1966=100	£pa	1966=100	£	1966=100	1966=100	1966=100	1966=100
1970	308	131	229	121	164	156	122	149	5,180	126	125	121	120
1971	318	135	235	124	184	175	129	157	5,970	146	136	133	132
1972	349	149	253	134	193	184	143	174	7,850	191	149	143	141
1973	358	152	251	133	229	218	179	218	10,690	261	189	147	154
1974	403	171	298	158	250	238	195	238	11,340	277	232	173	180
1975	426	181	315	167	257	245	216	263	12,406	303	282	230	224
1976													
1st Qtr	493	210	338	179	301	April 287	248	April 302	Q1 12,942	316	304	March 265	248
2nd "	474	202	337	178					Q2 13,385	326	314	June 287	257
3rd "	517	220	363	192	315	Oct 300	262	Oct 320	Q3 13,682	334	325	Sept 292	265

1. Unfurnished cases, excluding housing association and formerly controlled tenancies.



HOUSING POLICY REVIEW

HOUSING MANAGEMENT: ACCESS & ALLOCATION CONSULTATION PAPER

1. Chapter 9 of the Green Paper "Housing Policy - a Consultative Document", sets out new objectives for local authority policies on access to and allocation of public sector housing. It advocates the liberalisation of these policies in order to embrace a wider range of needs, and to this end proposes

- i) that the practice of imposing residential or other qualifications for admission to housing lists should be brought to an end;
- ii) a requirement that allocation schemes should be published.

2. Chapter 12 of the Green Paper also proposes that these policies should aim at making it easier for people to move house to places where there are jobs to suit them, and in particular that arrangements for the transfer and exchange of public sector tenancies should be improved.

3. This paper develops these proposals in more detail. For convenience it is broken down into the following sections, which are, however, not self-contained since there is considerable inter-relation between the relevant issues in each:

- (1) Improving Access
- (2) Improving Mobility
- (3) Improving the machinery for transfers and exchanges.

IMPROVING ACCESS

4. The case for making it easier to gain access to public sector housing stems from a number of factors:

- (1) The gradual easing of housing shortages which makes it possible for local authorities to spread their net more widely.
- (2) The continuing contraction of the private rented sector which makes it necessary for local authorities increasingly to take over the role of that sector.

4(contd)

(3) The need to widen the social make-up of the sector as it increasingly becomes the only alternative to owner-occupation.

5. The following proposals for achieving better access are put forward in the light of those considerations:-

- More flexible allocation policies and practices to enable authorities to broaden the range of types of housing need with which they deal;
- The removal of qualifications for admission to housing lists to ensure that authorities are aware of the full extent of housing need in their areas;
- The publication of allocation schemes to ensure that anyone in housing need can form an idea of the extent to which his local authority can help him, and can be satisfied that allocation of public sector housing is carried out objectively.

These proposals are discussed more fully below.

More Flexible Allocation Policies and Practices

6. The priority traditionally given to rehousing the more vulnerable members of the community living in poor conditions - families with young children, the elderly, and the disabled, for example - is clearly right and should be preserved. But already many authorities can deal with cases in these categories with a minimum of delay, and as local housing shortages are overcome the time is already in sight when the majority of authorities will be in this position. To anticipate this development, it is suggested that all authorities should re-examine the priorities to be given to other categories of housing need as and when they are in a position to deal with them.

7. The selection of these priorities is a matter for local judgement but among the considerations to be borne in mind are the following:

- (1) Many people who could in the past expect no, or low, priority on housing grounds can contribute much to the well-being of the community, but will be particularly affected by the diminishing size of the private rented sector in which they have traditionally found accommodation. These include the young and economically

active who can, particularly in inner cities, improve the age structure of the population, and help to attract jobs back to the area. They also include those with special skills, or carrying out particular jobs - doctors, teachers, nurses, and some categories of service worker for example - whose presence is vital to an area, but whose needs have not in the past been taken much into account.

(2) Many people in the categories mentioned in (1) will find acceptable as living accommodation, property which is now generally considered unsuitable for families with young children - for example, high-rise blocks, deck-access blocks and older walk-up blocks. It may make economic as well as social sense to earmark such property for these people: expensive rehabilitation schemes to make the property suitable for families can be avoided and the resources used to provide other, more satisfactory accommodation for families.

(3) Many people need accommodation for only a limited stay in an area. Nevertheless the community benefits by their presence - eg in the case of some workers who need to move from place to place - or suffers from the pressure which they put on the existing pool of housing eg students. They are therefore types of need which allocation policies can legitimately take into account.

(4) Many authorities include in their housing stock a growing proportion of housing taken over from the private rented sector. This will provide a pool of accommodation which, without expensive conversion, is often unsuitable for families. If more flexible allocation policies can be adopted, it can continue to be used to house the categories of people who would have occupied it in its private-rented sector days, and who will otherwise increase the pressure on the diminishing amount of accommodation in that sector.

8. Conditions and circumstances will vary widely from area to area, and not all of the considerations described above will be relevant in the case of any particular authority. For this reason it is inappropriate to issue guidance in other than the broadest terms. However, the Department considers that all authorities need to re-appraise their allocation policies and practices in the light of the objectives and considerations set out in the Green Paper, and amplified in the preceding paragraphs; and to produce housing allocation strategies which will guide the use which they make of their housing stock, and which will complement the strategies for investment which they are being asked to develop in connection with Housing Investment Programmes.

Removal of Qualifications for Admission to Housing Lists

9. The removal of residential and other qualifications for admission to housing lists has been advocated in the past on the grounds, first, that it is inequitable that anyone should be precluded from applying for, or being considered for, a council tenancy and secondly, that only if all applicants are admitted will the list provide reliable supporting data for the purpose of assessing overall housing need.

10. The considerations which have led local authorities to impose qualifications, particularly residential ones, are understandable. In particular, where local housing shortages exist there are clearly good arguments; as well as strong pressures, for giving priority to existing residents, and such priority will help to achieve the important objective of preserving local communities. Other relevant points are the danger that the housing list will be swamped, and that newcomers will abuse the system in order to obtain early re-housing.

11. On the other hand the imposition of qualifications can work against other desirable objectives of housing policy, and also against broader policy objectives. Residential qualifications can cause hardship to many people who for a variety of legitimate reasons have to seek housing either away from their home area, or in it after an enforced period of absence. Residential and other qualifications such as bans on the young, or single people, can make it more difficult to regenerate employment in inner city areas, and to further the Government's industrial strategy - as explained in DOE Circular 71/77.

12. In the Department's view, the case for abolition rests on the principle that anyone should have the right to be considered for a council tenancy. Acceptance of this principle need not conflict with the considerations mentioned in paragraph 10. It would still be open to individual authorities to weigh the importance of, for example, preserving the local community against the desirability of injecting some new workers to regenerate inner areas, and to reflect such considerations, along with considerations of housing need, in the priorities they give to the various categories of applicant in their allocation schemes. And the experience of those local authorities which have abolished qualifications does not suggest that the practical difficulties would be significant.

13. If this principle is accepted, it is for consideration whether it should be enshrined in legislation. To do so would not appear to conflict with the other principle set out above, that priorities for the allocation of housing should be determined locally in the light of guidance on broad policy issues provided by Central Government. The Department would welcome the views of the local authority associations on this point.

Publication of Allocation Schemes

14. The proposal in the Green Paper that local authorities should be required to publish their allocation schemes is based both on grounds of equity and on practical considerations. With the increasing concentration of rented accommodation in the public sector, and the resulting lack of choice available to those requiring such accommodation, the arguments for ensuring that the methods of allocating that accommodation are both fair, and seen to be fair, are increasingly strong. At the same time, it is helpful to those needing to make a choice between various tenures to be able to determine easily the extent to which their housing needs can be met in the public sector.

15. If the effect of such a requirement were to introduce a new rigidity into allocation schemes, or to reduce the room for discretion on the part of elected members or officers, this would be undesirable. One likely result would be a tendency to eliminate "merit" schemes, these based on a subjective assessment of individual applications, in favour of "points" schemes or "date order" schemes. However, merit schemes are workable only in very small authorities, and provision

and frequently is made in other types of scheme for the award of discretionary points. It is also possible within the framework of a published scheme to leave more or less room, as desired locally, for the exercise of discretion by elected members or officers.

16. A requirement to publish is likely to encourage local authorities to take care that their allocation schemes are as fair as they can be, and to forestall public criticism where possible. Care will, however, be needed to ensure that knowledge of the details of the scheme does not lead to disputes with applicants disappointed with the slow rate of progress in their cases - although it seems likely that they would feel equally frustrated if they could get no information about the priorities on which their case would be decided.

17. Many allocation schemes are lengthy and complex documents, and are frequently amended in minor respects. It would be unreasonable to require these documents to be published in the generally accepted sense. Instead, copies might be made available for inspection at each housing office at recognised publicity points, libraries, etc. These would be supplemented by printed leaflets setting out the salient points of the scheme: they would contain an outline of the arrangements for determining an applicant's priority for housing, and also the authority's policy on such matters as the quality and type of accommodation an applicant could expect, and the number of offers that would be made.

18. The local authority associations are asked to say whether, in the light of the considerations outlined above, they see serious difficulties in the proposal to require publication of allocation schemes.

IMPROVING MOBILITY

19. Adoption of more flexible allocation policies, as discussed in paragraphs 6-8 of the paper can not only make it easier for people to gain access to the public rented sector, but can also facilitate movement from one geographical area to another. The encouragement of mobility in the public sector is desirable for a number of reasons:-

- (i) It increases the range of choice open to an individual tenant.

(ii) It improves both individual job opportunities, and the generation of economic activity in an area.

(iii) It helps to remove existing disparities between tenures, by reducing the difficulties facing tenants who wish to move, as compared with owner-occupiers.

20. However, mobility cannot be promoted by allocation policies alone, since an authority must be able to deal with its indigenous housing needs before it can meet wider needs. The approach must therefore be twin-pronged, covering provision as well as allocation of housing.

Provision

21. The introduction of housing investment programmes gives an opportunity for authorities to take into account, and the Government to acknowledge, the need to provide for those wishing to move into a district. Adequate allocation of capital resources will depend on well-backed bids, based on adequate and comprehensive assessment of this need.

22. In some cases it may not be possible, particularly in the short-term, for an authority to meet all the requirements which it has identified, and the use of alternative agencies might therefore be considered. Provision by these agencies might take the form of a stock of dwellings kept as short-term accommodation for those needing to move into an area at relatively short notice, and who will move after a short period into more permanent accommodation in either the public or the private sector. The housing association movement might be a suitable agency for the provision and management of such a scheme; the finance could then come either from the local authority itself, or from the Housing Corporation, which might earmark funds to meet this particular need.

23. The possibility of establishing such schemes is put forward for comment and discussion. The views of the local authority associations are sought both on the practicality of the proposal, and on its likely effectiveness in meeting its objective, before it is worked up in more detail.

Allocation

24. Increasing the supply of housing must necessarily be a long-term measure. In the shorter term, much can be done by the adoption of more flexible allocation policies, and removal of restrictions such as residential qualifications, as discussed in paragraphs 6-13 above. These might however be supplemented by the following more specific measures:

(1) Reserving a Proportion of Re-lets

Each authority would set aside a standard proportion of the dwellings which it re-lets annually, to provide a pool specifically for incoming workers and others who need to move. If at the end of any year the demand proved insufficient to fill them, any un-let balance would be returned to general use. It is clear that for maximum effectiveness it would be necessary for all, or nearly all, authorities to participate, and this points to the desirability of a centrally co-ordinated scheme. However, the Government's view is that a compulsory scheme would be inappropriate, and that effective arrangements could be devised by the local authorities themselves through their associations.

(2) Regional Pooling

The number of people wishing or needing to move within more restricted areas, for example within a conurbation, is likely to be greater than the number seeking to move over greater distances. More comprehensive arrangements may therefore be required to meet this kind of need.

In London there is an authority - the Greater London Council - with a strategic housing role and a special responsibility for considering the housing needs of those wishing to move into, within, or out of the London area. The pool of GLC housing stock has lent support to this role and responsibility. The stock is, however, unevenly distributed, and a supplementary arrangement in the form of an inter-borough pool was recently proposed (the Inter-Borough Nomination Scheme). In the Department's view there is a strong case for special arrangements which will provide for people wishing and needing to move within London, and similarly within other conurbations.

(3) Improved arrangements for Key Workers

Although "key worker" schemes cannot adequately cater for all those who have reasonable employment grounds for wishing to move, housing for key workers is often one of the vital links which make industrial expansion possible. The scope for improving the effectiveness of such arrangements is being investigated in a pilot scheme linking local authority housing with vacancies for key workers, so that an offer of local authority accommodation can be included in the key work vacancies advertised by the Employment Services Agency in other areas. Authorities which do not make provision for key workers in their allocation schemes should therefore carefully consider the case for introducing the necessary arrangement.

IMPROVING THE MACHINERY FOR TRANSFERS AND EXCHANGES

25. Encouragement of mobility will be less than fully effective unless the machinery for enabling tenants to transfer to and from, or exchange, accommodation both within their areas, and between areas, can be improved. Many authorities already have good arrangements for transfers, and provide machinery for facilitating exchanges, eg the computer-based system of the GLC, who have a special responsibility for exchange facilities. Possible scope for improvement is discussed below.

Exchanges between Tenures

26. Most authorities are prepared to facilitate exchanges between council tenants within their areas and between areas. However, the interests of mobility can also be served by exchanges across tenures, ie between

- (a) Council and housing association tenants
- (b) Council and private rented sector tenants
- (c) Council tenants and owner-occupiers.

Many authorities are reluctant to agree to such exchanges, since they can result in council tenancies going to people who would not qualify on grounds of housing need. This may be difficult to justify in areas where housing stress remains. However, even in such areas careful consideration needs to be given to where the

balance of advantage lies, while elsewhere the objections to allowing exchanges across tenures, subject to suitable safeguards, seem to be small.

Flexibility

27. While it is clearly desirable to avoid both overcrowding and under-occupation when allocating a normal tenancy, an over-rigid adherence to such standards can prevent many exchanges which are in the wider interests of an authority from taking place. This is particularly the case where an exchange would lead to under-occupation of a dwelling. The promotion of mobility normally encourages better use of the housing stock and tends to reduce the general level of under-occupation. In this general context isolated cases of under-occupation need not be regarded as unacceptable. Overcrowding on the other hand cannot be acceptable, but even here there may be scope for giving marginal cases the benefit of the doubt.

28. There may, therefore, be a case for applying more flexible standards to exchanges than to normal allocations, and the views of the local authority associations on this would be welcome.

Exchange Bureaux

29. One of the greatest obstacles to promoting exchanges is the lack of suitable machinery for identifying and putting in touch with each other the parties to a potential exchange of tenancies. Previous proposals for a national exchange bureau have generally met with little enthusiasm on the grounds that they would require great effort and not be cost-effective in terms of the number of households assisted. However, the development of the use of computers in housing may be sufficiently advanced to tilt the balance in favour of computer-based bureaux, such as the GLC already operate for its own tenants, on a national or regional basis. The Housing Services Advisory Group is investigating what this would entail in terms of organisation, programming and cost, and the Department would be glad to know whether this would be supported by the local authority associations..

CONCLUSIONS

30. The views of the local authority associations are invited, both generally on the proposals relating to Access and Allocation, set out in the Green Paper and discussed more fully in this consultation paper, and on the more specific suggestions made in the consultation paper.

Department of the Environment
August 1977

INTRODUCTION

1. Access and allocation policies, including the arrangements for exchanges and transfers, are aspects of housing management which generate more interest and debate among the public at large than any other. This is hardly surprising in view of the considerable impact that they have upon the lives of a large proportion of the population. With the continuing decline of the private rented sector, local authority housing now accounts for 30% of the total housing stock in England and Wales, and 66% of the rented market. Within these national figures there are considerable variations from one area to another, and in some areas the percentage is very much higher, with the result that only a small proportion of the residents have any alternative form of housing. In general local authority housing is better equipped, better maintained, and cheaper to rent than most property in the private rented sector, and for the majority of those who cannot afford to, or do not wish to, buy their own property it represents the most obvious way of satisfying the basic human desire for being housed not just adequately but in reasonable comfort.
2. Even today, when overall there is a crude national surplus of houses, the demand for council houses exceeds the supply in many areas. It is therefore necessary for local authorities to devise methods of deciding which of the applicants for their houses should have priority, and inevitably there is great public interest in the result. In this respect the present report complements an earlier HSAG report on the assessment of housing requirements which dealt with the ways in which local authorities could assess future requirements for housing in their areas and meet these requirements within the prevailing economic constraints. Here we are concerned with the more immediate problem of how housing authorities, using their existing stock and vacancies can frame their access and allocation policies to best meet changing demands for public sector housing.

3. Over the years it has become accepted that housing need should be the main criterion for deciding priority within overall access and allocation policies. Unfortunately it is by no means a simple task to devise a universally acceptable definition of housing need or a scheme which measures fairly the needs of one family against another. There are also other factors which are not related to housing need but which nevertheless have to be taken into account by housing authorities in devising and administering their scheme (eg the local employment situation, the need to avoid over-high child densities, etc.) It was readily apparent, therefore, that our task of examining local authority housing access, allocation, transfer and exchange policies, together with the guidance that has already been issued by the Department, and suggesting improvements, was by no means a simple one. The last occasion on which a similar task was undertaken was in 1968/69. This was carried out by a sub-committee of the Central Housing Advisory Committee under the Chairmanship of Professor J B Cullingworth. In re-reading the sub-committee's report ("Council Housing Purposes, Procedures and Priorities") we were struck not only by the thorough and competent way in which the Cullingworth Committee had carried out its task, but also by the extent to which a large number of its findings and recommendations are still relevant today. (The Cullingworth Committee's conclusions and recommendations are reproduced at Appendix)

4. However in the 8 years since the report was published, there have been a number of major developments which have arisen either spontaneously or as a result of Government initiatives and which affect the overall housing situation, the role of local authority housing and the degree of priority that various categories of people can expect to be given by local housing authorities. We have in mind particularly:-

- a. The improvement in the housing situation generally; the reduction in the slum clearance programme; and the shift in emphasis within local authorities' investment policies away from new building and towards rehabilitation;
- b. The continuing decline of the private rented sector and the need for public sector housing to fill, at least partially, the resultant gap;
- c. The change in demand, away from three bedroom houses to smaller units, resulting from the changing social structure;
- d. Increasing tenant expectations for better housing, with more amenities, and generally for an enhanced quality of life; coupled with a growing awareness on the part of housing authorities of the necessity of catering for the housing needs of certain special groups - eg one-parent families, the disabled;
- e. The reorganisation of local government following the Local Government Act 1972, especially in areas where several small councils were amalgamated to form a single new authority with the resultant problems of coordinating management functions;
- f. New legislation - eg the Housing (Homeless Persons) Act 1977 and the Rent (Agriculture) Act 1976 - which have placed added statutory responsibilities on housing authorities;
- g. Broad Government initiatives in which housing plays an important role, including the Industrial Strategy (set out in the White Paper "An Approach to Industrial Strategy", Cmnd 6315, and the associated DOE Circular 71/77 on "Local Government and the Industrial Strategy"); the Inner Cities policy (set out in Cmnd 6845); and the Race Relations Act 1977;

- h. The wide-ranging proposals contained in the Government's Green Paper "Housing Policy: A Consultative Document", Cmnd 6851, which, among other things, put forward the case for publication of allocation schemes and the abolition of residential qualifications for admission to housing lists - these two proposals, together with possible ways of promoting exchanges and transfers, have been developed in more detail in a separate consultation paper issued by the Department;
- i. Recent advice on housing management topics issued both by the Department (eg Circular 76/77 on "Better Use of Vacant and Under-Occupied Housing") and by the Housing Services Advisory Group, eg "The Assessment of Housing Requirements" and "Tenancy Agreements".

5. It is clear, therefore, that there is an urgent need for all local authority access and allocation policies to be reviewed in the light of these developments. Some authorities (Birmingham and Manchester for example) have already carried out such a review and others have the necessary work in hand. However, it seems to us that the time has now come for all authorities to undertake this task. We therefore decided that our report should examine all of the factors, both old and new, which local authorities need to take into account in undertaking such a review; indicate our views on the various ways in which access and allocation policies can be tailored to respond to these factors; and, where appropriate give examples of instances where individual local authorities have adopted practices which seem to us to be particularly effective.

6. To assist us in our task the Department has obtained documents from some local authorities which describe their current schemes. In addition, we were fortunate in being able to draw upon a very useful analysis produced by one of our members, Miss Pat Niner, of previously published data on access and allocation schemes. From these sources we produced the paper at Appendix which summarises the available information.

7. Our report is divided into four main sections, the first three dealing respectively with Access; Allocation; and Transfers and Exchanges; and the fourth contains our conclusions and recommendations. For the sake of convenience we have also prepared the following summary of our main conclusions and recommendations.

Definition

1. In this chapter we consider the question of access to council housing. We have taken access to mean the ability of individuals to have their names included on a housing register as the necessary first step towards being actively considered for a council house.

The Present Situation

2. From our investigations (see para 6 of the Introduction and Appendix) it is apparent that in spite of the strong recommendation of the Cullingworth Committee that no-one should be precluded from applying for, or being considered for, a council tenancy, and in spite of the body of advice issued to housing authorities by DOE in the years since the Cullingworth Committee reported endorsing the recommendation and urging authorities to amend their schemes accordingly (eg), it is apparent that a high proportion of authorities still impose quite stringent conditions which must be met before access to the housing list is permitted.

3. The restrictions vary considerably in detail but generally fall into three broad categories:-

a. residential qualifications, etc - under which only those living, or perhaps working, in the area are accepted (though in some cases those who can establish a connection with the area are also considered);

b. age limits - under which applicants are not eligible if under a certain age;

c. the total exclusion of whole groups, such as single person households, owner occupiers, those whose income exceeds a certain figure, people who owe money to the authority, etc.

4. In some cases the restrictions do not actually preclude those affected from registering for housing: they may be allowed to register but their name is placed on a "deferred" list and they are not actively considered for housing until the required period of residence has elapsed or they have reached a required age. or they have paid off what they owe. We consider that there is no difference in principle between such practices and the imposition of restrictions on registration.

Residential Qualifications

5. The most commonly used argument for justifying the imposition of residential qualifications is that by giving preference to local residents housing authorities are fulfilling their duty under Section 91 of the Housing Act 1957 to consider housing conditions in their district and local needs. In addition, it is often contended that without such qualifications the housing list would be swamped with applicants; newcomers to the district would take advantage of the system by deliberately taking unsatisfactory private rented accommodation in the expectation of being rehoused quickly by the council; and people might register on several lists and be double-counted.

6. Where local housing shortages exist there is clearly some justification and strong pressures for giving priority to local residents, particularly those who have been waiting for some time for decent housing, but this does not mean that council housing should be denied to newcomers as they would be if precluded even from registering. We consider that it is far better if all applicants, both long-standing residents and newcomers, are included on the list together; then, if authorities still consider it necessary to give some degree of preference to long-standing residents, they can (as discussed in para 20 of the chapter on allocation) give a small weighting to those who have been resident in the area the longest. However it is vital that any such weighting should be comparatively small, and never be allowed to outweigh needs factors.

7. The reasons which have lead us to the conclusion that residential qualifications for access to council housing are totally unacceptable are:

- (a) they are socially undesirable in that we believe that people should have the right to choose where they wish to live;
- (b) from the economic point of view, by restricting mobility of labour, they both reduce individuals' chances of finding or maintaining employment and may retard growth due to shortage of the right type of labour (see the White Paper "An Approach to Industrial Strategy", Cmnd 6315 and the associated DOE Circular 71/77).
- (c) if all applicants are permitted to register, the housing list will more accurately reflect local housing needs and thus be of greater assistance to authorities in their broader role of assessing housing requirements: although the element of double-counting which may arise due to applicants registering on more than one list will militate against this to some extent the list should nevertheless be a more useful tool than it will be if newcomers and potential immigrants are precluded from registering;
- (d) we have been able to find no evidence to suggest that newcomers deliberately take inadequate housing to improve their prospects of obtaining a council house: such evidence as there is suggests that they are usually forced into bad housing in the private sector simply through the lack of any other alternative;

(e) authorities which have already opened their lists to all-comers (eg) have not found that they have been swamped; and it seems likely that if all lists were open few authorities would receive a marked increase in applications, especially as those which already suffer from shortages are unlikely to attract a large number of outside applicants because of the deterrent effect of their long list.

Age Limits and Restrictions Based Upon Marital Status

8. The imposition of age limits above the statutory minimum cannot, in the Group's view, be justified under any circumstances. Youth does not obviate housing need, and the needs of young people can be just as acute as those of any other age group. In addition, young people often have to move away from home in order to obtain work, and refusing them access to council housing only creates additional difficulties for them.

9. In the past many local authorities have assumed that single adults below retiring age could fend for themselves and find accommodation in the private sector. This may no longer be assumed. The private rented sector has been declining steadily for many years, whilst the number of single person households is increasing. The housing needs of single people should be considered, on their merits, alongside those of families. Sometimes it will be appropriate to accommodate them in housing which is now considered unsuitable for families - eg tower blocks and walk-up flats - thus making better use of the authority's housing stock.

10. The imposition of age limits, or even the concentration of resources upon families with young children, has had a positively detrimental effect in some areas. Young, economically active people brought up in the area have been forced to move elsewhere to set up a home of their own, with the result that the population structure has been upset. Not only is the resulting imbalance undesirable in

itself, but it also has serious social implications which have contributed to the decline of the areas concerned. This has particularly been the case in some inner city areas - see Inner Cities White Paper? Inner Area Studies which also describe the undesirable results brought about by the imbalance caused.

Some authorities eg have now begun to actively encourage young, economically active people either to stay or to come back to their area by means of making special provision for them in their access and allocation policies. We commend such measures, and recommend that all authorities which have an unbalanced population structure should consider the desirability of taking similar steps. Transfer to para 14 of Allocation chapter?

Income and Property Restrictions

11. The practice of refusing access to people who are owner-occupiers is also difficult to justify, since it may exclude many with genuine housing difficulties. For example, an elderly widow or widower whose children have moved away may want more suitable accommodation but be unable to sell their existing house because it is sub-standard or run down; or a growing family may need larger accommodation but be unable to afford to buy it. Equally, people may find, due perhaps to changes in circumstances, that they can no longer afford their mortgage repayments. It is important therefore that housing authorities consider such cases and, where appropriate, offer assistance.

12. Similarly, excluding from a housing register those whose income exceeds a certain figure is too rigid a policy for an authority to impose. While the argument in favour of such a bar - that anyone earning over the limit would have access to mortgage facilities, thus leaving council housing free for those in most need - is recognised in principle, it is felt that the disadvantages and misconceptions of such a restriction far outweigh the advantages. Some of the drawbacks are that:

- (a) an income bar could lead to social polarisation;
- (b) it would be difficult to administer, particularly as people's circumstances changed;
- (c) those on high but irregular earnings would be at a disadvantage;
- (d) it might encourage applicants to try to conceal their income;
- (e) pressure could be brought to bear on existing tenants, whose income exceeded the limit, to vacate their property; and
- (f) it is difficult to justify on the grounds that subsidy in the local authority sector should only be available to those on lower incomes. Subsidies for owner occupiers in the form of tax relief are probably running at an equivalent level (see of the Green Paper "Housing Policy: A Consultative Document").

13. Some authorities make it a rule that previous tenants who owe unpaid rent from their last tenancy cannot be re-registered until the arrears are paid off. While we accept that it is necessary that every reasonable effort should be made to recover any such arrears, refusing to allow re-registration in the interim can cause considerable hardship, particularly if time on the register is taken into account in assessing priority for allocations. In addition, in cases of marital breakup, the rule is sometimes applied to both of the partners - see "Sub-Group E Report", and we would like to reinforce the observations in that report about the undesirable effects of this practice.

Possibility of Legislation to End Restrictions on Access

14. While understanding the motives which have lead to the imposition of restrictions on access, for the reasons set out above we, like the Cullingworth Committee before us, consider that no-one should be precluded from being considered for a council tenancy on any grounds whatsoever. In this connection we note with considerable gratification that in preparing the recent Green Paper "Housing Policy: A Consultative Document" the Government reached the same conclusion, and in para 11 of the Green Paper it announced its intention to consider the introduction of legislation to end the imposition of restrictions. We understand that DOE is now consulting local authority associations and other interested bodies about this and other proposals in the Green Paper; and we recommend most strongly that, unless quite overwhelming practical considerations are adduced against such legislation, the Government should introduce it as soon as possible. But we also recommend that any legislation be drafted with care so as to avoid perpetuating the kind of situation mentioned in para 4 above whereby although theoretically open to all, some local authority schemes do discriminate against various categories by placing them on a deferred list. At the same time the legislation should not prevent the practice described in para 20 of the following chapter and mentioned briefly in para 6 above, of giving a small weighting to those resident or working in the area (or associated with it previously) as part of the means of deciding priority for allocation purposes.

The Comprehensive Approach

15. Concomitant with our conclusion that access to council housing should be open to all we are firmly of the belief that access to council housing must be considered and dealt with as part of the wider question of access to housing generally. Council housing is only a part (albeit a substantial part) of the overall housing stock: it should complement the other sectors, and hence with the decline of the private rented sector should assume some of its role. Nevertheless if scarce resources are to be used in the best way possible, a major role of

council housing must be to concentrate largely on meeting the needs of those who, for whatever reason, are least likely to be adequately catered for elsewhere. It will thus need to be made clear to all applicants that a council's main priority must be to house in its own properties those who are least likely to find a satisfactory alternative; and that while the council is quite prepared to advise and actively help other people, and register them on the waiting list, they are unlikely to receive a high degree of priority for council housing.

16. However, as a corner-stone of this approach, we consider that local authorities must make every effort to ensure that those applicants who do have, or may have, alternatives are not only made aware of them but are also actively encouraged and helped by every means at the disposal of the council to pursue them. We consider that this comprehensive approach (which is an extension of the housing aid approach) is fundamental if the housing stock generally is to be used to the best advantage and the maximum number of people are to find the most suitable solution to their own individual housing needs.

17. The Group recommends, therefore, that each housing authority should, wherever practical, arrange to interview all applicants at a very early stage, preferably by visit but using Housing Aid Centres where they exist. The aim of the interview should be to establish the applicant's existing housing circumstances and needs for the immediately foreseeable future. It should then examine any alternatives to council housing which may be open to the particular applicant, and establish what, if any, steps have already been taken by the applicant to pursue them. If it seems that it would be possible for the applicant's needs to be met elsewhere more quickly or more appropriately, this should be frankly explained to the applicant. Consideration should then be given to what steps the council can take to positively assist the applicant to attain the possible alternatives.

18. Applicants for whom there is no viable alternative to council housing, or who despite having alternatives do not wish to pursue them, should have their names included on the housing register. Once this has been done the question of allocation should, as discussed in the following chapter, be determined by their degree of housing need which, in this context, should also include those who, while they may be adequately housed, have good reasons for needing to move to a fresh area - see para 157 of the chapter on exchanges and transfers.

Implications of the Comprehensive Approach

19. The approach of offering comprehensive advice as outlined above will be new to many authorities. It is recognised that staff will need special training and departments may need to reallocate staff in order to carry out this function adequately. Applicants will need expert help to attain owner-occupation if they are on marginal incomes; the local authority will have to become familiar with the private rented market if help is to be extended to many single people, or it will have to start its own accommodation agency; the fullest use will have to be made of New Town opportunities, Housing Association nominations, and reciprocal arrangements built up with other areas.

ALLOCATION

Definition

1. This chapter is concerned with allocation policies, which we have taken to encompass not only the method of deciding who should be housed and in what order, but also the process of selecting the type of house that should be offered in each case.

Local or Central Control

2. Of all aspects of housing management, allocation policies and practices are the most diverse. On the face of it, the wide diversity might be taken as an indication that it would be desirable to seek to establish greater uniformity. We considered this carefully, but concluded that, although the idea of standard criteria and weighting was superficially attractive, there would in fact be few practical benefits. Local variations in the degree of housing stress and the composition of the stock would remain, with the result that there would be no uniformity in the length of time it was necessary for people from different areas to be on the list before they received their first offer even though they had been assessed as having the same degree of housing need. On the other hand, the present system allows local allocation schemes to be tailored to meet particular local needs and pressures; and this would be extremely difficult to achieve with standardised criteria and weighting.

3. As part of the review of housing policy which lead up to the publication of the Green Paper "Housing Policy: A Consultative Document" the Government considered, and generally rejected, proposals for establishing greater central control over local authority allocation policies - see Chapter 9.20 of the Green Paper. For the reasons given above we accept that the policy stated in the Green Paper continuing to give the maximum freedom to authorities to interpret and implement national policies in the light of local circumstances is sound and should be maintained. Therefore we decided that, rather than attempting to suggest a unified allocation scheme, we should set out our views upon what the aims of an allocation scheme should be, and suggest the various ways in which these aims could best be met. Nevertheless we do consider that some

degree of co-ordination of allocation schemes between neighbouring authorities, particularly in metropolitan areas, is desirable, although the extent of the co-ordination, and the initiative for it, should be a matter for the authorities concerned.

Aims of Allocation Schemes

4. We consider that the aims of a comprehensive allocation scheme should be as follows:-

1. to secure a fair and equitable distribution of dwellings to applicants;
2. to ensure that the allocations made fit the needs and, so far as is compatible with the interests of the community as a whole, the preferences of applicants;
3. to be easily understood and administered;
4. to be sufficiently flexible to cater for unusual circumstances;
5. to promote the best use of the housing stock.

5. The necessity for a scheme to meet the first of these aims is self-evident. An additional factor is that, not only should the scheme actually be fair, but also that it should be seen to be so. We entirely endorse the conclusion in Chapter 9.20 of the Green Paper "Housing Policy: A Consultative Document" that it is essential for allocation schemes to be published and we welcome the Government's decision to introduce legislation requiring publication. However, most allocation schemes are lengthy and complex and it will not often be practical for them to be given wide circulation. We recommend, therefore, that copies should be made available at each housing office and at suitable publicity points such as libraries etc. For more general use the authority should produce, and make freely available, a leaflet setting out in simple language the salient features of the scheme and other relevant information such as the type of accommodation that each category of applicants could expect to be offered Quote Manchester Booklet as appendix ? The leaflet should list the places where the full scheme is available for inspection, and explain how applicants can appeal against decision made by the authority's officers under the scheme.

6. In this connection we endorse the conclusion of the Cullingworth Committee that merit schemes (where allocations are undertaken on the basis of personal knowledge) have the fundamental drawbacks that they cannot be published and therefore consistency and impartiality are difficult to achieve and cannot be demonstrated. We note with surprise that a few such schemes still exist (see Appendix) and urge that their use should be discontinued.

7. In addition to publishing the scheme we consider the authorities should give each applicant full details of his own assessment (eg the number of points he has, the group he is included in etc) so that he can check that it is correct. This does not, of course, mean that applicants should be told their position on the list, since this could change quite frequently as other applicants are added or their circumstances change.

8. While, ideally, everybody should be allocated a house which meets their individual preferences as well as their needs (aim 2 above) it is obviously not always possible as housing authorities have to balance preferences and needs against available stock. In addition not everyone can be allocated the most popular housing.

9. As the length of time an applicant has to be on the waiting list before receiving an offer could depend to a large extent on the type of accommodation wanted, it is important that applicants should be made aware of the full implications of the choices they make in this connection. This reinforces the points made in para 17 of the Access chapter about the need to interview applicants at an early stage and in para 5 above about the need to give applicants the fullest possible information.

10. With regard to the third aim - the need for the scheme to be easily understood and administered - we acknowledge that in areas of housing stress the scheme will have to be more complicated than in areas where there is no longer any serious overall shortage. However, we believe that the scheme should never be more complicated than is absolutely necessary to meet the local circumstances.

In addition, it is vital that the authority's staff should thoroughly understand the scheme, and the importance of adequate training cannot be over emphasised.

11. No scheme can provide for every possibility. It is therefore important for there to be provision for special cases which do not meet the usual criteria to be considered on their own merits (aim 4). The scheme should clearly lay down the procedure to be followed in such cases; and it is essential that the final decisions about them should be taken at a suitably high level. The number of special cases should, of course, be kept to the minimum if the scheme is to operate efficiently.

12. In addition, it is essential that there should be arrangements for monitoring the scheme as a whole to ensure that it continues to meet current needs. No housing situation is static, and the scheme must change and evolve with time.

Examples of monitoring procedures to be provided by Cllr. Eilbeck and obtained from John Parker at the GLC

13. The fifth and final aim - to promote the best use of the housing stock - is intended to safeguard the interests of the community as a whole. Guidance on how allocation policies can promote the better use of the stock is contained in DOE Circular 76/77, and we endorse the methods described therein. Mention question of giving priority to reducing under-occupation: Jenny Griffin to provide data

14. A wider aspect of this aim is to promote economic and social policies which benefit the community as a whole. This includes both the national economic aim of promoting the greater mobility of labour, including key workers and others moving for employment reasons (see Exchanges and Transfers chapter) and the local aim of safeguarding the interests of the area (by, for example, providing accommodation for public service workers, or maintaining a balance

community — — see para 10 of the Access chapter⁷). (Quote Southwark's efforts to discourage single people from leaving the borough, and Lewisham's efforts to get such people to move into their area).

Roles of Councillors and Officials

15. Having considered what an allocation scheme should do, it is necessary to consider how these aims should be put into practice. The first consideration is to examine the respective roles that should be played by councillors and officials. Much will, of course, depend upon the size and the individual circumstances of the authority concerned, and the practice it follows in areas other than housing. Nevertheless, as a general rule we consider that individual councillors should not become involved in individual allocations. We take the view that councillors are elected to form the authority's policy, not to take individual executive decisions: accordingly they should restrict their role to drawing up and monitoring the scheme itself. The task of allocating houses to applicants (ie administering the scheme) should be left to officials.

General Principles

16. With regard to the scheme itself, we consider it essential that it should make provision for priority to be given to those who are in the greatest housing need; and in this connection we see applicants for local authority housing as falling into 3 distinct groups:-

i. Those for whom the local authority has some form of statutory responsibility (eg people displaced by the authority's own actions, such as closure orders, slum clearance, etc; the homeless; or workers leaving agricultural tied cottages);

ii. Those who require urgent housing due to medical or social need; and key workers;

iii. The remainder.

17. The first duty of a housing authority is to find accommodation for those in group 1, and then those in group 2. The qualifications required for inclusion in group 2 will vary from authority to authority depending upon local circumstances, but the group should be kept as small as possible and there should be clearly defined criteria laid down by the council for those eligible for inclusion: cases of medical or social urgency should only be accepted if a certificate is forthcoming from the appropriate authority. (Quote Gateshead system on medical cases). Any further categories should only be included through a positive decision of the council, which should simultaneously establish the criteria to be met. Normally key workers will consist solely of those whose retention or introduction to the area is essential to the community or those whose employment generates or preserves employment for others.

18. There should be little need to devise any system of priority for those who fall into categories 1 and 2. Those who are homeless, or about to become homeless, must be found accommodation immediately, even if it is only of a temporary nature initially; and the remainder should be rehoused as soon as a suitable property is available. But those who fall into group 3, which should comprise the vast majority of applicants, will need to be arranged into a formal list in order of priority. It is to be expected that they will comprise a wide range of needs and priorities, and it will be necessary to balance such diverse factors as existing housing conditions and employment needs against each other.

19. In this connection we agree with the conclusion of the Cullingworth Committee that no one type of allocation scheme is appropriate generally. much will depend upon local circumstances, such as the degree of housing stress and the size of the list itself. We consider, therefore, that there is room for all of the usual types of scheme (with the already noted exception of merit schemes - see para 6 above). There are, however, general considerations which need to be borne in mind whatever kind of scheme is used.

20. Some authorities make provision in their schemes for weighting to be giving according to the length of residence in the area; and it seems likely that if residence qualifications for access to housing lists are abolished (as recommended in para 14 of the chapter on access) more authorities might introduce weighting for length of residence into their allocation schemes. While we accept that such weighting can help to maintain a balanced community and keep families near their ageing relatives, we consider that great care must be taken to ensure that the practice is kept within reasonable limits. Length of residence should only be allowed to confer a slight advantage, and should never be permitted to out-weight other criteria based upon housing or social need.

Alternative Types of Schemes:

21. In this connection some authorities operate a minimum waiting period, under which applicants cannot be allocated a house, until they have been on the list for a certain time. This practice which is similar in many ways to those mentioned in para 4 of the Access chapter takes no account of housing need, and therefore we consider it undesirable and recommend that it should be discontinued.

22. Date order schemes have the merit of being simple, easily understood and possessing an immediate appeal for the majority of applicants. However, because such schemes cannot take account of housing need, we consider that a single date order scheme can only be acceptable in areas where there is no, or very little, housing stress - although a combination of a category and date order scheme, in which people within individual categories are dealt with in date order, would be more widely acceptable. We consider it important that where date order lists are employed the date used should be the registration date and not some other (notional) date. If exceptions are allowed, it should only be in rare cases of hardship where the applicant concerned was eligible to have registered sooner but had some valid reason for not doing so - and there should be a recognised procedure for vetting and approving such cases.

23. Another method of dividing up the register is to place some applicants into special categories depending upon their circumstances. Those in each category can be arranged either in date order or according to individual priority. There is, of course, no need to use the same system for each category.

24. It seems to us that the most appropriate categories for such treatment are:-

- a. those lacking one or more of the five standard amenities;
- b. those living in cramped or unsatisfactory conditions, but where the situation is not sufficiently serious to meet the statutory criteria which would place them into group 1;
- c. those without security of tenure or whose tenure is threatened by a change in their circumstances, such as people living with relatives, lodgers, those occupying tied accommodation, caravan dwellers, etc - all of whom could quite easily become homeless;
- d. non-emergency medical and social cases and people wishing to move for employment reasons, but who do not qualify for inclusion in group 2;
- e. those under-occupying their present property;
- f. those who are homeless but not covered by any statutory responsibility (eg single people).

25. With regard to people living in tied accommodation we consider that they should be encouraged to register as a contingency against losing their job

or in preparation for retirement or the termination of their contract. Trade associations etc can be encouraged to draw their members' attention to this need, and local newspapers or council newsletters can be used to alert the others in the category. We understand that some authorities adopt the practice of insisting that those leaving tied accommodation should be served with a Notice to Quit before they will consider rehousing them, even if the person is already on the waiting list. We consider this practice undesirable. Not only does it cause stress to the individuals concerned but it also can cause considerable delay. Give examples of good practice vis a vis people leaving tied accommodation if possible7.

26. Points schemes have the merit of being able to take account of housing need. They can vary from comparatively simple systems of awarding points for one or two special factors to highly sophisticated systems which attempt to cover practically every eventuality. We consider that authorities should avoid attempting to make their schemes too sophisticated, as there is a tendency for the more complicated schemes to be over-rigid and incomprehensible to a large proportion of applicants. Refer to Camden's revision of their scheme because it caused bunching7.

27. Many authorities divide their housing register into a number of groups according to the size, type and location of accommodation required. However, such a scheme is difficult to operate unless the stock approximately matches the composition of the list and few authorities have, for example, sufficient one, two or four bedroom units even though they might be able to overcome this by allocating some three bedroom units to families who would normally only qualify for one or two bedrooms. Support by Southwark's experience in operating this policy7.

28. Section on ready access - which should:-

- a. explain background to ready access;
- b. explain why it has become popular with some authorities;
- c. draw on the GLC's experience - and point out that they have no waiting list of their own;
- d. say that it is a means of housing single people and childless couples who would not normally qualify;
- e. say that it takes no account of housing need;
- f. point out that if access is opened to all the authority should be able to fill the property from their lists - so ready access is unnecessary

29. Whatever system is used it is important that it should be operated with flexibility and understanding. Allocation staff should understand the principles of the system being operated, whilst being given as much discretion as possible within the parameters of the scheme itself, and be adequately trained for their tasks.

EXCHANGES AND TRANSFERS

Definitions

1. Although exchanges and transfers are two distinct processes they are both methods whereby people can achieve a change of accommodation. They are therefore both covered in this chapter.
2. Typically, transfers of tenancy take place when a tenant moves into another council property which is vacant (or newly built), leaving his old property available for re-allocation. Applications for transfer are made to the appropriate authority which, if they agree to grant a transfer, will offer suitable properties as they become vacant. Exchanges, on the other hand, occur through households making mutually acceptable arrangements to take over each others dwellings and the authorities owning the houses may only be involved to the extent that their consent is required before the exchange can take place. The distinction is not entirely rigid since pairs of authorities can and do enter into agreements whereby "exchanges" take place through reciprocal transfers, which do not necessarily take place at the same time but only as the need or opportunity arises.
3. The definition of exchanges and transfers embraces moves within or across housing authority boundaries. In addition, exchanges can take place between local authority tenants and people in other tenures. Apart from transfers within one authority, the scale of movement has, in the past, been very small.

Reason For Exchanges and Transfers

4. There are a number of reasons why exchanges and transfers are desirable and of benefit not only to the tenants but also to housing authorities in enabling them to make better use of their existing stock.

5. Tenants may have very pressing reasons for wanting to move: the property, perhaps by its design or size, may be unsuitable for their particular needs and may perhaps be proving injurious to the occupants' health (for example it may have too many stairs); there may be good social arguments to support a move, for example to avoid the total break-up of a family; families may be living in overcrowded conditions because of the birth of children; tenants may have to move to keep their employment or because they are out of work and there is no demand locally for their particular skills; they may need to be near an aged parent (or the parent may wish to live with them); or they may need to live near a particular hospital or other institution such as a school for handicapped children. There may be other reasons for wishing to move which are less pressing but nevertheless account ought to be taken of them wherever possible (for example strong dislike of the neighbours, the locality or the particular property).

6. Well-developed exchange and transfer schemes can also be of considerable assistance to local authorities where they are used to reduce under-occupation - when there is a demand for 3-bedroom accommodation and smaller accommodation is available - or to obtain a better mix of tenants on an estate. In addition, an enlightened transfer policy can greatly help those authorities who have a considerable proportion of difficult-to-let property within their stock. Tenants may often be more easily persuaded to accept such property if they know that in due course they will have a reasonable chance of being transferred to a house which they regard as more desirable. Having people live nearer their work can help authorities by reducing transport congestion, and encouraging fuller employment reduces strains on local welfare services. If aged relatives live near their families this too can reduce the support needed from local welfare services.

7. The country as a whole benefits in similar ways. The Government's industrial strategy, as set out in the White Paper "An Approach to Industrial Strategy" (Cmnd 6315) acknowledged the important role that greater mobility of labour can play in assisting economic recovery; and the resulting joint DOE/DT Circular (DOE 71/77) urged local authorities to adopt more flexible transfer policies to further the industrial strategy. In this context there is a need for facilitating moves not only within individual authorities but also, and perhaps even more importantly, across district boundaries.

The Present Position

8. At present there is considerable disparity between the opportunities that exist for people to move, depending upon the type of tenure. Owner-occupiers can generally find a fresh house through estate agents and finance its purchase, together with incidental charges, from the sale of their existing property. Even with the decline of the private rented sector tenants can usually find fresh accommodation eventually. Public sector tenants not only receive very little positive help to move, but in addition often have to convince local authorities that they should be permitted to do so.

9. Restrictive policies on exchanges and transfers often stem from local housing shortages. However, as the shortages are gradually overcome there is less and less reason for such restrictions.

Constraints

10. Local authorities vary in their attitudes to exchanges and transfers. Most authorities are willing to accept exchanges between their own tenants subject only to commonsense conditions such as the participants' rent accounts being clear, house and garden conditions being reasonable, and where there is no resulting over-crowding or under-occupation. Similar conditions are often applied when tenants wish to exchange with those of other local authorities. However, where their tenants wish to exchange with owner-occupiers, private sector tenants,

or even housing association tenants, local authorities may be reluctant to agree, on the grounds that such arrangements could result in council tenancies being granted to people who would not otherwise qualify.

11. Exchanges depend entirely on potential exchange partners getting to know of each other and making contact and this can be a formidable constraint on freedom of movement. There are a number of ways in which these difficulties are overcome. Advertisements in newspapers and shop windows are the most common, but such arrangements leave much to chance. There are private agencies specialising in arranging exchanges, but these are few in number and generally operate only in a relatively small area. In addition some local authorities have set up exchange bureaux of their own, or have established formal or informal lists of tenants who wish to exchange. However, even in total these arrangements are far from extensive and depend very much upon coincidence for any success they achieve.

12. Authorities' attitudes to internal transfers will, to some extent, be governed by the degree of housing stress in their area and the make-up of their stock. Thus, an authority with considerable housing stress may not be able to adopt as liberal an attitude to their tenants' own personal wishes as can an authority with comparatively little overall shortages. In addition, if there is a wide disparity between the quality of their stock, authorities may have to impose conditions which prevent all their tenants from expecting to transfer to the most popular housing. Similar considerations will also influence authorities' attitudes to inter-authority transfers, but these will also be affected by geographical considerations: authorities which form part of metropolitan areas or other homogeneous areas are more likely to have set up mutual arrangements for accepting each other's tenants on transfer simply because there is likely to be a steady and reciprocal demand; but it is unlikely that any regular arrangements will exist between unconnected authorities, although arrangements may sometimes be made on an ad hoc basis.

The Group's Views

13. We have considered all of the factors discussed above and come to the conclusion that much more effort is required of housing authorities to promote moves both between tenants of different authorities and, more generally, between different types of tenure. This is endorsed by the Housing Policy Green Paper and in a number of other recent Government publications (eg the Inner Cities White Paper and the Industrial Strategy White Paper). We recognise that staffing constraints and the attitudes of members of some local authorities may have been partly to blame for the overall lack of effort in this area of housing management but we strongly recommend that there must be more commitment in the future, both at elected member and official level, to developing the machinery necessary to encourage, and cater for, greater movement in the public sector of housing.

Priorities in Transfers Policies

14. If the use of transfers is to be a major part of housing management policy, local authorities will need to establish a clear order of priority for those wishing to transfer. In this respect, there is much to be said for adopting a similar policy to that used to assess applicants on the main housing list. There is an important distinction to be drawn however. Existing local authority tenants will not be housed in dwellings lacking the basic amenities or in generally unsatisfactory condition. Their degree of housing need and the priority accorded to their application for transfer will depend more on questions related to health, social need, the extent of possible overcrowding and similar factors.

15. Most authorities would be prepared to view sympathetically requests for transfer based on urgent medical grounds. Transfer requests based on pressing social needs, such as a rapidly deteriorating domestic environment, are more difficult to assess and the authority's reaction will clearly depend on the views of welfare and social services departments. Over-crowding and under-occupation may both occur in council tenancies due to changes in family size and circumstances

with time, and authorities will need to accord them suitable priority in their transfer policies. The latter has been the subject of a recent Government Circular (DOE Circular 76/77: "Better Use of Vacant and Under-Occupied Housing") and we endorse the approach to under-occupation which is recommended there, namely that the emphasis should be upon encouragement and not coercion.

16. Finally, on the question of priorities, transfer (and exchange) policies have a clear role to play in improving the industrial and economic health of communities. It has already been stressed that authorities should, in their allocation policies, give high priority to key workers who help to preserve or create employment opportunities for others but the needs of other workers who have reasonable grounds for wishing to transfer should not be overlooked.

Facilitating Exchanges and Transfers

17. It could be argued that if, as recommended in our chapter on access and proposed in the Housing Policy Review Green Paper, all qualifications for registration on local authority housing lists are abolished, those tenants who wish to move to a new area will be able to put their names down in the area of their choice, and there is therefore little need for developing procedures of exchange and transfer across authority district boundaries. However it is unlikely that very many transferees would receive a high priority when assessed alongside normal waiting list applicants and it might therefore be some considerable time before they obtain a house in the desired area. This will be very little use to those who, as described above, have urgent employment or social reasons for moving. On the other hand, exchanges or transfers should be able to meet their needs. The following list sets out various possibilities for facilitating exchanges and transfers.

18. Reserving a proportion of allocations for people wishing to transfer from another authority. If local authorities set aside a proportion of all of the properties they expect to allocate in a year specifically for incoming households who were previously tenants of another authority, local authority tenants who need or wish to move across local authority boundaries would have a far better chance of achieving their aim. If the demand in any area exceeded the percentage allocated, and it were not possible to increase the percentage, some kind of priority arrangements similar to existing allocation schemes could be used. Any properties set aside but not taken up by newcomers would, of course, be returned to general use.

19. We recognise the local pressures which will militate against such a scheme, and that it will be difficult, if not impossible, to introduce straightforwardly in areas of acute housing stress. Nevertheless, in view of the advantages that it would produce, and which are set out above, we believe that it should be given every consideration and encouragement.

20. Regional pooling. Not every move across local authority boundaries will involve the people concerned in moving from an entirely fresh area. Sometimes the move required will be comparatively local - particularly in the case of conurbations, etc. As is mentioned in para 9 above some neighbouring authorities already operate reciprocal arrangements for accepting tenants who wish to transfer from each others area. We consider that such arrangements should be extended and enlarged.

21. The Inter-Borough Nomination scheme recently drawn up for consideration in London provides an example of machinery for encouraging mobility suitable for application in metropolitan areas. Under this scheme, an equal fixed proportion (15% was recommended) of lettings would be set aside for allocation to households

nominated by other boroughs. Each borough would thus house 15 nominated cases out of every 100 new tenants (ie excluding transfers of existing tenants) over the course of the year. The actual number housed in any particular 100 lettings would, of course, vary but the aim would be to achieve the 15% taking one year with another. Use would be made of linked computer systems between the boroughs. All lettings would be made by the borough concerned in the same way as its own waiting list cases, ie in priority order as indicated by the points scheme. Housing Associations and any other available stock could be part of the 15%. The scheme incorporated a 5-year residence in London qualification and a common points scheme amongst the boroughs, to enable applicants from the different boroughs to be judged on a common basis. The scheme could probably provide an inter-borough mobility for between 5,000 and 6,000 households annually.

22. Although we understand that the IBNS may not now in fact be adopted, we consider that it indicates how a regional pooling scheme might possibly be organised in other areas, and we recommend that consideration should be given to this possibility by the other conurbations.

23. Alternative Agencies. Because of local shortages some housing authorities may not be able to provide accommodation to meet the needs of people wishing to move into their areas. It may, however, be possible to encourage other agencies to provide the necessary accommodation. This might take the form of a stock of property as short-term accommodation for those wishing to move. After a short period in such stock, the tenants would move to more permanent accommodation in either the public or the private sector. The financial arrangements for such schemes would require consideration, together with the possibility of charging differential rents, reflecting the wide range of tenants who would benefit from the service. The housing association movement might be a suitable agency for the provision and management of such a scheme, thus making full use of the movement's potential as a flexible instrument for meeting specialised needs; the central control of finance through the Housing Corporation would facilitate the channelling of funds to meet this particular need.

24. Reducing restraints. Although, as described in para 7 above, many local authorities impose only minimal restraints upon their tenants who wish to exchange or transfer within the public sector, some do still impose conditions which may not be strictly necessary in present day circumstances. We recommend, therefore, that all authorities should review their exchange and transfer policies with a view to making them as liberal as possible. In addition we consider that they should permit exchanges between their tenants and those in other tenures. Last point possibly needs enlarging7.

25. Movement incentives. Under Section 93 of the Housing Finance Act 1972, local authorities have the power to pay removal expenses to tenants who are moving. It is recommended that these powers be used as fully and flexibly as possible in cases where transfers would result in better use of the housing stock, for example to relieve under-occupation. Some thought has been given by the Group to the possible benefits of providing movement incentives beyond those already available under Section 93. However, although such incentives would probably help to some extent to create greater mobility among public sector tenants, it is considered that their disadvantages would outweigh the likely benefits.

26. We have already endorsed the Government's view that the relief of under-occupation can only proceed through a policy of persuasion. If a tenant does not want to move voluntarily to smaller accommodation, the reasons will usually be related to such details of the new property as general location and proximity of family and friends. In these circumstances it is unlikely that purely financial inducements would have much effect, except perhaps to persuade someone to move who may later regret it. Indeed greater provision of incentives would serve generally only to stimulate latent demand for transfers without having much corresponding effect on the availability of suitable alternative accommodation. This can only be provided, in the right quantities and locations, through a public sector building programme closely attuned to tenants' present and future housing requirements.

27. National/regional exchanges and transfer bureaux. The Group has considered the arguments for and against the establishment of a national exchanges and transfers bureau, or alternatively a number of linked regional bureaux. Although the possibility has been talked about for many years nothing has yet been done and we decided that we should re-examine the question quite fully - especially as recent developments in computer technology and the growth in the use of computers by housing authorities seem to indicate that it would now be far easier and less costly to establish and operate such a bureau effectively than was the case previously. The bureau would be able to deal with both transfers and exchanges: indeed one of the advantages of a computer-based operation is that it should be able to deal relatively easily with whole series of potential moves. Thus it should be possible to move away from the situation where many potential moves are frustrated because, even though a number of similar households wish to move, the one living in area A wishes to move to area B, but the family living in area B wishes to move to area C, and so on.

28. We have consulted the Local Authorities Management Services and Computer Committee (LAMSAC) informally about the technical feasibility of a national computer-based bureau, and we have been assured that it presents no technical problems, whatever the scale of operation. In fact, the GLC already operates such a system; and provided sufficient operating staff were made available, our small computer could handle all foreseeable transfer/exchange applications for the whole country.

29. Preliminary annual costings are given in the following table:-

BASIC PROVISION	ANNUAL COST
(a) Hardware:- dedicated micro-computer with two keyboard/display stations.	£ 7,000
(b) Operations:- two at £3,500 plus overheads.	£ 8,500
	<u>£15,500</u>

This is based upon having 10,000 records on file at any one time and achieving 250 matches per day, so that the average record life would be about two months. Any growth in the scale of operation would not entail any significant increase in the hardware costs, but it is likely that one additional operator would be required for every further 10,000 records on file.

30. The above estimates are based upon the premise that local authority housing departments would act as the local agents for the scheme and would receive, code and forward the application forms. The additional costs to authorities of this work are hard to assess. However those authorities that currently operate their own exchange bureaux would be relieved of that work, and it is likely that for them the net result would be little or no increase in workload. Thus, only those authorities which have no current exchange register would incur additional costs.

31. Although a computerised exchange system presents no technical problems, and the unit cost of processing each matching would not be very high (particularly if the scheme were operated on a national basis so that economics of scale could be achieved) the essential factor which must be considered is not the number of potential moves that could be identified so much as the number of exchanges which actually result. The evidence we have of the likely success rate is not encouraging. Our own experience indicates that only a very small proportion of potential exchanges identified by conventional manual systems actually come to fruition. While it might be expected that a longer-scale computer operation would be more successful (because it would have more potential exchange partners available, and because computerised matching should be more accurate) the evidence does not support the assumption. The GLC scheme started in July 1975 and has already produced over 10,000 potential matches. However, even

though applicants records are updated in the light of the reasons given whenever a potential exchange falls through, and then fed back into the system, only about 1 in every 250 potential exchanges identified by the computer are actually completed successfully.

32. We have concluded, therefore, that while the idea of a national or regional exchange bureau using a computer is superficially attractive the results achieved are unlikely to justify the cost and effort involved. This is not so much due to any likely deficiencies in the system itself as to the inherently unsatisfactory nature of exchanges themselves as a means of satisfying the demand for moves among council tenants. It seems, therefore, that if greater mobility is to be achieved it will have to be done through transfers rather than exchanges. While a national computerised bureaux could handle transfers as well, or instead, of exchanges it seems unnecessary for transfer applications to be handled centrally. There is no reason why they should not be dealt with directly between the authorities concerned.

CONCLUSIONS AND RECOMMENDATIONS

1. Far-reaching social changes have taken place since the publication of Mr Cullingworth Committee's report in 1969, though they have only served to emphasise the value of many of its recommendations. There has been a growing recognition of the role of housing as part of overall social policy; there has been increasing pressure for the special needs of particular groups of vulnerable people to be met, but in ways which give them a full place in the community as a whole and do not remove them from it. At the same time in the majority of areas the sheer pressure on the housing stock in terms of numbers of applicants as against accommodation has been reduced. The emphasis in housing policy as a whole has therefore shifted towards making full use of the existing stock, and catering more flexibly for the diverse needs of people within it.

All these considerations have given a new importance to housing management in the broadest sense and, as part of management, to access and allocation.

The conclusions and recommendations arising out of the Group's work, which has taken place against that broadly background are set out below. For convenience they are listed under the separate headings of Access, Allocation, and Exchanges and Transfers. The Group has been concerned throughout its work however that access and allocation must be considered as a whole and that indeed they cannot be considered separately from the assessment of housing requirements on which the Group has already reported: the present report needs therefore to be read with that report also in mind.

Access

2. Despite the strong recommendation of the Cullingworth Committee many authorities still impose quite stringent conditions on those wishing to register on a housing list. We do not distinguish between this practice and the use of "deferred" lists in which applicants are not actively considered for housing until certain age or residence conditions have been met (paras 1-4).

3. Three types of restriction on access are considered in particular:

Residential qualifications - no one should be precluded automatically from council housing because they are newcomers to an area. Such restrictions are socially undesirable and inhibits labour mobility. Authorities can still take account of residence in according priorities within their allocation system (paras 5-7).

Age and marital status qualifications - with the decline of the private rented sector the young and the single will increasingly look to the public sector to meet their housing needs and authorities must make provision for them (paras 8-10).

Income and property qualifications - access policies which debar people whose income is above a certain limit or who are owner-occupiers are too rigid and cannot cater for the real housing need in which some people in these categories may find themselves (paras 11-13).

4. Housing authorities should allow open admission to housing lists in which every applicant is given consideration. Legislation should be introduced as soon as possible to bring to an end restrictions on access (para 14).

5. Council housing access policies must be recognised by authorities as an integral part of a comprehensive approach to housing needs generally. Housing authorities should counsel those seeking accommodation by indicating all the alternatives to council housing and providing assistance in cases where it seems that other forms of housing might be more appropriate. Whenever practical, therefore, authorities should aim to interview all applicants at an early stage. Special training for housing staff will be required to enable authorities to carry out this task effectively (paras 15-19).

Allocation

6. No convincing case can be made for the adoption by all authorities of standard criteria and weightings within their allocation policies. Local circumstances differ and account must be taken of this in determining priorities for the allocation of council housing. However coordination and co-operation between neighbouring authorities particularly in large urban areas, is desirable (paras 1-3).

7. There are five main aims and principles underlying any comprehensive allocation scheme.

(1) Schemes should be designed to secure a fair and equitable distribution of dwellings. To be seen to be fair, allocation schemes should be published (or, if they are too long and complex, copies made available to the public) and leaflets issued setting out the main points along with other relevant information. Merit schemes, whose consistency and impartiality cannot be demonstrated in this way, should be discontinued. Every applicant should have the opportunity of checking his or her own assessment under whatever system of allocation is adopted (paras 4-7).

(2) Allocations should fit the needs and, so far as is compatible with the interests of the community as a whole, the preferences of applicants. In particular applicants should be made aware of the implications which their stated preferences for certain types of accommodation may have on the length of time they are likely to have to be on the list before an offer is made (paras 8-9).

(3) Schemes should be easily understood and administered. No scheme should be more complicated than is necessary to meet local circumstances. Staff should be adequately trained so that they understand the scheme and the thinking behind it (para 10).

(4) Special cases, for which there is no provision in the established scheme, should be catered for but kept to a minimum and procedures for dealing with them clearly laid down. Schemes should be regularly monitored to ensure they continue to meet current needs (paras 11-12).

(5) Allocation schemes should be drawn up so as to promote the best use of the housing stock and take account of the wider economic and social interests of the community as a whole (paras 13-14).

8. Elected members should frame allocations policy, and monitor its implementation, but they should not become involved in the day-to-day administration of the scheme (para 15).

9. Priority in allocation policies should be given to those in greatest housing need, with those for whom the local authority has some form of statutory responsibility being housed first and those who require urgent housing due to medical or social need second (including key workers). Clearly defined criteria will need to be established for deciding eligibility for inclusion in the second group (paras 16-17).

10. In assessing priorities among applicants falling outside the above groups, no one method or type of allocation scheme can be recommended for general use. It will be necessary to balance factors such as existing housing conditions and employment needs against each other (para 19).

11. Where authorities give priority weighting for length of residence, this should only confer a small advantage in relation to other criteria based on housing or social need and the practice of operating a minimum waiting period should be abolished (paras 20-21).

12. Date order schemes are simple and easily understood but cannot take account of housing need. A combination of a category and a date order scheme in which applicants within separate categories are dealt with in date order, is more widely acceptable (para 22).

13. In schemes where applicants are divided into various categories for subsequent assessment, the most appropriate categories for such treatment are:

- (a) those lacking one or more standard amenity;
- (b) those living in cramped or unsatisfactory conditions;
- (c) those without security of tenure or whose tenure is threatened by change in personal circumstances;
- (d) non-emergency medical and social cases and people wishing to move for less than full priority employment reasons;
- (e) those under-occupying their present property;

(f) those who are homeless, but outside statutory responsibility.

In particular those in category (c) living in tied accommodation should be encouraged to register in anticipation of losing their home. Local authorities should recognise the future need of elderly people who foresee the time they cannot cope: insisting that a formal Notice to Quit should be served on those leaving tied accommodation before consideration is given to re-housing then is to be deplored. (paras 23-25).

14. Points schemes have the merit of being able to take account of housing need, but the temptation to make them over-sophisticated should be avoided (para 26).

15. Many authorities divide their housing register into several groups according to the size, type and location of accommodation required but there can be difficulties where the compositions of the list and the stock do not match (para 27).

16. Conclusions and recommendations based on paragraphs dealing with ready access.

17. All types of schemes must be operated with flexibility and understanding. Staff should understand the scheme and be adequately trained for their tasks (para 29).

Exchanges and Transfers

18. There are both local and national benefits in well-developed exchange and transfer schemes. Local authorities can benefit by using such schemes to reduce under-occupation, obtain a better tenant mix on estates and assist with the problems of difficult-to-let property, and the country as a whole benefits from the greater mobility, particularly of labour, which can assist economic and industrial recovery (paras 1-7).

19. There is considerable disparity between the opportunities for people to move, depending on their type of tenure. Within the public rented sector those are severe constraints on free movement. This arises in part from the lack, in many authorities, of any formal mechanism for bringing together potential exchange partners. The attitude of a local authority to requests for internal transfer will depend on the degree of local housing stress - not everyone can be placed in the most popular accommodation. Requests for transfer to neighbouring authority districts can often be met through established reciprocal arrangements, but to distant areas only on an ad hoc basis (paras 8-12).

20. More effort and commitment is required, both at elected member and official level, to developing the machinery necessary to encourage, and cater for, greater movement in public sector housing (para 13).

21. Local authorities may need to establish clear orders of priority for those wishing to transfer. Groups to be given priority will include those wishing to transfer: on urgent medical grounds; for pressing social reasons; for over-crowding and under-occupation; or for employment reasons (paras 14-16).

22. There are various means by which exchanges and transfers could be facilitated and which housing authorities and the Government should consider:

(i) authorities could set aside a proportion of the properties they expect to allocate in a year specifically for incoming households (paras 17-19);

- (ii) reciprocal arrangements for tenants wishing to transfer across district boundaries, already operated by some authorities, could be extended, particularly in the conurbations (paras 20-22);
- (iii) the use of alternative agencies, such as housing associations, to provide a stock of short-term accommodation to meet the immediate needs of transferring households (para 23);
- (iv) restraints should be reduced. Every authority should take a fresh look at its individual exchange and transfer policies with a view to making them as liberal as local circumstances permit (para 24);
- (v) local authorities' discretionary power to pay removal expenses should be used as fully and flexibly as possible (paras 25-26); and
- (vi) the setting up of a national bureau (or regional bureau) using computers to promote exchanges and transfers would not be justified (paras 27-32).



CITY OF MANCHESTER

The
Decentralisation of
Rehousing Services
using
on-line Computer Terminals
and introducing
a new Points Scheme
for
assessing housing need

The Decentralisation of Rehousing Services
Using On-line Computer Terminals and
Introducing a New Points Scheme
for Assessing Housing Need

- Section 1 - Introduction.
- Section 2 - Developing a computerised service.
- Section 3 - Interviewing all applicants.
- Section 4 - The proposed points scheme.
- Section 5 - The research information.
- Section 6 - A method for assessing prospects.
- Section 7 - Implementation proposals.
- Section 8 - How the system deals with specific issues:
 - (i) Owner-occupation.
 - (ii) Under-occupation.
 - (iii) Medical Priority.
 - (iv) Adding 'time' to overcrowding
 - (v) Second generation families.
 - (vi) Tenants in Arrears of Rent.
 - (vii) Deck-access and Walk-up Flat Families.
 - (viii) Time on list/in need.
 - (ix) Property in Poor Condition.
 - (x) Homeless Families.
- Section 9 - Conclusions.
- Annex A - The proposed new points scheme.
- Annex B - Statistical description of the proposed rehousing list (including comparison with the existing list).
- Annex C - Example cases of applicants and their proposed points.
- Annex D - Supply/demand indicators.
- Annex E - Prospects statements.

R. G. GOODHEAD
Director of Housing

1.01 Introduction

In 1975, the Housing Needs and Resources Report looked at the question of the adequacy of the City Council's Waiting Lists as a measure of housing need.

A sample survey was carried out and it was discovered that the list was probably misleading in two directions. Some people highly placed in the list were not in urgent need, whilst at the same time others desperate for accommodation were not even on the list.

1.02 The reasons for this imbalance were to do with the concentration on the clearance programme during the 1960's and early 1970's. A new approach to assessing need within the Rehousing List was clearly needed, not only as an aid to routine decisions concerning the offering of tenancies as dwellings became void, but also to improve the value of the Rehousing List as a source of guidance to capital investment decisions in the post-clearance era.

1.03 During the discussions, Members of the City Council emphasised the need for any new look at rehousing priorities to take into account additional indicators of housing need such as living with in-laws, and living in flats and maisonettes unsuitable for children.

1.04 A locational emphasis ran throughout the whole of the 1975 Housing Needs and Resources Review, and it was clear that the new approach should enable locational requirements to be better understood and given a higher value in the future. Community construction was essential if long-term needs were to be satisfied.

1.05 Finally, concern was expressed about the adequacy of information contained on a form completed without any officer assistance. The new system should involve a detailed interview at which the applicant's real problems could be identified and their preferences carefully noted.

1.06 Since that time a two year research and development programme has been undertaken.

During 1975, the Local Government Operational Research Unit assisted officers of the Department with producing a new set of definitions of "housing need", and converting those definitions into a draft points scheme for the consideration of the City Council.

1.07 In January 1976, the City Council approved the purchase of video-terminal equipment for each Area Office so that a service could be provided within the local community.

The creation of Rehousing Officers in a re-organised Rehousing Section was approved in March 1976, and interviews of housing applicants using the new type of form, capable of being input to the computer, began in October 1976.

1.08 The results of this work are set out below. Attention is particularly drawn to Section 8 where an attempt is made to answer specific questions which interested people have asked during the development period.

2.01 Developing a Computerised Service

The reason for introducing computers was to answer the criticism that a rehousing service decentralised to sixteen offices might quickly become sixteen different rehousing services. Whilst the City Council is in favour of applicants being able to receive a service with the minimum of travelling inconvenience, to lose control of the policy aspects of rehousing decisions would be too high a price to pay.

The solution to this problem put before Committee was to use the ability of the computer to store information and to transmit it quickly through private telephone lines to video terminal equipment. This technique means that there remains only one Rehousing List, stored and controlled centrally, but accessible from any of the 16 Area Offices on demand.

2.02 In addition, the use of the computer to calculate points minimises the risk of inconsistencies in the assessment of applicants' need, and provides reporting facilities on the way in which officer discretion is used.

2.03 Systems development to date has concentrated on the first two aspects of Rehousing:

- (i) Registration of applicants details.
- (ii) Assessment of need for rehousing.

The third aspect:

- (iii) Selection of suitable applicants for available void property;

has just reached the systems design stage.

The fourth:

- (iv) Signing up of applicants for vacant property;

has already been decentralised using manual methods.

2.04 It was originally hoped that the Department of Environment "Seven Cities Project" would provide assistance with some of the conceptual problems, but when that project collapsed the decision was taken to "go-it-alone". Some guidance was available from the systems already running in Newcastle and at the Greater London Council, but both these ignore many of the housing needs elements of the Manchester design.

Their emphasis on filling voids quickly is carried into the Manchester system, with the addition of a capacity to identify the family whose move complies with City Council policy decisions on such things as removing children from the deck-access estates and rehousing second generation applicants.

3.01 Interviewing All Applicants

Very early on it was clear that the details held on the manual system were nowhere near precise and full enough to act as the basis for a computer system. The City Treasurer's adage concerning computers, "rubbish in - rubbish out", is all too true, and a programme of re-interviewing all applicants was approved by Committee.

This exercise proved an enormous task, beginning in late October 1976 and continuing through until June this year.

3.02 Each applicant on the list was written to, inviting him or her attend one of the eight interview centres. Facilities were provided through a central team for changing interviews to a more convenient time.

Anyone failing to attend on the first occasion was written to with a request that they contact the Department to arrange a suitable time.

3.03 Anyone failing to contact the Department on the second occasion was sent a postal application form, as were all applicants living outside the City boundaries (forces applicants and the like) for whom attendance at an interview centre was clearly impossible.

3.04 The outcome of the exercise is as follows:

Number of interview appointments (including all re-appointments)	39,622
Number of postal application forms dispatched (including those who failed to attend for interview).	15,725
Total number of "contact" attempts.	55,347

Resulting number of full case details:

Coded for submission to the computer	26,774
Being coded or awaiting supplementary information	<u>1,459</u>
	28,233

3.05 The total figure compares with an ariginal "take-on" figure last October of 28,232. A reconciliation of these two figures is needed, particularly as the earlier figure is known to have contained a number of unprocessed cancellations.

The reconciliation figures are:

Original Take-on list	28,232
New Applicants since October 1976	<u>9,374</u> <u>37,606</u>

Latest Computerised List:

On-line	22,767
In the pipeline	<u>5,466</u> <u>28,233</u>
Difference to be reconciled	9,373

Being made up as follows:

Cancellations:

Rehoused	1,916
By request and "Gone Away"	5,004
Failure to re-register	<u>412</u> <u>7,332</u>
Balance	2,041

The 2,041 applicants are those who have failed to respond to the initial letter inviting them in for interview, the subsequent reminder and the postal application form. It is recommended that they now be deleted from the file as "failed to re-register" cases.

3.06 A small group of temporary interviewers and coders has been retained at the Town Hall since the end of the major take-on exercise to ensure that anyone applying may go straight on to the list.

This service involves an immediate interview for casual callers, with the coding work being carried out within the following two working days.

It is envisaged that this group will remain in existence until at least two weeks after the implementation date, and the Town Clerk's Personnel Section have been asked to review the continuing staff needs for the system in the light of experience since Re-organisation Phase 2.

4.01 The Proposed Points Scheme

When senior officers within the Department examined different methods of allocating points used by a variety of authorities, it was apparent that broad agreement existed on the factors (overcrowding, split families, medical reasons) which should be taken into account, but much less agreement existed on their relative importance.

It was clearly very difficult to answer a question such as "Should overcrowding score more points than insecurity of tenure?", and the research project conducted with the Local Government Operational Research Unit set out to see if the problem could be simplified in any way.

4.02 In fact, it soon became clear that the practical situation did not normally involve such theoretical considerations. If there were two families both interested in one dwelling, once all the facts were known about the cases, there was often complete agreement about which of the two should receive the offer, even though the reasons given for the decision might differ from individual to individual.

4.03 This proposition, that a broad measure of agreement exists about selection decisions as between any two cases, was put to the test by an exercise involving a cross-section of staff from within the Department.

A remarkable degree of consistency was found to exist, even though the reasons did vary slightly.

A way, then, had been found of avoiding lengthy philosophical discussions about "need", and of resolving the issues by a practical method.

A simulation exercise was established, recreating the situation which faces a selection officer every day of the week. A thousand separate comparisons were prepared in which the question was asked "Which one of these two applicants should be allocated a given empty dwelling?".

4.04 The results were fed into a computer, along with a list of factors which had been identified from:

- A review of factors in Manchester's existing system.
- A review of factors taken into account elsewhere.
- The factors showing as significant in the initial consistency exercise.
- A "brain-storming" session of senior officers.

The results were analysed using linear programming techniques, and a set of weights were produced for each factor so that the points scheme would reproduce, so far as possible, the thousand decisions of the simulation exercise.

4.05 The draft points scheme produced in this way has been debated in Standing Sub-Committee on a provisional basis, and has been used in staff training programmes. As a consequence several amendments have been suggested, to cover such things as the risk of abuse by people deliberately creating overcrowding in order to obtain points.

The scheme set out in Annex A, therefore differs in certain ways from the first draft.

4.06 In brief they are:

- (i) Families moving into overcrowded conditions will no longer receive all overcrowding points immediately.
- (ii) Second generation families will receive additional points each year they remain with their parents.
- (iii) Points are given for old age.
- (iv) People currently in a high position on the list have a protected priority in the new system.

Some of these issues are explained in more detail in Section 8 below, where answers are given to questions of the type "How would the new system take account of ...?".

4.07 The full details of the scheme in Annex A should be read in conjunction with the example cases set out in Annex C. These example cases are taken directly from computer output for real applicants with the names and addresses suppressed to maintain confidentiality.

5.01 The Research Information

It has been clear from the very beginning of the rehousing systems review that, correctly constructed, a new computerised system could yield a vast amount of research information previously totally unobtainable.

In order to tap this data, the Department's Principal Research Officer requested facilities to analyse the data using a standard program package known as "Statistical Package for the Social Sciences" (S.P.S.S.). The City Treasurer has had some difficulty in acceding to the request, for it turned out that a version of S.P.S.S. capable of being run on the City Council's computer was not yet available.

5.02 However, the City Treasurer has used his good offices to obtain facilities, first at Preston (Lancashire County Council) and latterly at Manchester University so that the file could be analysed using S.P.S.S. techniques.

The result is a wealth of information, the problem not being any more to identify what is known, but to narrow down the range of questions so that the answers can be absorbed.

5.03 Annex B contains the first output of the research analysis into the new waiting list as it looks using the proposed points scheme.

The quality of the research information will be further improved as:

- The data is tested by putting it into use and giving applicants the opportunity to comment on its accuracy,
- Trends are identified by the emergence, over time, of comparative data,
- The most significant questions are identified from within the total range of possible questions,

but already it can be seen that this year's Housing Needs and Resources Report will have the benefit of a much improved data base.

6.01 A Method for Assessing Prospects

A variety of questions can be asked of any rehousing system, e.g.:

- "Why haven't I got more points?".
- "What can I be offered with the number of points I have been given?".
- "How long must I wait for the exact type, size and location of dwelling I am requesting?".

6.02 The answer to the first question should be easier to give in the new system because, in the main, only a change of circumstance or the eflux of time, will change the number of points awarded.

6.03 The "how long" question is extremely difficult to answer, not least because of the volatility of capital investment decisions in the current situation. Within the last few months some modernisation projects have been "on", then "off" and are now back "on" again as the result of Department of Environment Section 105 decisions.

Each time a capital investment decision is taken it affects the answers to all "how long" questions.

6.04 However, the "what can I have" type of question ought to be capable of a better answer than is available at present.

Towards the end of 1976 a trial run was carried out with the existing priority system, in which the Principal Management Officer (Rehousing) prepared a statement showing the codes on which each type, size and location of dwelling was being offered.

The exercise was successful and extremely useful, but took a very long time to extract the data manually.

6.05 On the new rehousing form all applicants are asked what size, type and locations of dwellings they wish to be considered for. In other words, which queues they wish to join.

Because of the computerised nature of the new list, multiple queuing is easy to cope with and applicants are encouraged to express as wide a range of choices as possible.

We are therefore able, for the first time, not only to calculate how many people wish to be in each queue, but also to identify the number of points held by those people at the front of each queue.

6.06 With this information it is possible to prepare a regular "Points required" statement. It could be available to all members of the public and it will indicate to them, on a month by month basis, the number of points on which we expect to be making lettings during that month.

Obviously the wording of a prospects booklet must be carefully handled, with an emphasis on the points levels being:

- Subject to change at short notice.
- Valid only for the month of the issue.
- Subject to vacancies occurring.

6.07 To issue such a list would involve obvious risks of misunderstanding, with the danger that applicants will demand an offer "as of right", even though no vacancies exist.

On the other hand the advantages are:

- The same information is seen to be given to all applicants.
- Decisions about what to apply for can be taken at home, with much improved information to guide the applicant.
- Applicants will be able to see for themselves if their aspirations are unrealistic.
- If the requests of applicants are based upon a sound understanding of what is available there should be an increase in the number of occasions that they have asked for what is offered to them.

6.08 Annex E sets out what the prospects statement would look like, with some indication of the level of points that would be set initially. Only operational experience will tell if these levels are correct and a tendency has been built in to set them slightly on the high side to begin with.

7.01 Implementation Proposals

Should the City Council approve the new system, it will take some time to implement that decision.

7.02 During the pre-implementation period certain functions to do with maintaining the old system would have to cease.

Notifications of classification and prospects to applicants would cease for the whole preparation period, and for the last two weeks the sending out of offers would have to be suspended to free interviewing facilities for the first two weeks of implementation.

7.03 Once implementation day is reached, half the existing Rehousing Officer team will be decentralised to Area Offices, giving a manning level of one Rehousing Officer per office. These officers will answer enquiries about points and prospects, as well as being responsible for interviewing fresh applicants and for recording changes of circumstances.

The permanent Central Rehousing Group will come together at the Town Hall, consisting of Principal Management Officer (Rehousing), Allocations Officer, two Senior Rehousing Officers, three Rehousing Officers and clerical support.

Six Rehousing Officers will continue Selection Officer duties at the Town Hall, five other will act as a mobile visiting team and the remaining three will act as reliefs.

cont . . .

7.04 These arrangements depend on video-terminal services being available at each of the Area Offices by implementation day. The following offices are assured of such services for 17th October, 1977.

Area 1	-	Moston
Area 2	-	Cheetham
Area 3	-	Collyhurst
Area 4	-	Miles Platting
Area 5	-	Bradford
Area 8	-	Wilbraham
Area 9	-	Burnage
Area 10	-	Baguley
Area 11	-	Sharston
Area 12	-	Woodhouse Park
Area 13	-	North Overspill
Area 14	-	East Overspill

7.05 Area 6, Longsight is not due to move into its new offices until early 1978 and, until that time, all rehousing services (other than lettings) for that area will have to be performed from the Town Hall.

7.06 Area 7, Moss Side, is difficult to predict. Proposals for an extension to the office are being processed and works are expected to take 6 months to complete. The commissioning of the terminals can be run in parallel with the builders work, but the earliest possible date for Medlock Court's use as a rehousing centre is 1st April, 1978.

7.07 The problems of South Overspill are concerned with the request to Trafford for additional space at Partington. Provided these can be resolved speedily, and the Unions satisfied about provisions both there and at Handforth, there should be no difficulty in having the system ready for 17th October, 1977.

7.08 Area 16 (Miscellaneous) is based at the Town Hall and it has always been the intention that their rehousing services would be provided through the Central Rehousing Group.

7.09 The other critical factor in an implementation timetable is the printing of a booklet to be issued with the original notifications to applicants.

A mock-up of this booklet will be available at Committee. Essentially it will contain a simplified version of the rules as set out in Annex A, a few examples of ways in which the points scheme works, the first version of the "Points Required" statement and a reply form on which to advise the Department of changes of circumstances, as well as changes in size, type and location desired.

7.10 During the change over period a high priority will be given to staff training, not only of staff within the Housing Department, but also of other agencies both statutory and voluntary who have agreed to assist with advising the public during implementation.

8.01 How the System would deal with Specific Issues

As part of the Area Management training programme, a morning was devoted to an explanation of the principles of the proposed Rehousing System. During these sessions a pattern quickly evolved based upon certain basic question which arose every time.

This section sets out the answers as given in the training sessions in the expectation that the same questions may arise in the minds of others.

8.02 (i) Owner-Occupation

Whilst the existing system does not preclude owner-occupiers from registering on the General Waiting List, it is almost impossible for any owner/occupier to receive an offer. Each owner/occupier is placed in Class R and, unlike other tenure groups, Class R cases receive no advancement up the list every year.

8.03 This rule involves frequent discussions about waiving the Class R restriction, particularly in marital breakdown cases (where joint ownership is involved) and in other cases where a new mortgage is out of the question.

8.04 The new system proposes a turn-around in the emphasis, with owner-occupiers being allowed to go on the list and be assessed for housing need in precisely the same way as other tenure groups.

Graph 5 in Annex B shows how owner-occupiers would be distributed through the list if this rule is confirmed.

8.05 Obviously, there then has to be a rule for preventing a large capital gain being made by owner-occupiers and it is suggested that this should involve a discretionary decision, with the general guideline that any sum less than £1,000 (before taking account of legal and removal expenses) should not be considered an unreasonable capital gain.

8.06 Although a figure is indicated, the recommendation is that the emphasis should remain on the ability of the applicant to buy more suitable accommodation. It is quite conceivable that a particular family with peculiar social problems may be unable to obtain a mortgage even though their existing dwelling has a realisable value to them of more than £1,000. Already, the elderly are generally excepted from the owner-occupier restriction.

In the view of the Director, the issue should be discretionary with a report required from time to time on the ways in which the discretion has been exercised.

8.07 (ii) Under-occupation

Many members of staff have indicated surprise that points are not allocated for under-occupation. The new system does allow under-occupation to be identified, but does not give points for it because it is not necessarily the case that an applicant is in housing need simply because they have one or two spare bedrooms.

It may make more sense to encourage the taking in of lodgers rather than to encourage a move.

8.08 On the other hand many elderly people cannot cope with additional space and they would receive points under the Aged Person Points heading and/or the Medical Points heading. (See Case 37, Annex C).

8.09 Nevertheless, some system is needed for maximising the use made of the City Council stock. Put another way, it is possible to improve the value of the relet pool by making certain moves on property grounds.

8.10 Clearly moves on property grounds are not only a matter of size. To move a 48 year old applicant from an A3 at Anson to a one-bed bungalow at Didsbury does release a family sized dwelling but at a very high price to the relet pool.

To make sure that size, type and location are taken into account, an indicator has been set for each dwelling in the Council's stock indicating, in a range from 1 to 99, its "lettability". This indicator, known as the "S/D Indicator" enables any requested transfer to be immediately assessed for it's value to the City on property grounds.

8.11 The selection process will then work like this:

- At the top of any shortlist will be any families scoring 200 points or more, primarily those whose rehousing is required as part of the City Council's Housing Investment Programme (clearance, modernisation, improvement grant decants).
- Next will come any transfer applicant whose move would improve the usefulness of the relet stock, (Identified by S/D Indicators).
- After that the applicants are considered according to Groups and Points as set out in Annex A.

cont . . .

8.12 The S/D Indicators (as currently calculated) are set out in Annex D but the advantage of a computer system is that it will be possible to reassess and reset them regularly.

8.13 (iii) Medical Priority

Members will recall that this topic received considerable discussion at meetings of the Standing Sub-Committee. The decision of those meetings was to adhere to the principles of the existing priority system with the addition of a secondary medical rating of "Medical B".

To date, all applicants scoring Medical A in the existing system have had that priority carried forward into the new system.

Anyone scoring Medical B or C in the existing system (all of these were allocated at least three years ago when the allocation of B and C priorities was discontinued) has been awarded Medical B priority in the new system.

Anyone else requesting Medical Priority has been awarded no points but the total number of points has been marked "provisional" because of the outstanding medical request.

8.14 A draft of this Rehousing Report has been discussed with the Area Medical Officer, Dr. W. P. Povey, and with the Medical Officer of Environmental Health, Dr. A. Jones.

As a result Dr. Povey has written to express the following views on the introduction of a Medical B rating:

"As you know from our recent discussion, Dr. Jones and I share reservations about these particular proposals. We consider that there should not be gradations of medical priority. The old system of A, B and C priority, in our view, militated against the realistic appraisal on health grounds and, whereas we accept that because of the historic priority rating, it would not be appropriate to remove points from families to which they have already been awarded, we consider that the only valid rating for the future should be that which your report designates 'Medical A':-

'Granted to any applicant whose household includes a person or persons with a serious illness which is made significantly worse by the current living conditions and who require rehousing as part of the treatment of the medical condition'.

If medical priority, as distinct from any other form of priority, is to have any real significance, this should be the guiding criterion, and any further extension, such as your 'Medical B' categorisation, in our view would only minimise the effectiveness of a medical priority system".

8.15 Dr. Povey and Dr. Jones also recommend that instead of writing to Doctors the easiest way of dealing with the large number of applicants claiming medical priority would be for them to be visited by Housing Officers. The usual home visit report could be prepared and submitted through existing channels to Dr. Jones for consideration, along with any doctor's note which might have been received.

It is therefore intended that home visits will be carried out, in the private sector by Rehousing Officers and on Council estates by the Estate Management Officers.

8.16 The result will be a system of assessing medical priority very similar to the one used at present, except:

- (a) There will be no insistence on a doctor's note before investigating a claim for medical priority. (This should considerably ease the pressure on doctors to become involved for non-medical reasons in rehousing cases).
- (b) Many of the social considerations previously argued to be 'medical' are now taken care of elsewhere in the scheme, leaving a clear definition of medical priority as being a serious illness requiring rehousing as part of the treatment.

8.17 Over and above these routine provisions, the existing "Star Priority" arrangements are retained whereby a family receives immediate rehousing on health grounds on the request of the Medical Officer of Environmental Health.

8.18 (iv) Adding 'time' to overcrowding

The problem of applicants deliberately moving into accommodation in order that they score overcrowding points is one which was raised in the Standing Sub-Committee.

Clearly there is a difference between overcrowding arising from natural growth of a family, and overcrowding arising for other reasons. Equally clearly, the way in which overcrowding originally arose becomes less and less significant as time goes by.

8.19 To take this distinction into account the City Treasurer has been asked to devise a routine whereby, in all cases of overcrowding except the natural growth of a family already registered on the list from their present address, only a proportion of their total calculated overcrowded points are allocated straightaway.

Thereafter the number of points rises month by month until, at the end of a given period, the full overcrowding allowance has been reached.

In the present draft, 25% are awarded straight away, rising to 100% at the end of eighteen months. This means that, if the total overcrowding points are 40, the applicant only receives 10 points to begin with; by the end of six months it is 20 points; at the end of twelve months it will be 30 points, rising by the end of eighteen months to the full 40 points.

The rule is flexible with both the initial percentage and the time period being capable of being changed if the Committee so desire.

8.20 (v) Second Generation Families

In many cases second generation families will score points for overcrowding or points because the household is split. However the question has been raised as to what would happen if no overcrowding existed but the young family still requests a house of their own.

All these cases will score points under the "sharing amenities" heading, normally a total of 5 points. To take account of the length of time a family is in these circumstances an additional point per shared amenity per year has been included. This means that, in addition to the original 5 points for sharing amenities, 4 points per year registered at the present address is awarded. If children are involved, the bonus of eight is awarded.

The best way of illustrating the rule is by reference to Case 5 in Annex C (where no overcrowding exists), to Case 26 in Annex C (where a family is split) and to Case 21 in Annex C (where a second generation family is overcrowded).

8.21 (vi) Tenants in Arrears of Rent

The existing rules are carried into the new system. This means that tenants owing rent to the City Council are:

- Allowed to register on the list.
- Assessed for housing need in the same way as anyone else.
- Selected for property ignoring any rent arrears.
- Offered accommodation "subject to a clear rent account".

8.22 This means that:

- (a) The tenant is aware of the new tenancy which the arrears are preventing him or her from receiving.
- (b) Any waiving of the "clear rent book" rules is dealt with by the office carrying out the letting. In the decentralised structure this is the Area Management Office within which the offered dwelling falls, and results in the receiving Area Manager being able to weigh up the issues rather than having a severe arrears case arrive "out of the blue".

8.23 (vii) Deck-access and Walk-up Flats Families

The main provision within the proposed system for dealing with walk-up and deck-access dwellings, comes under the heading "children at a height".

All households who live in deck-access or unmodernised walk-up flat blocks are awarded:

- 1 point per child per year of residence on the first or second floor.
- 2 points per child per year of residence on the third floor or above.

8.24 This means that a husband, wife and three children under the age of sixteen living on the fourth floor in one of the Hulme V Crescents for four years would score 24, under the heading "Children at a Height". In addition there would always be the "Child in Need" points (8) and Environment points (5), giving a total of 37 points assuming no overcrowding, medical problems or other types of need.

If a child reaches the age of 16 at the present address, the family does not lose the points. They are preserved until such time as the family moves or the relevant child leaves home.

Cases 4, 13 and 28 in Annex C illustrate the types of scores for families in the decks and walk-ups. Graph 9, Annex B, shows their distribution through the list.

8.25 (viii) Time on list/in need

Within the proposed scheme, any applicants scoring the same number of points are put into priority order according to length of time registered on the Rehousing List.

However, points are not awarded for length of time on list itself, for the following reasons:

- The transfer list has been closed to a large sub-section of tenants for many years, so that many applicants who would have liked to have registered have in the past had their applications refused.
- During the clearance era (late 1960's and early 1970's) many people were advised (rightly or wrongly) that it was a waste of time going on the list because everything was going to clearance applicants.

- The Annual Re-registration Procedures put a premium on literacy which may or may not be related to housing need.
- Many people who have been on the list a long time are only still on the list because they have refused good offers of rehousing.
- Some people's housing need becomes less, the longer they wait for rehousing (particularly if children grow-up and leave home, thereby alleviating overcrowding).

8.26 A much more useful indicator is "time in need" and this has been built in, in several ways:

- Length of time overcrowded (the overcrowding discount rules mean that the longer we have notification of the overcrowding the more points are gained, up to the time their maximum overcrowding points are scored).
- Length of time separated (one point per month of separation, up to a maximum of 24).
- Length of time children at a height.
- Length of time spent lodging with friends/relatives (4 points per year in addition to the initial 5 points for sharing amenities).
- Length of time lacking amenities (1 point per year per amenity lacking).
- Old Age (1 point per year over the age of 65).

8.27 Even so there may still be applicants who scored highly in the existing system, whose expectations have been built up over the years and who would do relatively badly in the proposed points scheme as drafted.

A special routine has therefore been prepared under the heading "Special Transitional Points". Those points are designed to give long-standing applicants a preserved position in the new system, analogous to the "preserved grade" system used at times of staff re-organisation.

cont . . .

8.28 The mechanics of the routine are that a minimum priority is set on the basis of 5 points per year that an applicant's existing year code is:

- For single person (SP) applicants: less than 1972.
- For Elderly Person (EP) applicants: less than 1977.
- For all other applicants: less than 1980.

8.29 This minimum level is then compared with the number of points scored in the proposed new system. If they would already score more points in the new system, their points remain unchanged.

If they would score less, Special Transitional Points are awarded to make the total up to the minimum level. Cases 3, 8 and 37 in Annex C illustrate the rule.

8.30 (ix) Property in Poor Condition

Some reservations have been expressed in training sessions about the apparent low priority given in the proposed system for condition of property. It is a difficult topic, involving as it does housing investment implications and medical issues.

A deliberate attempt has been made on the one hand to avoid double counting between Condition Points and Medical Points and on the other hand to avoid building up pressures to rehouse everyone where the solution to the problem is to spend money either on repairs or improvements at their current address.

8.31 The proposed system works like this:

- Any applicant living in a dwelling needed vacant as part of the City Council's housing investment strategy receives at least 200 points from the date rehousing from that street is due to commence. (In advance of that date a sliding scale operates so that for up to four months before the date points are scored under this heading. The purpose of the sliding scale is to enable possible suitable offers to be spotted in advance of the due date and the merits of an early offer considered). These points are in addition to any other points scored so that medical and overcrowding cases within the housing investment programme will receive attention first.

- Any applicant living in a dwelling where the condition of the property is affecting the household's health receives both Medical and Condition points (plus the "Child in Need" and "Aged Person in Need" bonuses, if appropriate).
- Any applicant claiming maximum "condition" points who lives in a council house will be visited by his Estate Management Officer to assess whether repairs, modernisation or design improvements are required and, until such time as the home visit is carried out any points remain provisional.
- Any applicant claiming maximum "condition" points and living in a private tenanted dwelling will be notified to both the Environmental Housing Area Co-ordinator and the Director of Environmental Health.

8.33 (x) Homeless Families

The proposed system includes points for second generation families, for split households and for insecurity of tenure, all of which are common reasons for families claiming to be actually homeless or "potentially" homeless.

Only time will tell the impact of such provisions on the number of families presenting themselves as homeless but one of the objectives of the new system is to reduce the number of claims for emergency admission to an absolute minimum.

8.34 Emergency admissions for "fire and flood" reasons will always exist but there never has been any complaint about genuine emergencies "jumping the queue".

8.35 One problem yet to be finally resolved concerns the number of points to award to families living in homeless family reception accommodation. Clearly to use the usual rules for calculating points would be inappropriate if the family is temporarily at Moorbank.

To begin with it is recommended that the Department continue to treat each one as a "special", and to follow the existing rules about the type of dwelling to be offered. This means that offers to homeless families will be made centrally, by the Central Rehousing Group.

8.36 Each family will retain its "Homeless Family" category, but attempts will be made to see if rules can be worked out for allocating "special" points based upon the number of points the family would have scored if they had stayed at their present address. For instance:

- A family burnt out of their current address is in the same position as any other family whose dwelling is being completely refurbished. It can be argued that they should be awarded the same priority as a modernisation decant, with similar licence provisions applying.
- A battered wife may not be prepared to return to her marital home, but she can be awarded points "as if she had returned". Providing separation or divorce proceedings are under way, the husband can be treated as a single man requiring a separate bedroom for the purposes of calculating "potential" overcrowding.

8.37 If it proves possible to develop rules on this basis, such a method has two advantages:

- (i) It enables some arguments to be avoided about whether more points could be scored if a family had reacted differently to a crisis.
- (ii) Selection could then take place for homeless families at Area Offices, thereby ensuring that such lettings do not cut across attempts to develop community construction.

9.01 Conclusions

Whilst this report signifies the end of a two year research and development period, it should also be seen as the beginning of a new flexible approach to rehousing.

Throughout the design period two principles have underlain each discussion about detail:

- The system must provide adequate research information for senior officers to be able to identify and report trends in a constantly changing housing market.
- It must be possible to respond quickly and effectively to any shift in the trends so that City Council policies can be implemented.

9.02 There can be no doubt that the first of these two objectives has been achieved. In Annexes B, D and E the research information is set out, demonstrating a feedback of information which will enable Members to see for themselves how effectively their policy objectives are being achieved.

9.03 However, one final stage remains. Before conclusions can be finally drawn from the Rehousing List on Housing Needs and Resources information the ultimate test of making the points public and using the system for day to day selection remains.

This implementation period is unlikely to be without event. The public will take time to understand the new approach; in the early days there are bound to be minor problems, particularly as applicants advise us of any differences between their circumstances now, and those which are recorded on their file.

The problems of this implementation period having been overcome, the City Council will be able to provide a rehousing service in the next fifteen years which will be second in quality only to its own clearance achievements of the past fifteen.

R. G. GOODHEAD
Director of Housing

Annex A

THE PROPOSED NEW POINTS SCHEME

Contents

(i) Letter of Notification of Points Awarded.	Page 1
(ii) Summary of the Points Scheme (To be printed on the reverse of the letter of notification).	Page 2
(iii) Full details of the Points Scheme (Including the number of points allocated under each heading and the rules and conditions in full).	Page 4



**City of
Manchester**
Housing Department

R G Goodhead
Director of Housing

Reference RCL1

AREA OFFICE

Area No: 01

Moston
1 Colmore Drive
Blackley
Manchester M9 2HQ

Tel: 740 7406/7500

2/08/77

Dear Sir/Madam,

The City Council has adopted a new points scheme for its Rehousing List and full details of the scheme are set out in the enclosed booklet.

This letter is to notify you of the points you have been allocated, and of the type of dwellings in which you have expressed an interest.

Please note that the letter "P" after the number of points denotes 'provisional'; those points are liable to change.

A tear-off slip is provided for you to notify your Area Office of any change in your circumstances or the type of property in which you are interested.

Yours faithfully,
R. G. GOODHEAD,
Director of Housing.

A. N. Other
123 High Street
Manchester M10 3E2.

Applicants no: 0037183

Groups and points:

Overcrowding	24	Sharing Amenity	9
Child in Need	8	Transitional Points	34
Group B			
Total Points	75F	Date Registered	23/07/1976

Areas you have listed: New Moston

Exclusions – if any:

Sizes of dwellings for which you are eligible:

3 bedroom	5 person	4 bedroom	6 person
4 bedroom	7 person	bedroom	person

Types of dwelling for which you are listed:

House	No Others
-------	-----------

Exclusions – if any:

Highest floor for which you are listed: Ground

**City of
Manchester**
Housing Department

TO

THE AREA MANAGER
MANCHESTER HOUSING DEPARTMENT
AREA OFFICE

Reference RCL1R

Area No:

Dear Sir,

With reference to my application for Rehousing, I shall be grateful if you will amend your records as set out on the reverse of this letter.

Signed by Applicant

Applicants No:

Changes in circumstances

The following changes have occurred in my family's circumstances:

Areas desired

I now wish to be considered for the following areas:

but excluding

--

Types of dwelling

I now wish to be considered for the following types of dwelling:

but not for

--

Highest floor

I would now be prepared to consider accommodation up to the floor

Signed

Date

SUMMARY OF THE POINTS SCHEME

Each applicant is placed into one of seven broad groups:

- Group A:** All applicants who are eligible for rehousing because they live in a clearance area, or where "Group A" transfers have been authorised on property grounds.
- Group B:** All other applicants who live within the City boundaries and who score points according to the City's Points Scheme.
- Group C:** All other applicants living within the City boundaries.
- Group D:** All applicants who live elsewhere within Greater Manchester and who score points according to the City's Points Scheme.
- Group E:** All other applicants living elsewhere within Greater Manchester.
- Group F:** All applicants living outside Greater Manchester who score points according to the City's Points Scheme.
- Group G:** All other applicants living outside Greater Manchester.

The following factors are taken into account when assessing housing need:

- 1. Overcrowding**
Shortage of living rooms, bedrooms and bedspaces is taken into account as is the length of time registered in overcrowded circumstances.
- 2. Medical Reasons**
Medical priority is given where applicants or members of their families are adjudged to be suffering from a serious complaint that is made significantly worse by the current living conditions and who require rehousing as part of the treatment of the medical condition.
- 3. Separated Families**
Members of a family living apart as a direct consequence of the family's housing problem will be given consideration.
- 4. Insecurity of Tenure**
If the insecurity is not of the applicant's own making consideration will be given at one of three different levels, depending on the extent of insecurity.

5. Use of Amenities

The lack of a sink, a separate kitchen, a bath or shower, or W.C. will be taken into account as will the sharing of any of these amenities with people outside the applicant's household. Additional consideration will be given to families who have lacked or shared a facility for more than one year.

6. Condition of Dwelling

Applicants living in property that is considered by the Director of Housing to be in a poor or bad state of repair may be awarded extra points.

7. Travelling

Applicants living at a distance from essential services or relatives in such a way as considered by the Director of Housing to have a long-term detrimental effect on their well-being may be given consideration.

8. Environment

Applicants living in an environment considered by the Director of Housing to have long-term detrimental effects on the well-being of the applicant or his family may have this taken into account.

9. Children living at a height

Where an applicant's household includes children aged 15 years or less and the applicant's dwelling is above ground floor level, consideration is given. The number of children is taken into account as is the number of years residence. Additional points are awarded if the dwelling is above the second floor.

10. Children in Household

Additional account is taken of households containing children under the age of 16.

11. Elderly persons

Additional account is taken where households contain persons of 60 years or over.

Summary of the Points Scheme

Each applicant is placed into one of seven broad groups:

Group A: All applicants who are eligible for rehousing because they live in a clearance area, or where "Group A" transfers have been authorised on property grounds.

Group B: All other applicants who live within the City boundaries and who score points according to the City's Points Scheme.

Group C: All other applicants living within the City boundaries.

Group D: All applicants who live elsewhere within Greater Manchester and who score points according to the City's Points Scheme.

Group E: All other applicants living elsewhere within Greater Manchester.

Group F: All applicants living outside Greater Manchester who score points according to the City's Points Scheme.

Group G: All other applicants living outside Greater Manchester.

It should be noted that these groups bear no relationship to the "Classes" of the existing system.

The following factors are taken into account when assessing housing need:

1. Overcrowding

Shortage of living rooms, bedrooms and bedspaces is taken into account as is the length of time registered in overcrowded circumstances.

2. Medical Reasons

Medical priority is given where applicants or members of their families are adjudged to be suffering from a serious complaint that is made significantly worse by the current living conditions and who require rehousing as part of the treatment of the medical condition.

3. Separated Families

Members of a family living apart as a direct consequence of the family's housing problem will be given consideration.

4. Insecurity of Tenure

If the insecurity is not of the applicant's own making consideration will be given at one of three different levels of points, depending on the extent of insecurity.

5. Use of Amenities

The lack of a sink, a separate kitchen, a bath or shower, or a W.C. will be taken into account as will the sharing of any of these amenities with people outside the applicant's household. Additional consideration will be given to families who have lacked or shared a facility for more than one year.

6. Condition of Dwelling

Applicants living in property that is considered by the Director of Housing to be in a poor or bad state of repair may be awarded extra points.

7. Travelling

Applicants living at a distance from essential services or relatives in such a way as considered by the Director of Housing to have a long-term detrimental effect on their well-being may be given consideration.

8. Environment

Applicants living in an environment considered by the Director of Housing to have long-term detrimental effects on the well-being of the applicant or his family may have this taken into account.

9. Children living at a height

Where an applicant's household includes children aged 15 years or less and the applicant's dwelling is above ground floor level, consideration is given. The number of children is taken into account as is the number of years residence. Additional points are awarded if the dwelling is above the second floor.

10. Children in Household

Additional account is taken of households containing children under the age of 16.

11. Elderly persons

Additional account is taken where households contain persons of 60 years or over.

Full Details of the Points Scheme

1. There is one Rehousing List containing all applicants whether or not they currently live in a Manchester Council House, although some of the provisions can only apply to City tenants.
2. Each applicant is placed into one of seven broad groups:

Group A: All applicants who are eligible for rehousing because they live in a clearance area, or where "Group A" transfers have been authorised on property grounds.

Group B: All other applicants who live within the City boundaries and who score points according to the City's Points Scheme.

Group C: All other applicants living within the City boundaries.

Group D: All applicants who live elsewhere within Greater Manchester and who score points according to the City's Points Scheme.

Group E: All other applicants living elsewhere within Greater Manchester.

Group F: All applicants living outside Greater Manchester who score points according to the City's Points Scheme.

Group G: All other applicants living outside Greater Manchester.

(Manchester's Overspill Estates are treated for this purpose as if they were "Within the City boundaries").

3. Points may be awarded under several headings, the total of the separate allocations being used to indicate the overall housing priority:

Overcrowding

Points are awarded for overcrowding (i) on the basis of a sliding scale, with one-quarter of the total points being allocated when the Housing Department is first notified of the overcrowding, rising to a half at the end of six months, three-quarters at the end of twelve months, with the full allowance being received eighteen months from the date of first notification.

The only exception to the application of a sliding scale for overcrowding points is where overcrowding arises (or increases) as a result of the natural growth of the applicant's family at their registered address.

The total allowance gives 5 points to any overcrowded applicant, plus:

8 points for every bedspace the household is short ⁽ⁱⁱ⁾

8 points for every bedroom the household is short ⁽ⁱⁱⁱ⁾

2 points for every living room the household is short ^(iv)

4. Medical Priority

Medical A: Granted to any applicant whose household includes a person or persons with a serious illness which is made significantly worse by the current living conditions and who require rehousing as part of the treatment of the medical condition.

45 points

Medical B: Granted to any applicant who has, in the past, been awarded a Medical B or C priority.

25 points

5. Separated Families

An applicant will only be awarded points under this heading if the separation is a direct consequence of the family's housing problem.

Separation points are calculated in two different ways:

Method A: One point is awarded per month of separation up to a maximum of 24 points.

Method B: Using the overcrowding rules outlined above, "potential overcrowding" points are calculated. (Potential overcrowding is the name given to a situation where to reunite the applicant's household at the applicant's present address would create or increase overcrowding at that address).

An applicant receives points under Method A or Method B, whichever is the greater.

cont . . .

6. Insecurity of Tenure^(v)

An applicant would normally only be granted points for insecurity if the situation was not of the applicant's own making.

Priority A: Where an eviction warrant has been served on the applicant specifying a date for eviction from the (vi) applicant's present address.

25 points

Priority B: Where a Court Order for possession has been granted against the applicant's present address.

12 points

Priority C: Where an effective Notice to Quit stands against the applicant's present address.

8 points

7. Use of Amenities

Applicants are awarded points according to whether they lack amenities, or share amenities with people outside the applicant's household, as follows:

	Lack	Share with 4 or more people	Share with 1 to 3 people
Sink	5 points	3 points	2 points
Separate kitchen	2 points	2 points	1 point
Bath or Shower	2 points	2 points	1 point
Inside W.C.	2 points	2 points	1 point
Outside W.C.	-	2 points	1 point

In addition, applicants lacking amenities, as well as families involving two or more persons who are lodgers or informal tenants and who are sharing amenities (which includes all "second generation" applicants) are allocated: 1 point per year per amenity lacking or shared.

8. Condition of Dwelling

Applicants living in a clearance area, or whose property is required vacant for other structural reasons are given priority over other applicants, according to the date on which the property is required. This heading includes all property adjudged by the City Council to be dangerous.

Otherwise, condition of the property attracts points as follows:

Priority A: (Bad state of repair) 9 points

Priority B: (Poor state of repair) 3 points

(Any health considerations related to "Condition of Property" are covered under "Medical Priority").

9. Travelling

Applicants living at a distance from essential services or relatives in such a way as is considered by the Director of Housing to have a long-term detrimental effect on the well-being of the applicants may be awarded points as follows:

Priority A: 10 points

Priority B: 2 points

10. Environment

Applicants living in an environment considered by the Director of Housing to have long-term detrimental effects on the well-being of the applicants may be awarded points as follows:

Priority A: 5 points

Priority B: 2 points (vii)

11. Children living at a height

Where an applicant's household includes children aged 15 years or less, and the applicant's dwelling is above ground floor level, points are awarded as follows:

First or Second floor dwellings: 1 point per child per year of family's residence.

Third Floor and above dwellings: 2 points per child per year of family's residence. (viii)

12. Additional Points

Applicants who score points under any of the above headings are:

- (a) Awarded an additional 8 points if the household includes one or more children 15 years of age or less.
- (b) Awarded an additional 4 points if the household includes one or more persons aged 60 or over.

An additional point per year the oldest member of the household is over 65 years is awarded, regardless of whether or not points are awarded under other headings.

- 13. Once the group has been decided and any points calculated, it is possible to place all applicants in an order of priority for rehousing. The order, in Groups A, B, D and F, is on the basis of the number of points allocated for housing need. In Groups C, E and G the order is based on the date of first registration.
- 14. Offers of accommodation will normally be made from a shortlist prepared by going through the groups in the order A, B, C, D, E, F and G.

The only exceptions are:

- (a) Anyone living in a Council dwelling and who wishes to move to a dwelling in greater supply than the dwelling they presently occupy will be considered, after Group A but before other applicants on the list.
- (b) If two households wish to be rehoused together, giving up two dwellings in return for one, the Director of Housing may give additional priority to such a move if the move is considered to be in the interest of the City.
- 15. Applicants moving from the City, or from Greater Manchester will retain their old residential status for twelve months from the date of the move, although the points calculation will be carried out according to the new circumstances. This period of twelve months can be extended in appropriate circumstances (normally long residential connections with the City or Greater Manchester), at the discretion of the Director of Housing.
- 16. Applicants serving with Her Majesty's Forces and living in Forces' accommodation will be given local status provided they can establish City or Greater Manchester connections.

17. Owner/occupiers are eligible for rehousing, but the Director of Housing is required to satisfy himself that no excessive capital gain accrues to the applicant as a direct result of any offer.
18. Tenants of dwellings owned by another local authority, or a housing association will normally only be rehoused on the basis of an undertaking from such a body that they will make an acceptable reciprocal offer to a tenant of the City or an applicant in Group A or B of the Rehousing List.
19. Unless specifically stated otherwise, it is assumed that all City tenants applying to be rehoused are prepared to consider an exchange with another City tenant instead of a transfer, should a suitable possibility arise.
20. In cases where the designation of "The Applicant" within a household would affect the number of points allocated to that household, the decision as to who should be "The Applicant" is at the discretion of the Director of Housing.
21. All offers are subject to the condition that no member of the applicant's household owes the City arrears of rent or mortgage repayments at either their present or previous addresses.

Explanatory Notes

- (i) Overcrowding for this purpose refers to the City of Manchester Housing Department standard.

For all calculations, a household including an expectant mother will be considered as if it included an additional child from the time the birth is due within three months.

All living rooms and bedrooms (regardless of usage) occupied by the applicant's household at the present address are included in the calculation, as are any other persons sharing the use of any of those rooms.

- (ii) Bedspace requirements are based on one space per person.

- (iii) Bedroom requirements are based on the assumption that a separate room is required for:

- Couples living together as man and wife.
- The parent of a single parent family.

cont . . .

- Each other adult (18 years of age or older) except those sharing with a sibling of their own sex.
- Children over the age of 10 of a different sex to the other children.

(iv) Living room requirements are based on the assumption that:

- 2, 3 or 4 person households require 1 living room.
- 5 or more person households require 2 living rooms.

Single persons do not qualify for points under this heading.

The description "Living Rooms" includes dining rooms. Through rooms (living/diners, etc.) count as two rooms.

(v) Under the heading "Insecurity of Tenure" reference is made to Court procedures for possession. In certain cases insecurity will exist even though Court action would be inappropriate, particularly in the case of families staying with relatives or friends.

In such cases, the Director of Housing has the discretion to award points as if legal action had been taken, provided he is satisfied that an equivalent degree of insecurity is being suffered by the applicant.

(vi) Applicants serving with Her Majesty's Forces qualify for Insecurity Priority A, once a discharge date has been confirmed.

(vii) Certain households will automatically qualify for environment points if they live in unmodernised walk-up blocks of flats, not served by a lift, consisting of three or more storeys and built pre-1960, or if they live in deck-access schemes.

Accommodation above ground floor level in such blocks attracts Environment Priority A, whilst on the ground floor Environment Priority B is awarded.

To qualify the household must include one or more children 15 years or less, or one or more persons 60 years of age or more.

(viii) If a child reaches the age of 16, any "children at a height" points relating to that child are preserved until the family moves or that child leaves home.

A n n e x B

STATISTICAL DESCRIPTION OF THE
PROPOSED REHOUSING LIST
(including comparison with existing list)

C o n t e n t s

1. Introduction.	Page 1
2. Tables: Showing the total number of applicants by categories.	Pages 2-11
3. Graphs: Showing the total number of applicants as distributed through the different groups and points bands.	Index: Page 12
4. Maps: Showing the distribution of applicants through the different areas of the City.	Index: Page 28
5. Comparison with existing list.	Page 42

SECTION 1 - INTRODUCTION

This annex provides a statistical description of the new Rehousing List as it will look if the new Points Scheme is adopted. In addition, on Page 42, Section 5 (which relates to Graphs 11 and 12) compares the old and new lists, indicating the consequences of the changeover if it is approved.

It must constantly be borne in mind when interpreting these figures that they refer to the file of applicants at a point in time. The file is continuously changing and the quality of the data being improved as it is checked over.

This draft contains figures as at 15th August, 1977, when a considerable number of applications were still being processed.

In particular, many special project applications are only now being converted into the computersied format, and Group A on the list is severely understated.

The confidence which can be put in the data should considerably improve once it is operationally tested by informing the public of the results.

SECTION 2
Tables: Showing the total number of
applicants by categories

(From a Research File as at 15th August, 1977)

<u>Table 1 - Total Number on Rehousing List</u>	=	21,184
Transfer Applicants	=	10,321
General Applicants	=	10,616
Clearance Applicants	=	231
Homeless Families	=	3
Squatters	=	13

Comments:

- (a) The total number on the list of 21,184 will increase when the backlog of applications has been processed.
- (b) The list is now almost equally divided between Transfer Applicants and General Applicants whereas previously there was an excess of General Applicants.

Table 2 - Registration Date

1977	=	7,197
1976	=	5,392
1975	=	2,673
1974	=	1,357
1973	=	1,119
1972	=	1,103
1971	=	841
1970	=	385
1969	=	333
1968 and earlier	=	784

Comments:

60% of the applicants have applied since the beginning of 1976 and only 16% of the applicants first applied during or before 1972.

Table 3 - Offers Received and Refused

None	=	19,057
1 Offer	=	1,346
2 Offers	=	473
3 Offers	=	187
4 Offers	=	73
5 Offers	=	34
6 Offers	=	10
7 Offers	=	2
8 Offers	=	1
9 Offers	=	1

Comments:

The high number of applicants shown in this table as never having received an offer must be interpreted with caution because of the backlog of offer details awaiting submission to the computer.

Table 4 - Proposed System Groupings

Group A	=	196
Group B	=	19,248
Group C	=	976
Group D	=	392
Group E	=	35
Group F	=	258
Group G	=	71
(Grouping in proposed system under review	=	8)

Comments:

- (a) The overwhelming majority (92%) of the applicants are in Groups A and B (Manchester City and Overspill Residents "In Need").
- (b) The number of applicants in Group A is lower than the number of clearance applicants shown in Table 1 because the build-up to maximum clearance points takes place over time.
- (c) Only 2.1% of the applicants live in the remainder of the GMC and only 1.5% live outside Greater Manchester. These proportions are, however, expected to increase slightly when the receipt and processing of postal applications has been completed.

Table 5 - State of Applicant's Need Assessment

"Final"	=	10,294
"Provisional - Medical Assessment Outstanding"	=	5,665
"Provisional - No Medical Assessment Outstanding"	=	5,218

Comments:

It is very important to bear in mind the contents of this table when interpreting the points distributions of the list. It is seen that less than half (48%) of the applicants have been given a "Final" assessment. 27% have a medical assessment outstanding and 25% have a provisional total for other reasons. The overall shape of the list is likely to alter considerably when those provisional assessments have been finally resolved. In particular, the awarding of medical points to a significant proportion of the 5,665 cases with a medical assessment outstanding would significantly increase the numbers of applicants with the higher points totals and thereby alter the overall shape of Graphs numbers 1 to 11.

Table 6 - Tenure Type

City Council Tenants - Unfurnished	=	10,550
City Council Tenants - Furnished	=	2
Private Tenants - Unfurnished	=	2,473
Private Tenants - Furnished	=	1,673
Lodger/Informal Tenant	=	4,416
Owner/Occupiers	=	823
Tied Tenants	=	712
Housing Association Tenants	=	177
Tenants of other Local Authorities	=	129
Hotel or Hostel Residents	=	210
Squatters	=	14
Bankrupt Owner/Occupiers	=	3
Prisoners	=	2

Comments:

(a) Slightly over half the applicants are City Council Tenants. This figure, of course, bears a close relationship to the numbers of transfer applicants.

- (b) The second highest tenure category is lodgers/informal tenants which constitute 21% of the list. This total includes second generation families living with in-laws but also includes large numbers of single persons.
- (c) In total, private tenants (including Housing Association Tenants) constitute 20% of the list.
- (d) Applicants who are owner-occupiers themselves or who include an owner-occupier in the group wishing to be rehoused constitute only 3.9% of the list.

Table 7 - Type of Property of Applicant's Current Address

Bungalow	=	264
House	=	10,355
Cottage Flats	=	1,531
Multi-storey flats	=	1,137
Walk-up Flats	=	3,557
Deck-access Flats and Maisonettes	=	1,583
Other Maisonettes	=	1,205
Walk-up Bedsits	=	1,389
Other Bedsits	=	86
Caravan	=	19
(Information not known	=	57)

Comments:

This table makes no distinction between Council-owned and private property.

- (a) Just under half (48.9%) of the applicants live in a house.
- (b) 16.7% of the applicants live in walk-up flats and 7.4% live in deck-access property.

Table 8 - Applicants declaring Arrears

Current Arrears of Rent to City Council	=	1,782
Former Arrears of Rent to City Council	=	81
Current Arrears of Mortgage to City Council	=	16
Former Arrears of Mortgage to City Council	=	2
Current Arrears of Rent to Third Party	=	120

Comments:

16.9% of the City Council tenants who are on the list have declared arrears.

Table 9 - Applicants' Present Location According to
Housing Department Area Office Boundaries

Area 1 - Moston	=	1,176
Area 2 - Cheetham	=	1,310
Area 3 - Collyhurst	=	524
Area 4 - Miles Platting	=	1,541
Area 5 - Bradford	=	1,626
Area 6 - Longsight	=	1,497
Area 7 - Moss Side	=	2,033
Area 8 - Wilbraham	=	2,622
Area 9 - Burnage	=	1,736
Area 10 - Baguley	=	1,135
Area 11 - Sharston	=	1,292
Area 12 - Woodhouse Park	=	1,085
Area 13 - North Overspill	=	997
Area 14 - East Overspill	=	787
Area 15 - South Overspill	=	904
Rest of Greater Manchester	=	500
Others	=	342

(Coding errors being corrected 77)

Comments:

The "spread" between Area Offices is fairly even except for the following:

- (a) There is a particularly high total from Wilbraham and a high total from Moss Side.
- (b) Collyhurst shows a particularly low total. All three overspill areas show totals considerably below average, but this is because only residents on the City's estates in these areas are eligible for Groups A, B and C status.

Table 10 - Number of Persons in Applicant's Household

1 Person	=	5,528
2 Persons	=	6,283
3 Persons	=	3,925
4 Persons	=	2,540
5 Persons	=	1,438
6 Persons	=	706
7 Persons	=	394
8 Persons	=	181
9 Persons	=	100
10 Persons or more	=	50

(Information missing 39)

Comments:

26.1% of the applicants have one-person households and a further 29.7% have two-person households. Thus the tendency for the list to contain a disproportionately high proportion of small households in comparison with the size of the housing stock owned by the City is confirmed. 13.6% of the applicants have a household of 5 or more persons, a small percentage but a large problem when related to the supply of larger dwellings.

Table 11 - Employment Status of Applicant or Spouse

Employed Male	=	9,190
Employed Female	=	2,468
Unemployed Male (Excluding Single Parent Families)	=	1,763
Unemployed Female (Excluding Single Parent Families)	=	1,079
Single Parent Family	=	1,090
Sick Male	=	494
Sick Female	=	144
Retired Male	=	2,011
Retired Female	=	2,910

(Information missing 35)

Comments:

The employment details of only one person in each household retained on the file. To achieve consistency the details of the male partner were recorded in the case of married applicants whose spouse is included in the household to be rehoused. This is because it is possible for either spouse to be the applicant and to record details of the employment status of the applicant only would give misleading results. This information is only used for Research purposes.

Table 12 - Socio-Economic Group of Applicant or Spouse

Employers or Managers of Large Concerns	=	58
Employers or Managers of Small Concerns	=	392
Professional Self-Employed Persons	=	14
Professional Employed Persons	=	183
Intermediate Non-Manual Workers	=	636
Junior Non-Manual Workers	=	2,927
Personal Service Workers	=	1,019
Manual Workers - Foreman	=	382
Manual Workers - Skilled	=	5,230
Manual Workers - Semi-skilled	=	3,331
Manual Workers - Unskilled	=	2,534
Other Self-employed persons	=	158
Students	=	259
Farmers	=	3
Agricultural Workers	=	22
Members of the Armed Forces	=	172

(Information insufficiently detailed to code 3,864)

Comments:

Recording of the socio-economic group of the male member of the household, where applicable, enables comparison of the figures with the totals for the whole population of the City, as published by the Registrar General, the classification system being the same as that used by the Registrar General. This information is also only used for Research purposes.

Table 13 - Number of Second Generation Families = 3,316

Comments:

For the sake of simplicity of analysis these are defined as being households of at least two people which score sharing of amenity points and are in the lodger/informal tenant tenure category. The Table therefore includes a certain number of households who are not related to the tenants/owners of their current address, even though they are in the same plight as a "second generation" family proper.

As so defined they constitute 15.7% of the total list.

Table 14 - Pointing Details

Applicants scoring points, apart from Special Transitional Points	=	19,047
Applicants scoring Special Transitional Points	=	3,426
Applicants scoring overcrowding Points	=	6,896
Applicants scoring Separation or Separation/Potential Overcrowding Points	=	495
Applicants scoring Insecure Tenure Points	=	747
Applicants scoring Medical Points	=	1,228
Applicants scoring Lack of Amenities Points	=	2,610
Applicants scoring Sharing of Amenities Points	=	6,384
Applicants scoring Clearance Points	=	231
Applicants scoring Condition of Dwelling Points	=	5,971
Applicants scoring Environment Points	=	9,605
Applicants scoring Travelling Points	=	1,793
Applicants scoring Children at Height Points	=	2,734
Applicants scoring Child Bonus Points	=	8,111
Applicants scoring Aged Person Bonus Points	=	6,374

Comments:

- (a) Excluding Special Transitional points, 89.9% of the applicants score points.
- (b) The largest individual totals of those scoring points are under Environment points (45.3%), Child Bonus Points (38.2%), Overcrowding Points (36.6%), Aged Persons Bonus (30.1%), Sharing of Amenity (30.1%) and Condition of Dwelling (28.2%).
- (c) Although only 5.8% of the applicants have been awarded medical points at present, this proportion is expected to increase considerably when the large number of outstanding medical applications have been assessed.
- (d) 495 families are separated because of housing reasons.

SECTION 3
Index to Graphs with Explanatory Notes

(Based on a Research File created on 15th August, 1977)

Introduction

In interpreting the Graphs, the definitions of Groups are important. These are set out in Annex A, Page 4. Groups A and B are shown on the same axis because, so far as the computer programs are concerned the only difference between the two groups is the number of points scored. Group A is defined as "all Manchester applicants scoring 200 points or more", whilst Group B consists of all Manchester applicants scoring 1 to 199 (including any applicants scoring nil points but having a medical review outstanding).

Clearly it is therefore conceivable that someone not in a clearance area or a special project can reach Group A just by scoring enough points. To date, no one is registered in such dire circumstances that they have reached Group A in this way.

Graph 1

Number of Applicants
by Points Awarded -
Transitional Points
Excluded

This graph shows the "shape" of the new list. It is seen that approximately 90% of the applicants fall within the category of Manchester Residents "In Need". The largest number of applicants (22.3%) fall within the points band of Group B, 10 to 19 points, but it must be remembered that many of these will increase their points total when all the final assessments have been completed. In fact, only 42.3% of those scoring less than 20 points have had a final assessment and this fact could significantly alter the final shape of the list. However, even before these final assessments and on this incomplete file 3,214 Manchester residents score more than 50 points.

Graph 2

Number of Applicants
by Points Awarded -
Transitional Points
Included

As expected, the inclusion of special transitional points alters the shape of the list considerably. In particular it considerably reduces the number of applicants in the lowest point band of Group B. 43% of the applicants who had previously been in Group C (Manchester Residents, nil points, final) switch to Group B as a result of being awarded special transitional points.

In order to give a truer picture of the eventual distributions of the various groups, special transitional points have not been included in any graphs other than Graph 2.

cont . . .

Graph 3

Transfer Applicants

By definition, transfer applicants can only appear in Groups A, B or C. 10.8% of them appear in Group C (Nil points, final), compared with 8% of the Manchester Residents on the total list. Thus slightly fewer transfer applicants are considered to be "in need" than is the case for the list as a whole. It will also be noticed a slightly higher proportion of the transfer applicants in Group B appear in the lowest points bands (with correspondingly fewer in the highest point bands) than is the case for the whole list.

Graph 4

General Applicants

General applicants show the reverse picture to transfer applicants with slightly fewer of the Manchester residents appearing both in Group C and in the lower point bands of Group B with more appearing in the higher point bands. Unlike Transfer applicants the points bands with the highest total applicants is the band 10-19 points, as it is for the list as a whole. We must however, await the final assessments on all applicants before we can be sure that the ultimate pattern will remain this way.

Graph 5

Owner-occupier Applicants

The small number of owner-occupiers on the list fare rather less well, on average, than do the remainder of the list. 13.7% of the Manchester owner-occupiers appear in Group C compared with 8.0% of Manchester residents as a whole. Only 10.5% of the Manchester owner-occupiers score more than 50 points, compared with 15.7% of Manchester residents as a whole.

Graph 6

Private Tenant Applicants

A greater proportion of the Manchester Private Tenants score points than is the case for Manchester residents in general. 15.2% of them score more than 50 points which is in fact a slightly lower proportion to that for Manchester residents as a whole. A markedly higher proportion (59.8%) of Manchester private tenants score points in the range 10-50 points than is the case for Manchester residents as a whole (53.6%).

cont . . .

Graph 7

Tied Tenancy
Applicants

31.3% of the small number of Tied Tenants appear in Group C compared with only 8% of the list as a whole reflecting the fact that a much higher proportion of Tied Tenants live in adequate housing conditions. No fewer than 21.7% of the Tied Tenant applicants come from outside the City and Overspill compared with only 3.6% of the list as a whole. It appears not unexpectedly that there is a greater tendency for tied tenants to register as an advance precaution against possible or expected future housing need.

Graph 8

"Second Generation"
Applicants

Although referred to as "Second Generation" applicants, the definition for these purposes (Lodger/informal tenants, sharing amenities with at least two in the moving group) does not require the applicant to be a relation of the family or person with whom they are sharing. By definition "second generation" applicants must score points. Proportionately very few of them come from outside Manchester. One third of the Manchester "second generation" families score 50 points or more which is more than twice the proportion for Manchester applicants as a whole.

Graph 9

Children-at-a-Height
Applicants

By definition, all such applicants score points and few of them have applied from outside the City and Overspill. In this case, no less than 36.6% of the Manchester applicants score 50 points or more compared with 15.7% of Manchester applicants as a whole.

Graph 10

1 or 2 Person
Elderly Households

Applicants who score points in any other category and whose household contains an Elderly person score Elderly Person in Need points. In fact only 8.7% of the Manchester applicants scoring such points score a total of 50 points or more compared with 15.7% of Manchester applicants as a whole. Approximately 67.6% score less than 20 points compared with 45.4% of Manchester applicants as a whole. However, it should be borne in mind that applicants with elderly members of their household will almost certainly contain a higher than average proportion of cases with outstanding medical assessments and that when all such assessments have been finalised the distribution of points may well alter considerably. In many cases they will be underoccupied and may benefit from rehousing on property grounds.

Graph 11

See detailed comments on Page 44.

Transfer Applicants
showing positions
in the old and new
schemes

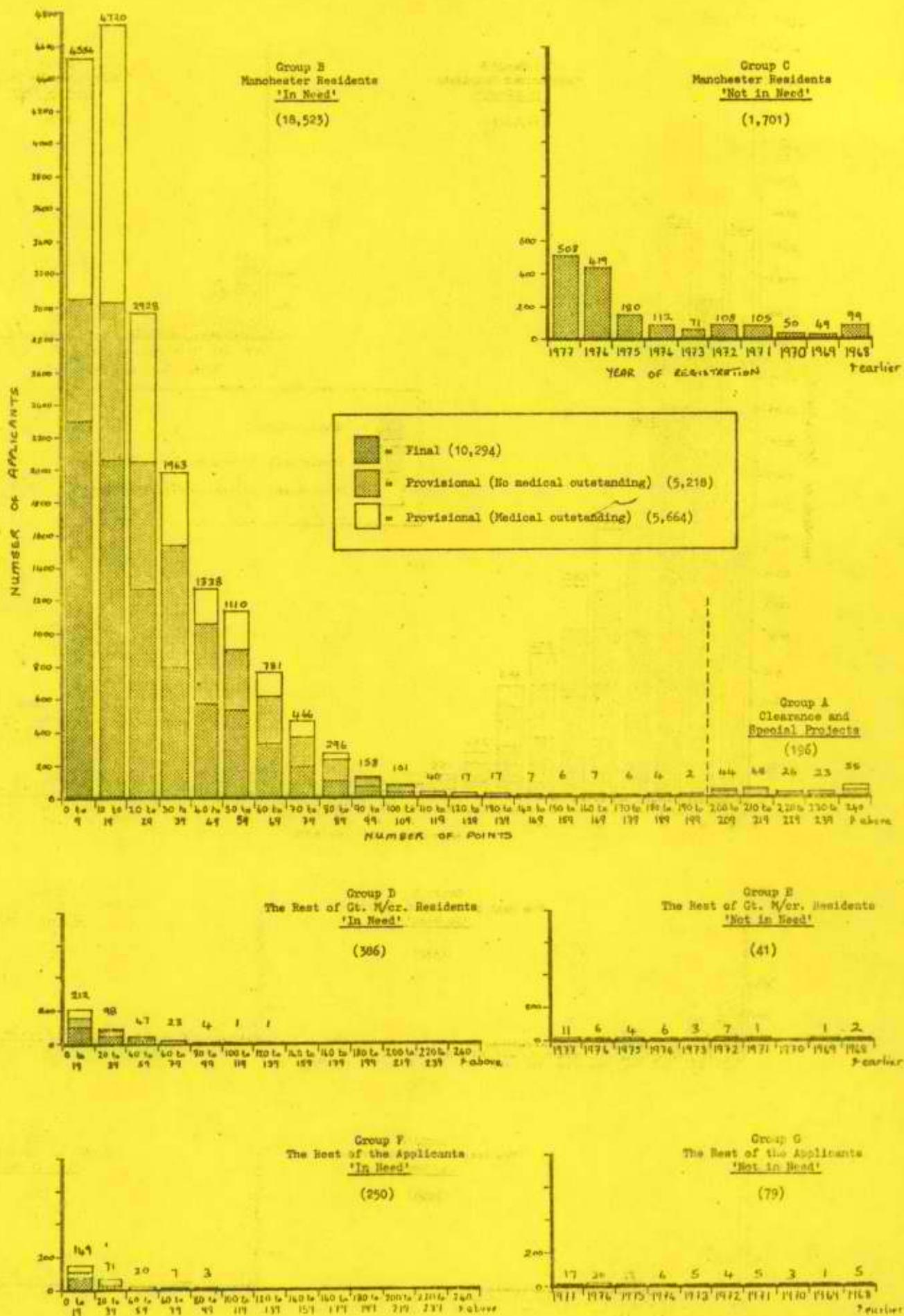
Graph 12

See detailed comments on Page 46.

General Applicants
showing positions
in the old and new
schemes

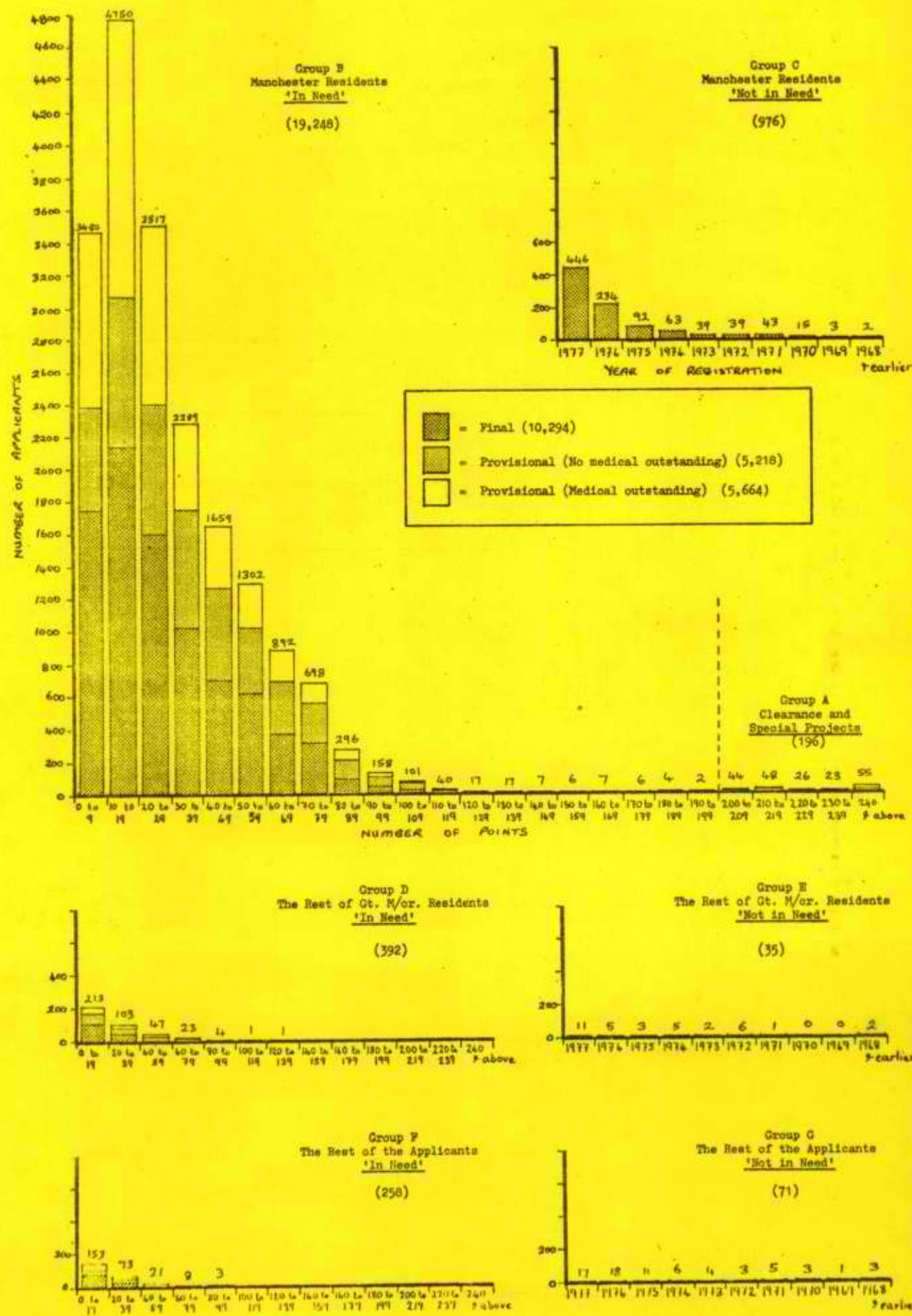
Graph 1

Number of Applicants by Points Awarded (21,176)
-Transitional Points Excluded



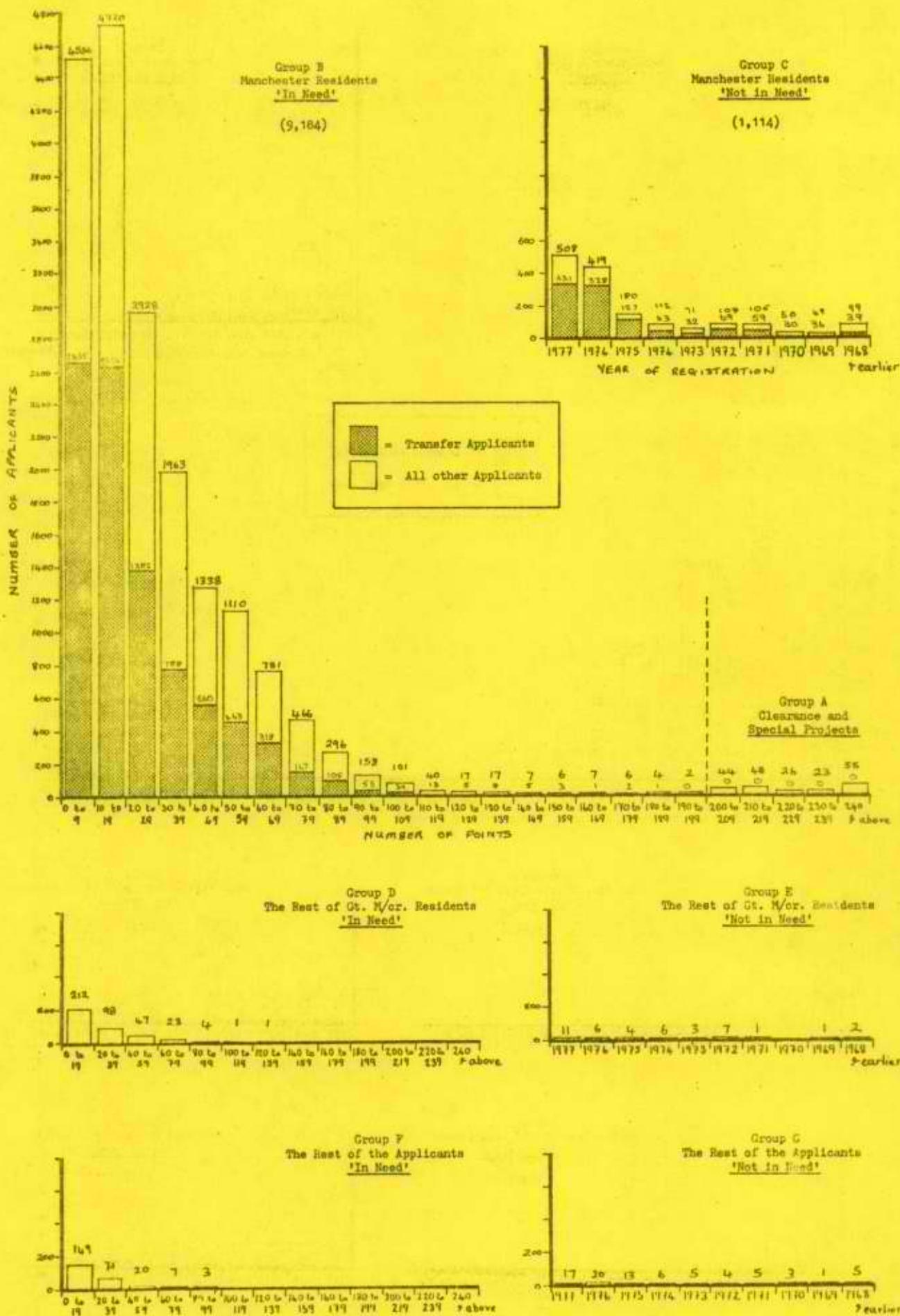
Number of Applicants by Points Awarded (21,176)
-Transitional Points Included

Graph 2



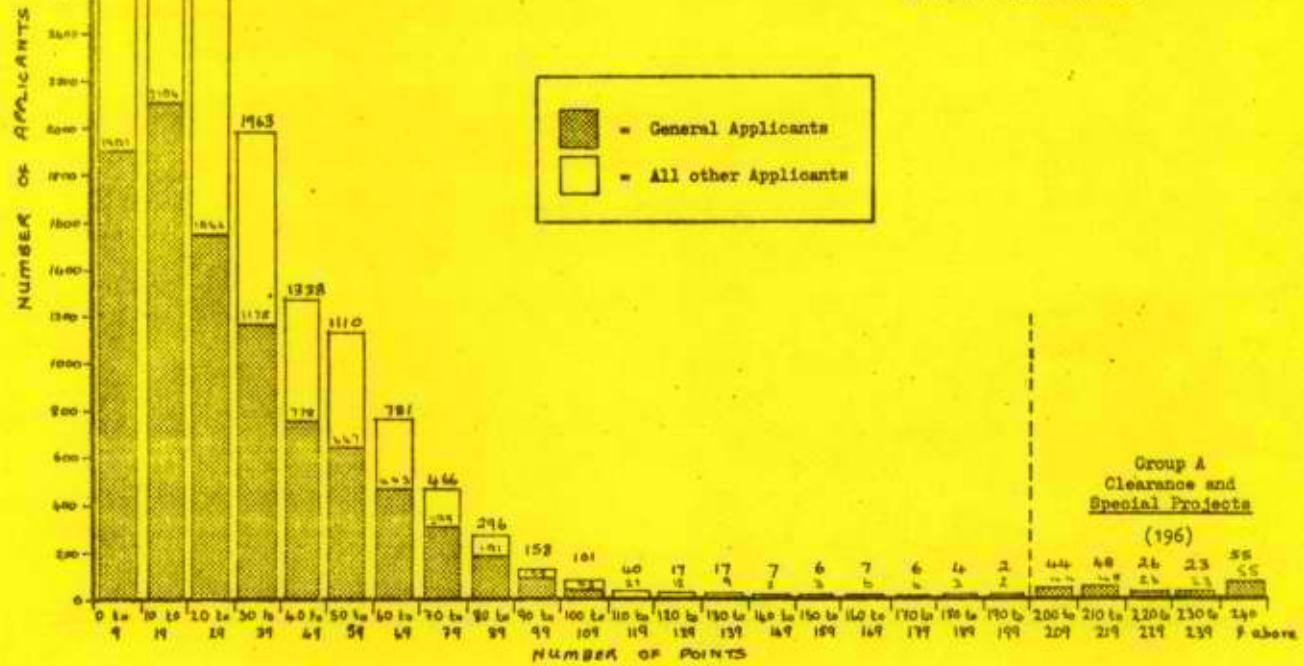
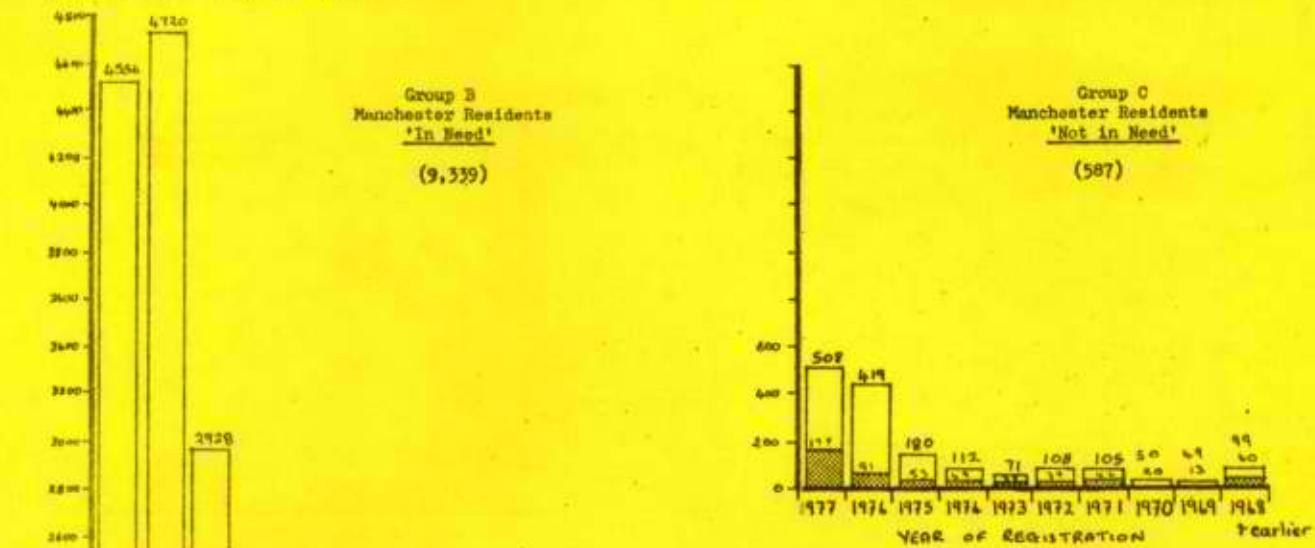
Transfer Applicants (10,303)

Graph 3



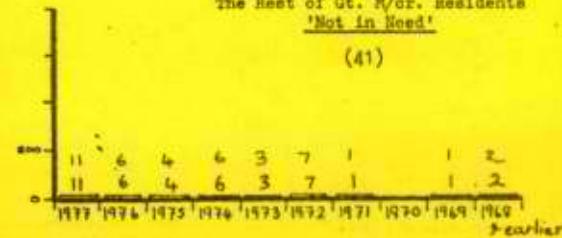
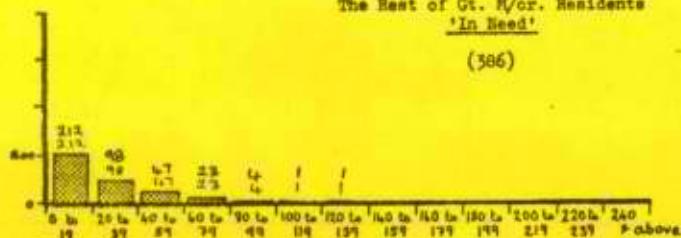
General Applicants (10,881)

Graph 4



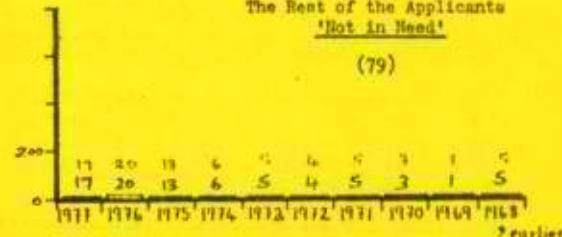
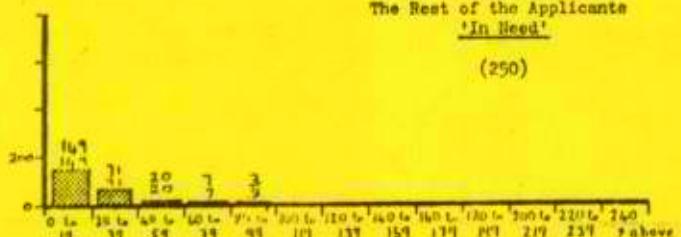
Group D
The Rest of Gt. M/cr. Residents
'In Need'
(586)

Group E
The Rest of Gt. M/cr. Residents
'Not in Need'
(41)



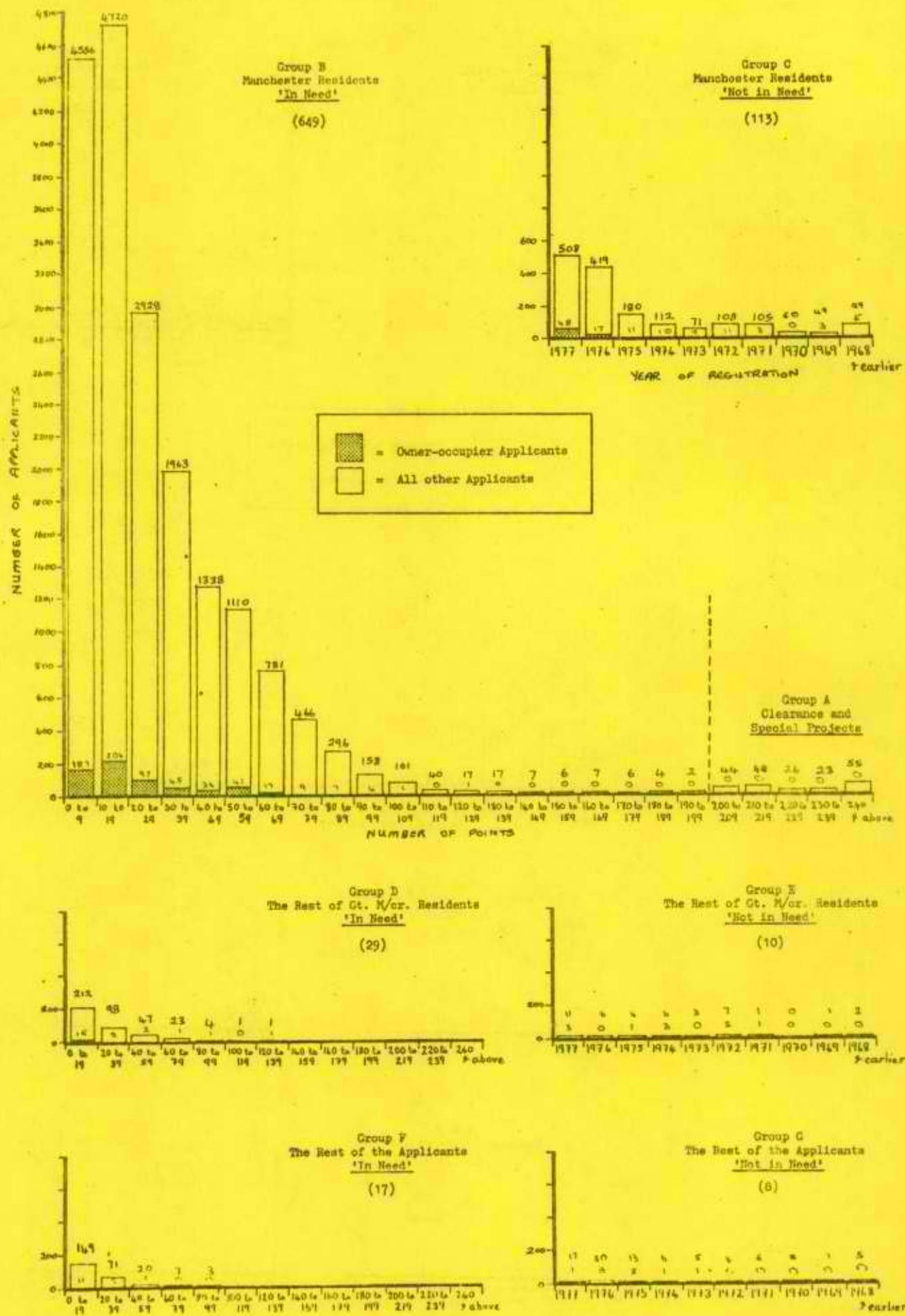
Group F
The Rest of the Applicants
'In Need'
(250)

Group G
The Rest of the Applicants
'Not in Need'
(79)



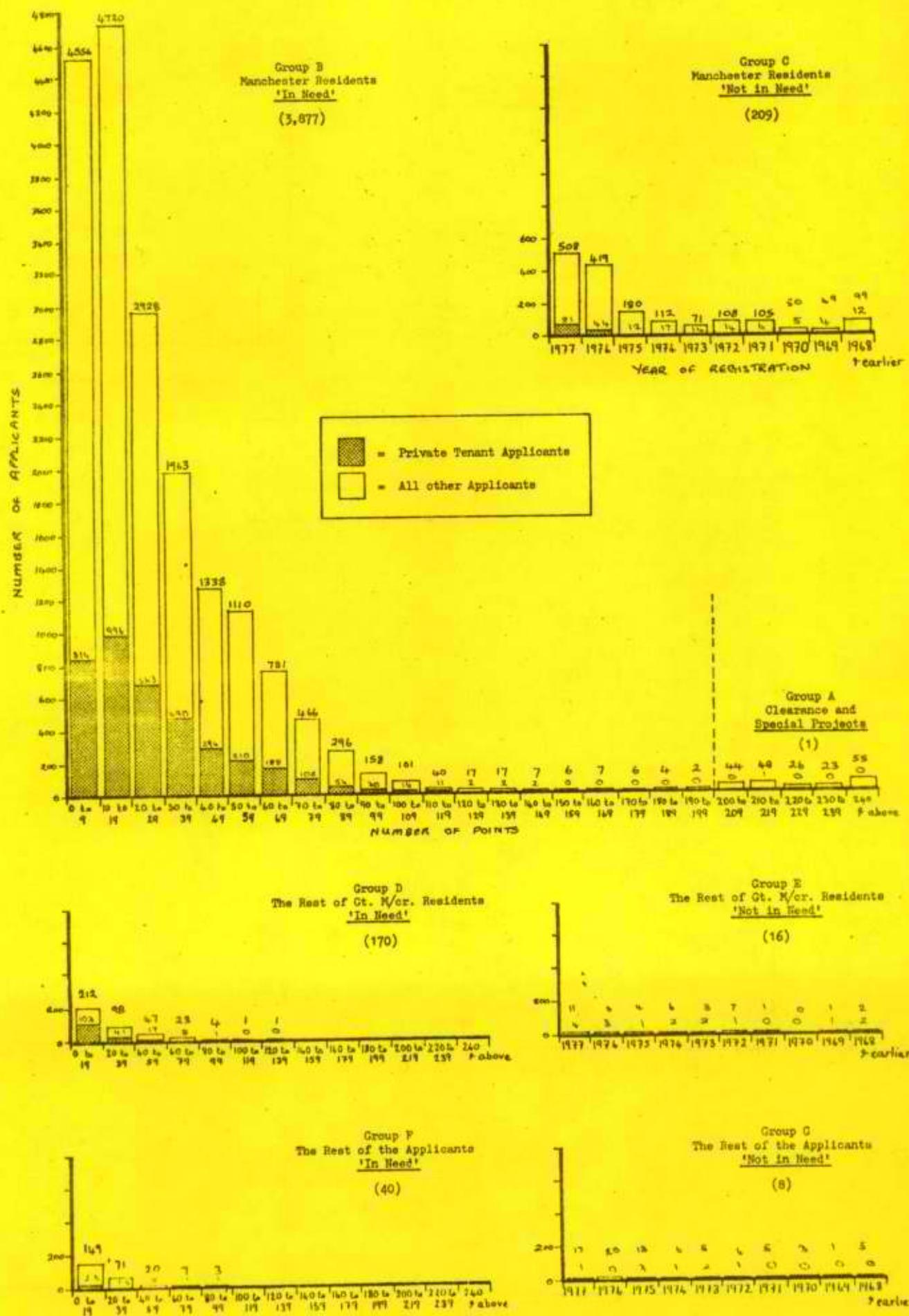
Owner-Occupier Applicants (826)

Graph 5



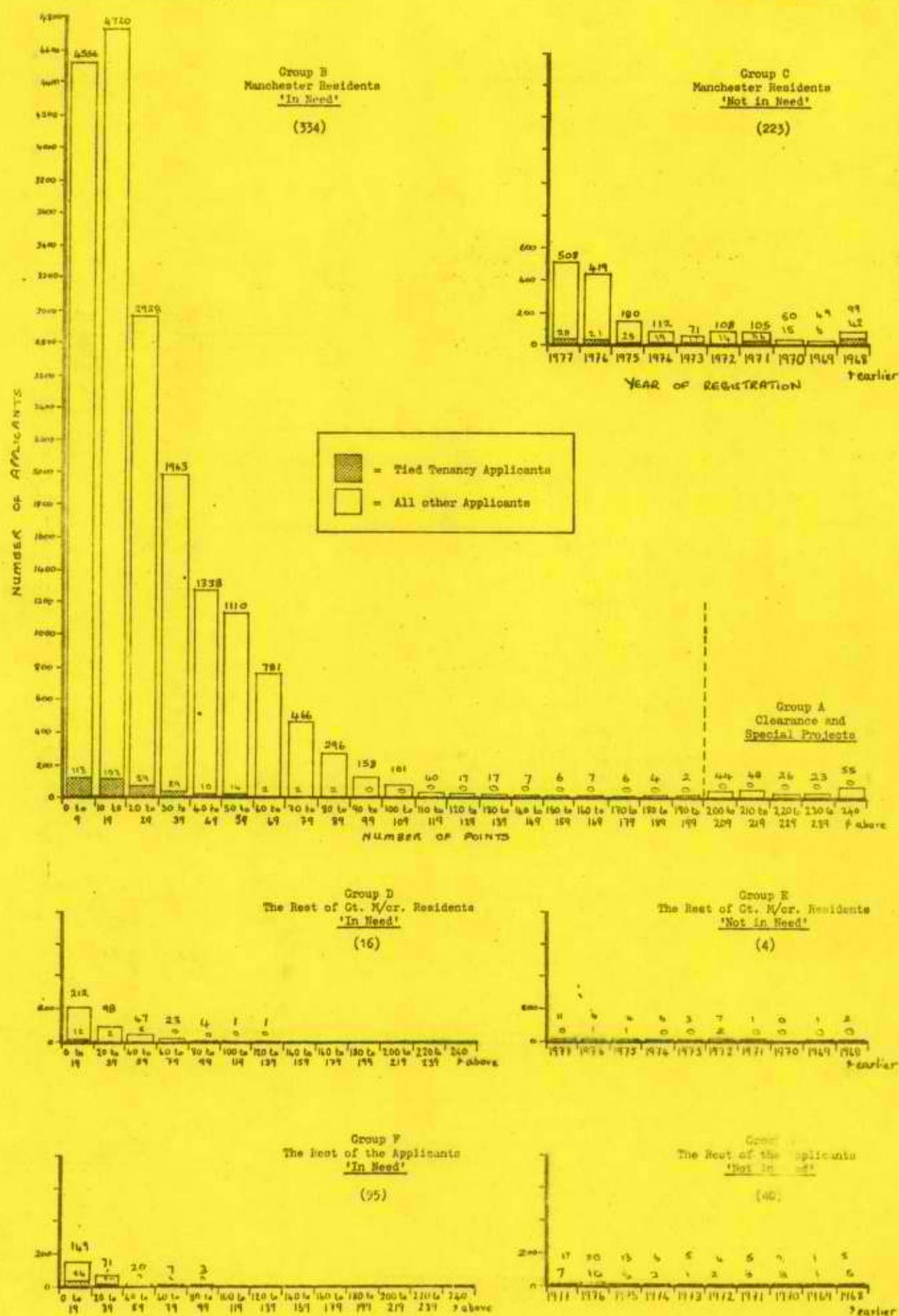
Graph 6

Private Tenant Applicants (4,321)



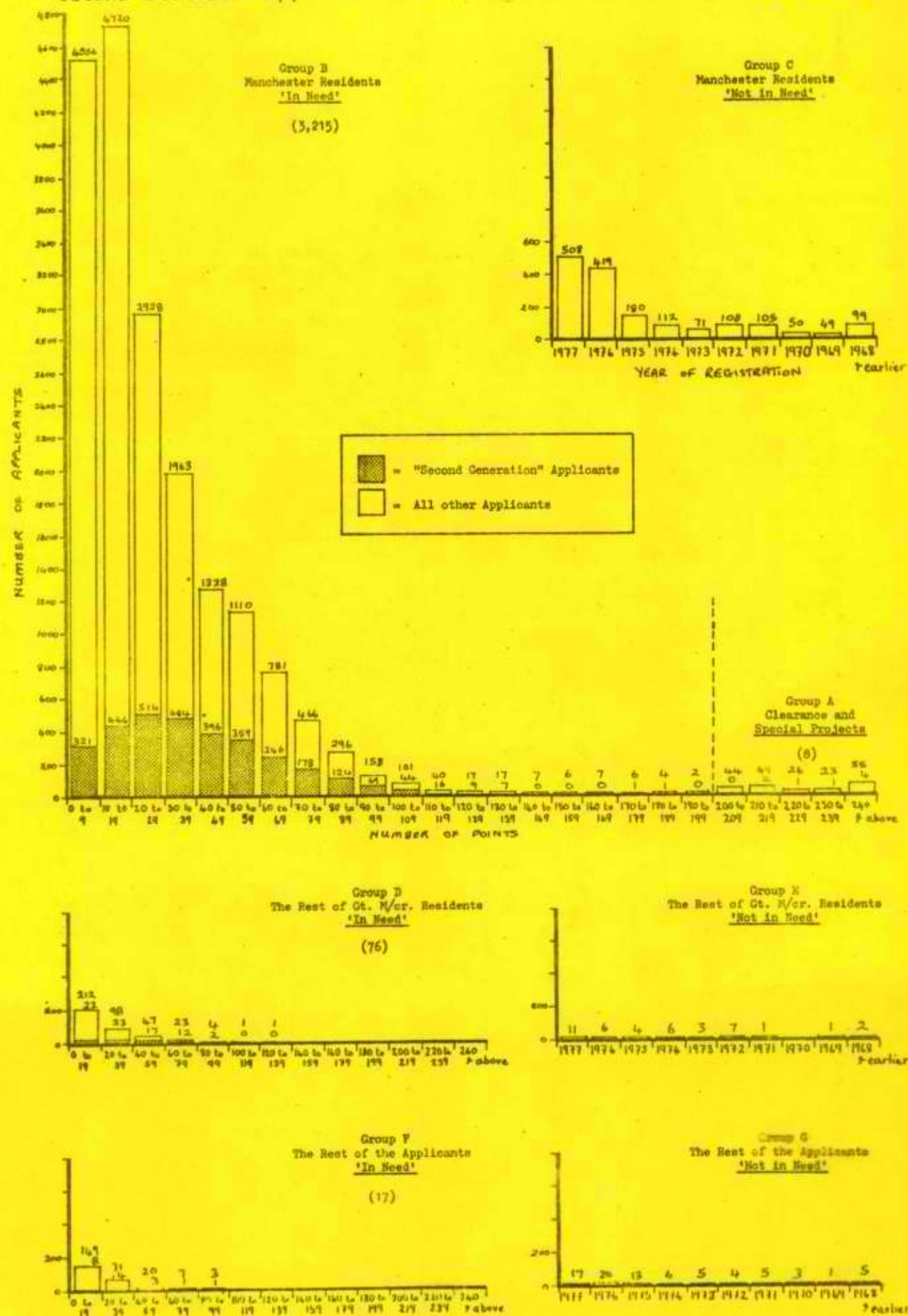
Tied Tenancy Applicants (712)

Graph 7



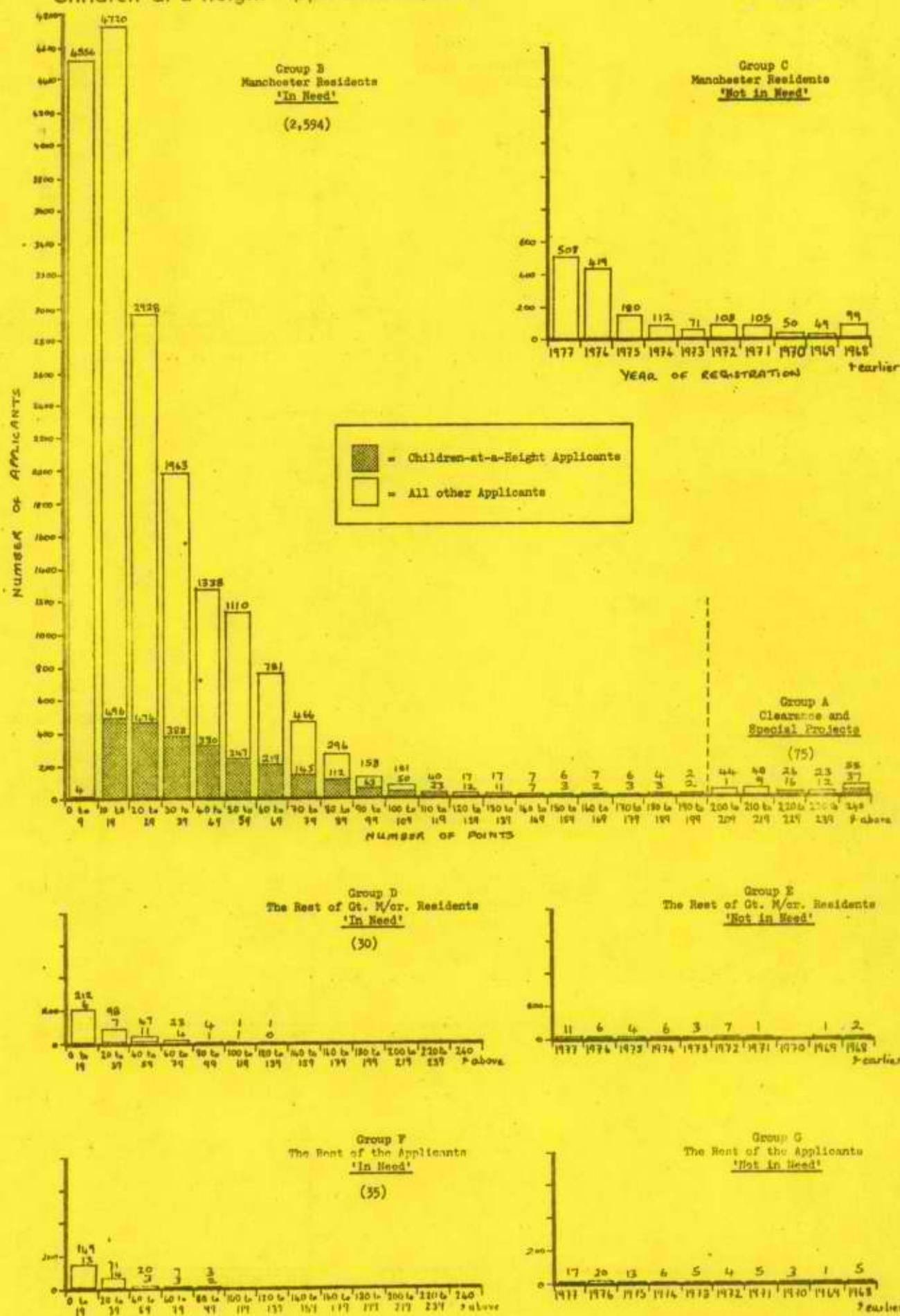
"Second Generation" Applicants (3,316)

Graph 8



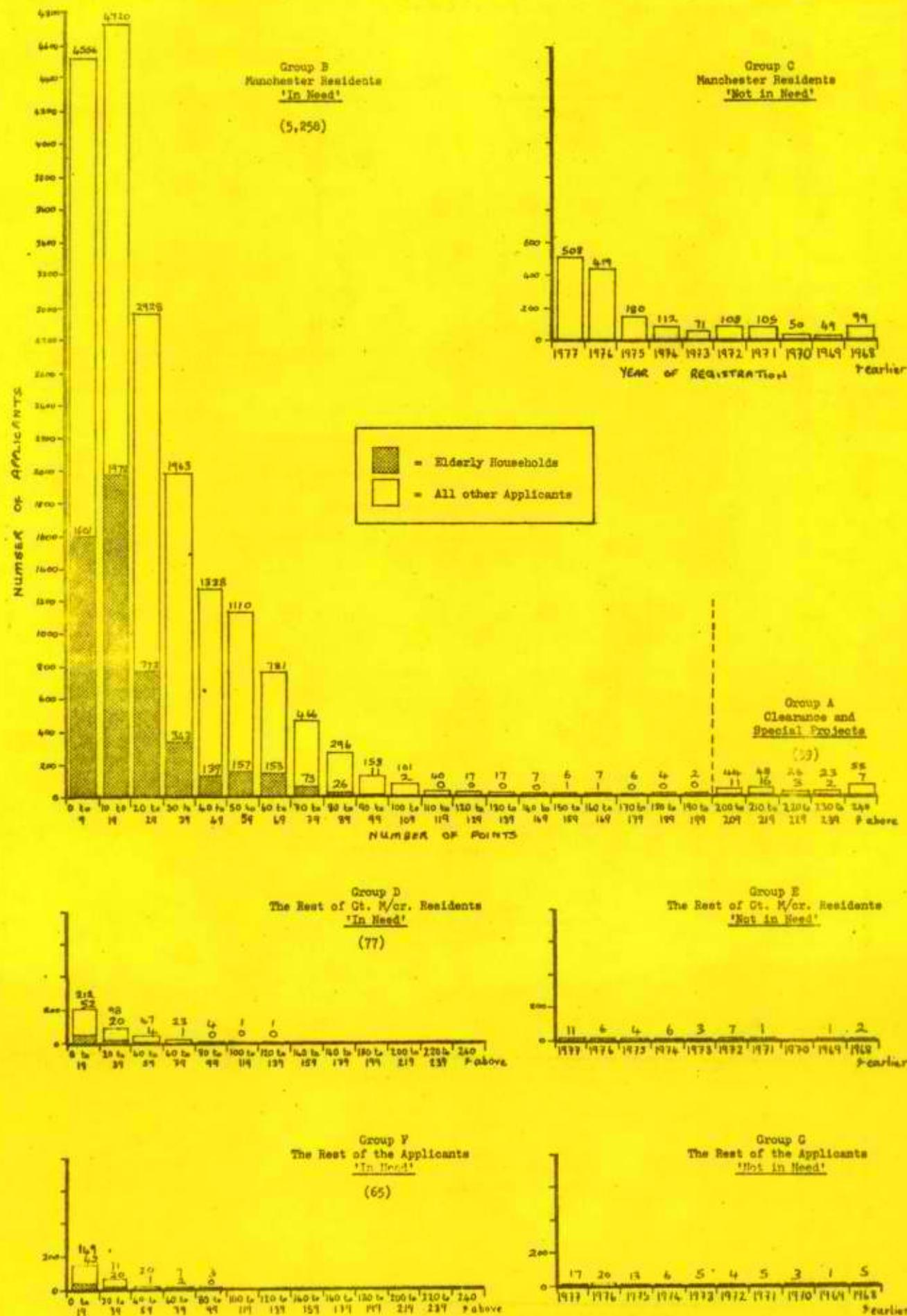
Children-at-a-Height Applicants (2,734)

Graph 9



1 and 2 person Elderly Households (5,439)

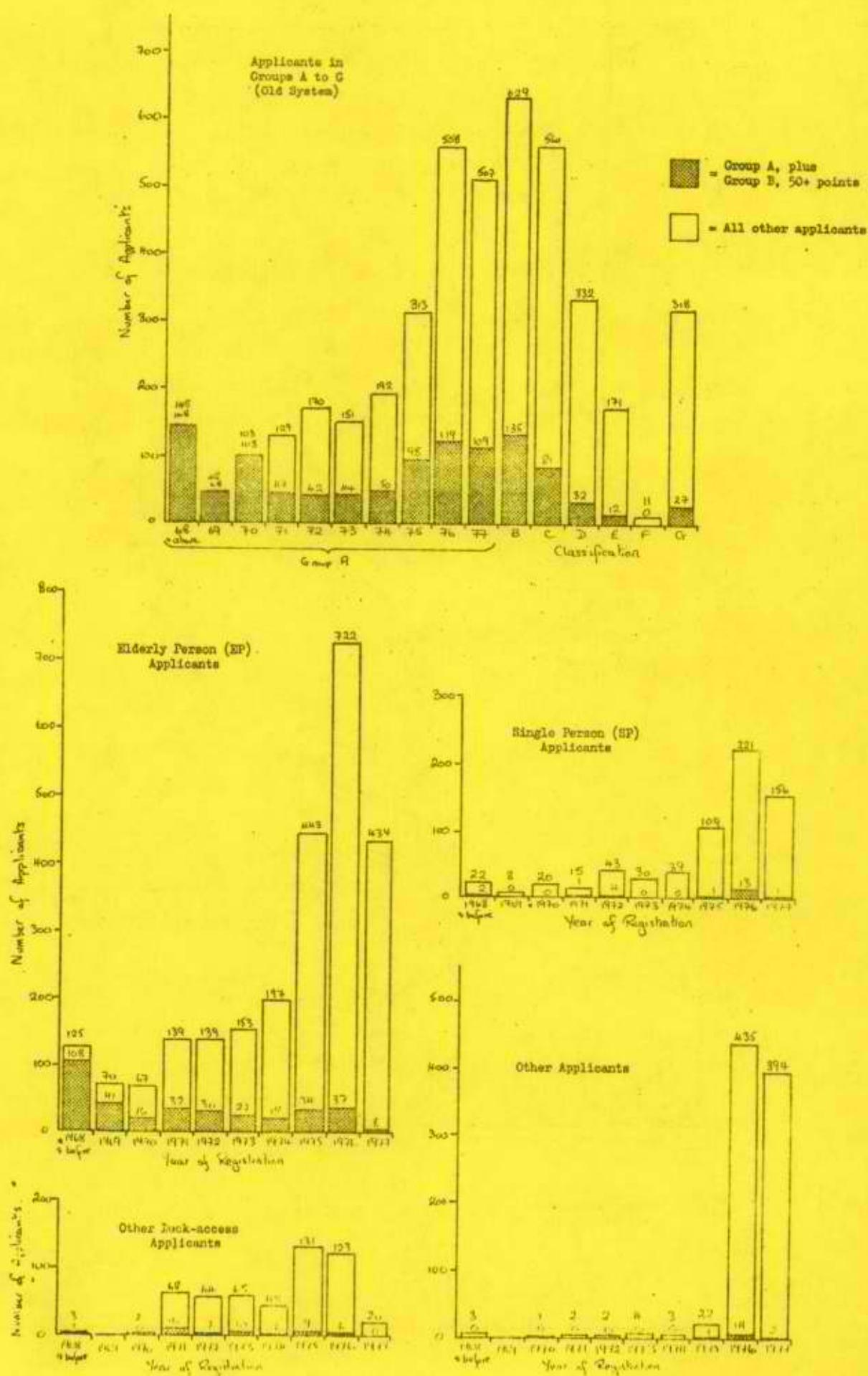
Graph 10



Transfer Applicants (Old to New Comparison)

Showing those moving to Group A or Group B (50 points and above) in the new system

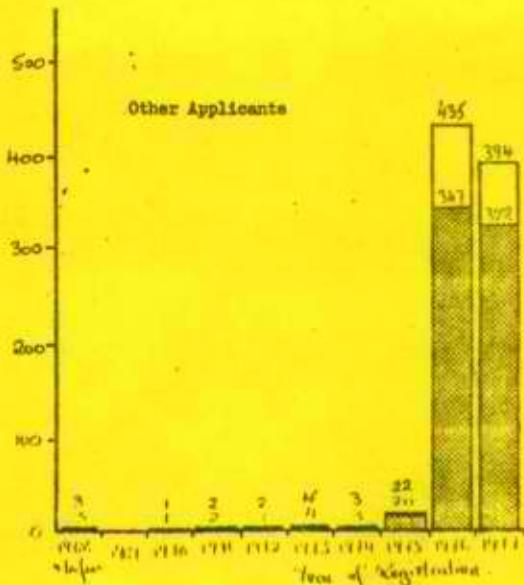
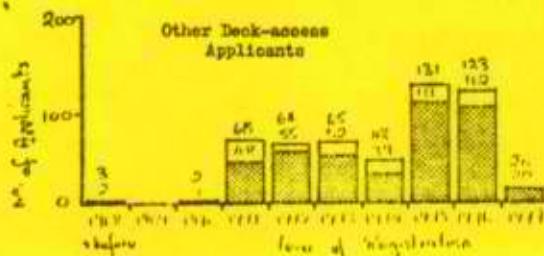
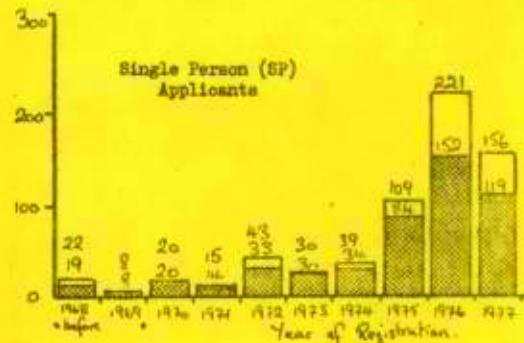
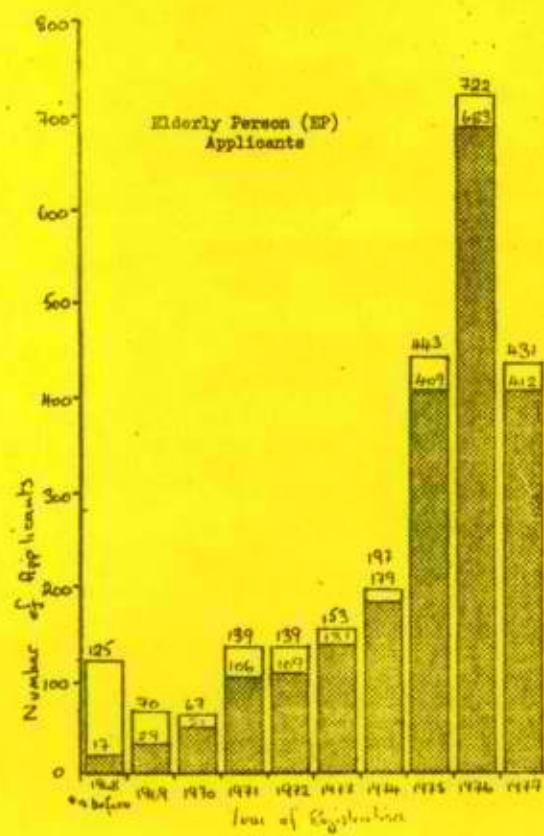
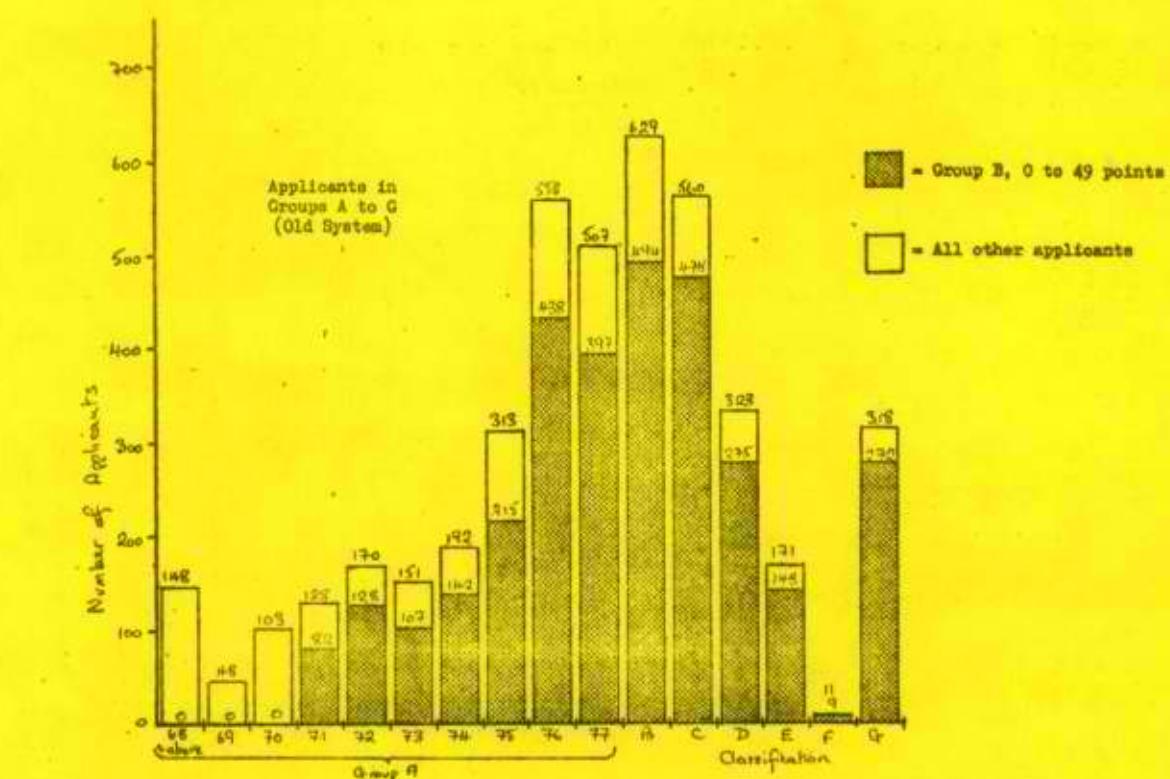
Graph 11a



Transfer Applicants (Old to New Comparison)

Showing those moving to Group B (0 to 49 points)
in the new system

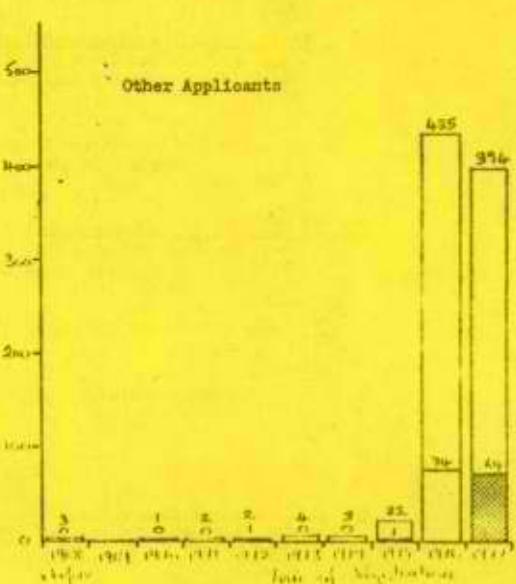
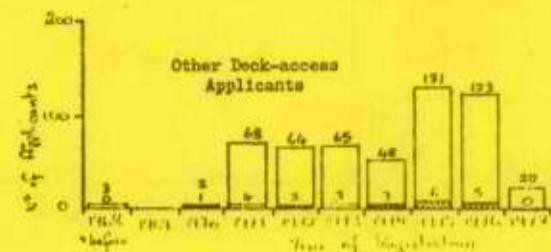
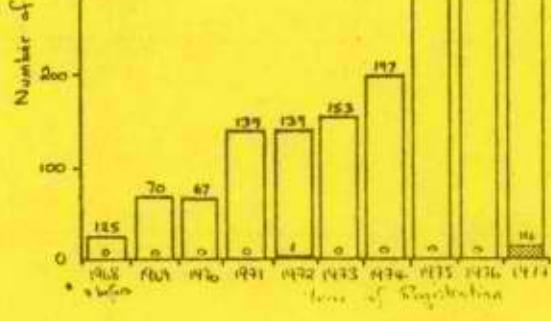
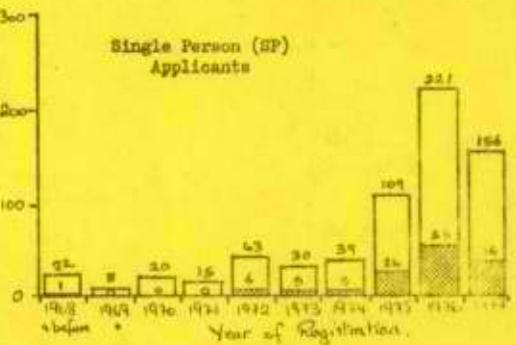
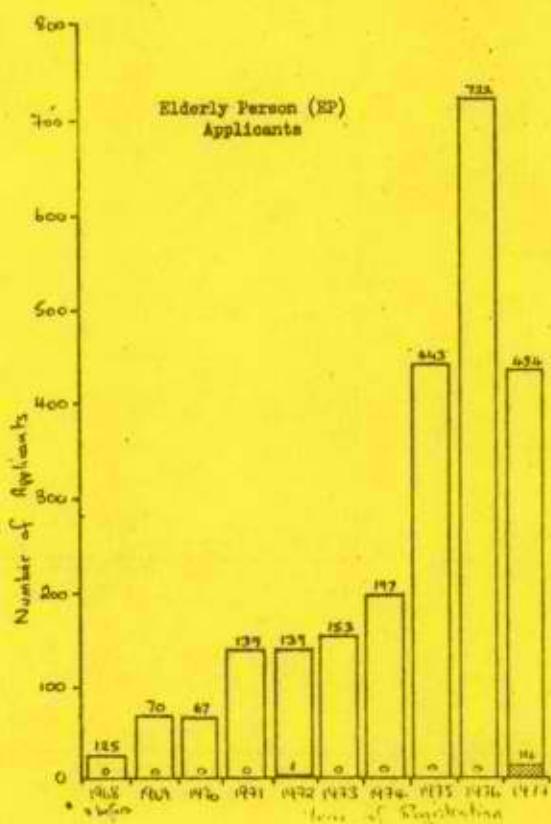
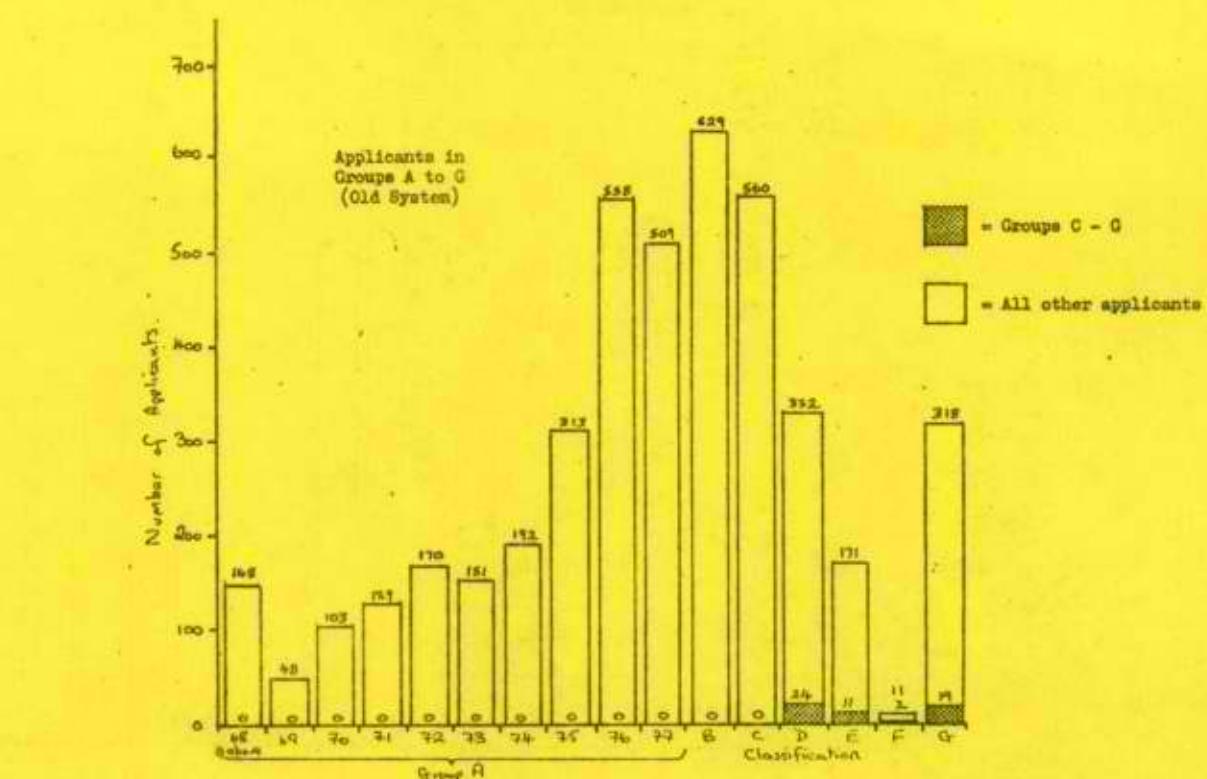
Graph 11b



Transfer Applicants (Old to New Comparison)

Showing those moving to Groups C to G
in the new system

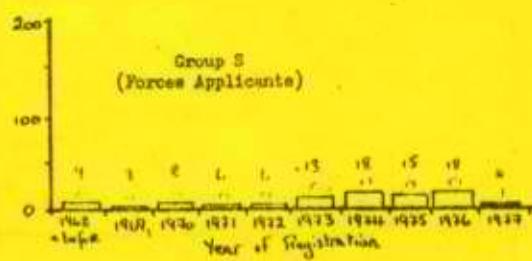
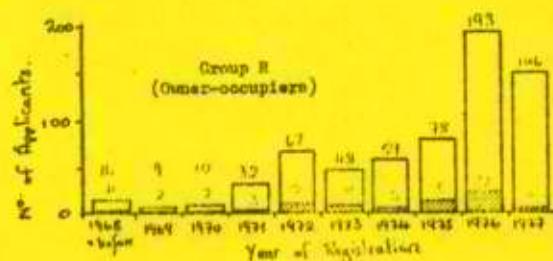
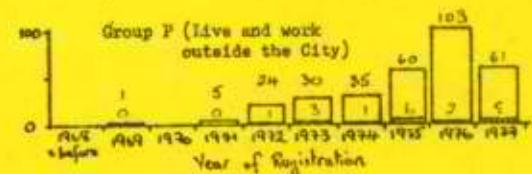
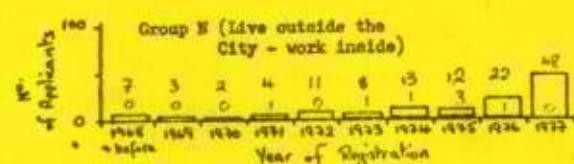
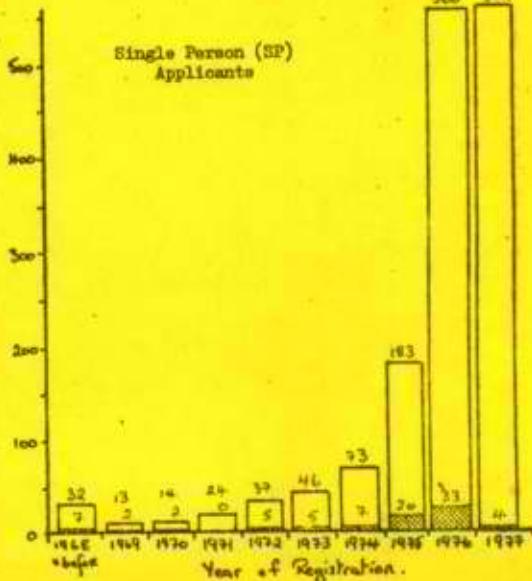
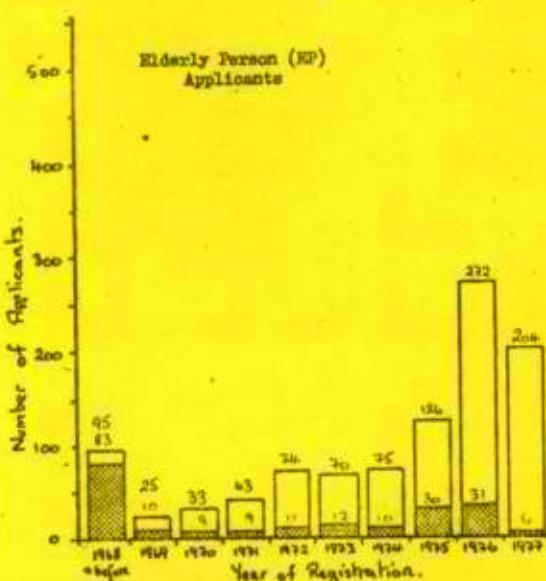
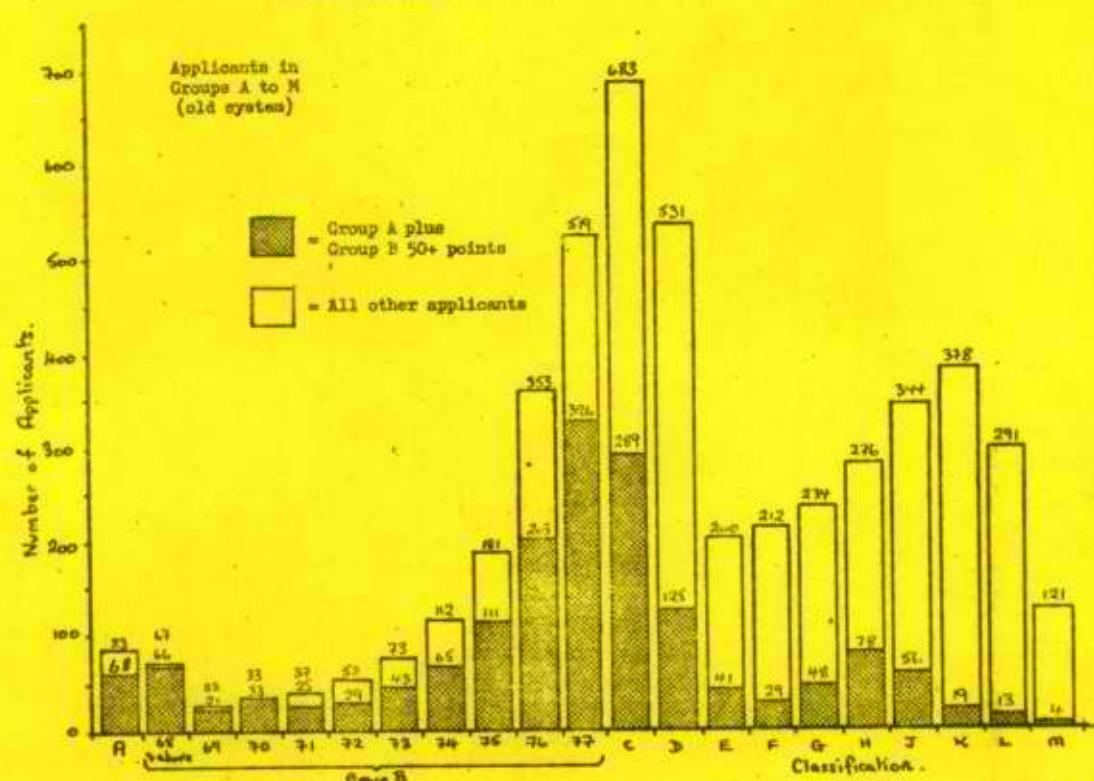
Graph 11c



Graph 12a

General Applicants (Old to New Comparison)

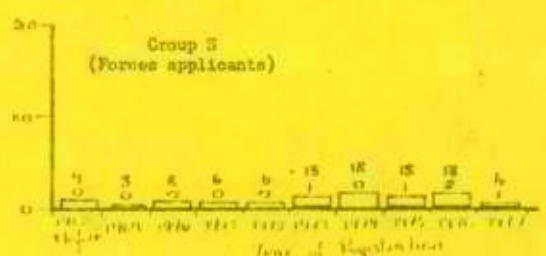
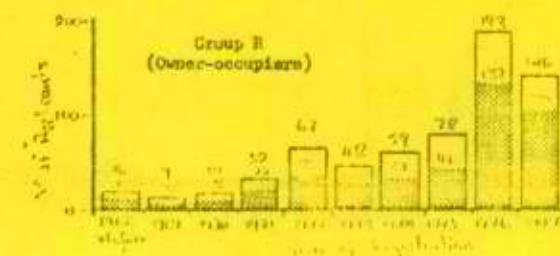
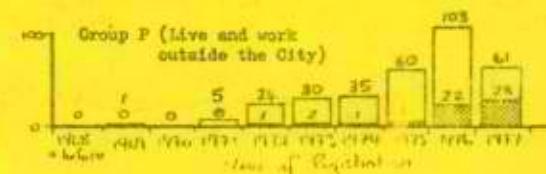
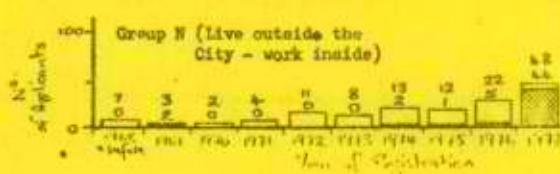
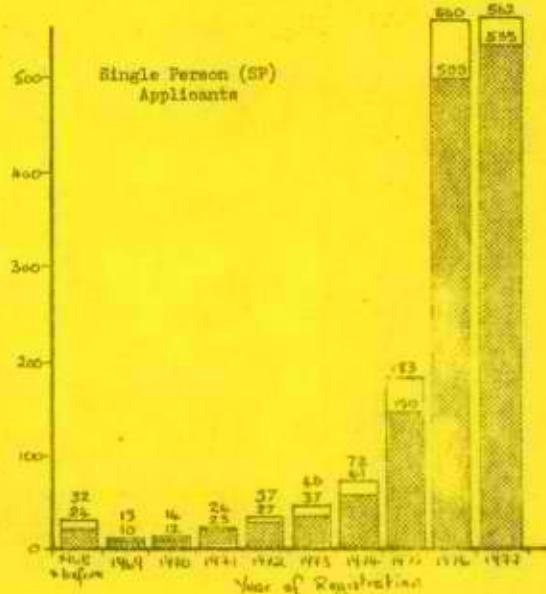
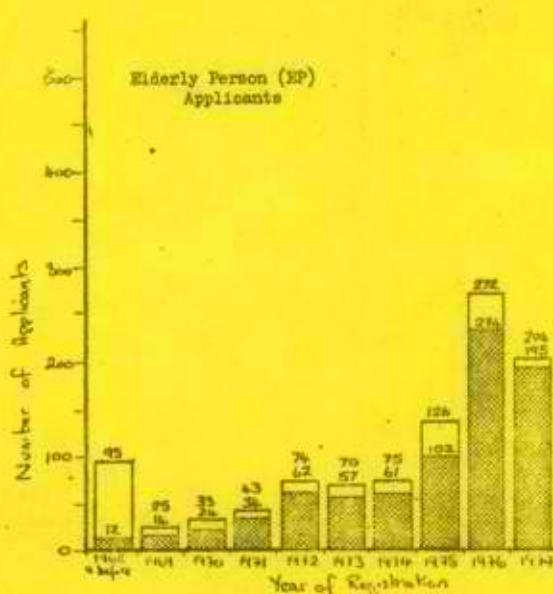
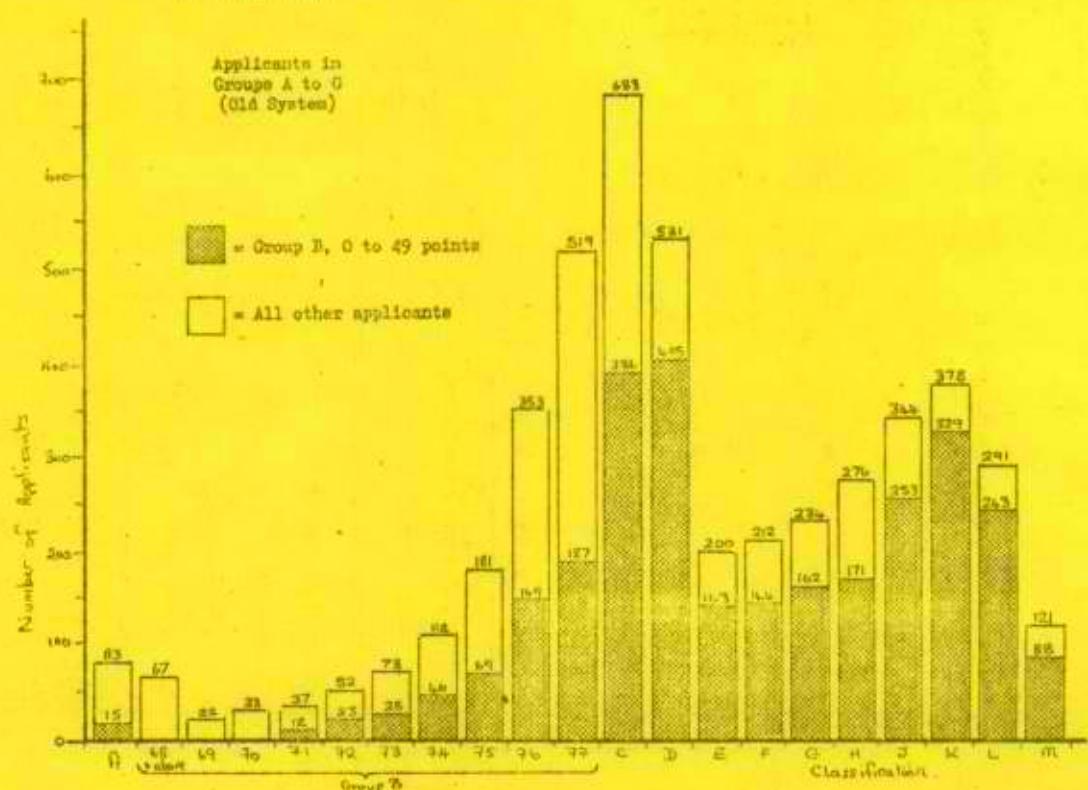
Showing those moving to Group A or Group B (50 points and above) in the new system



Graph 12b

General Applicants (Old to New Comparison)

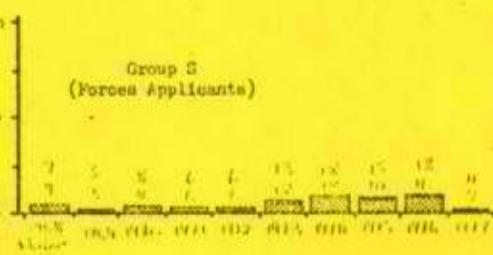
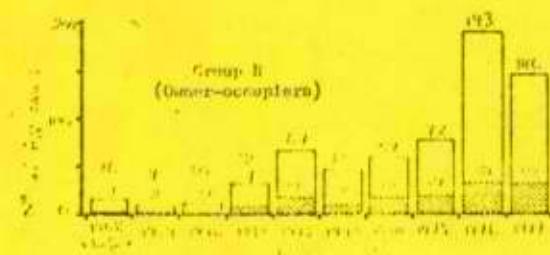
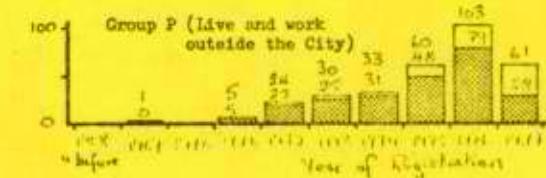
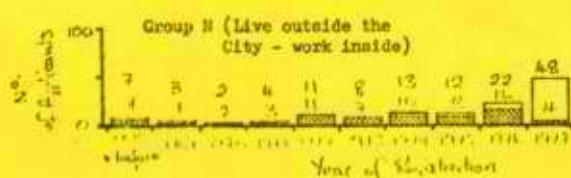
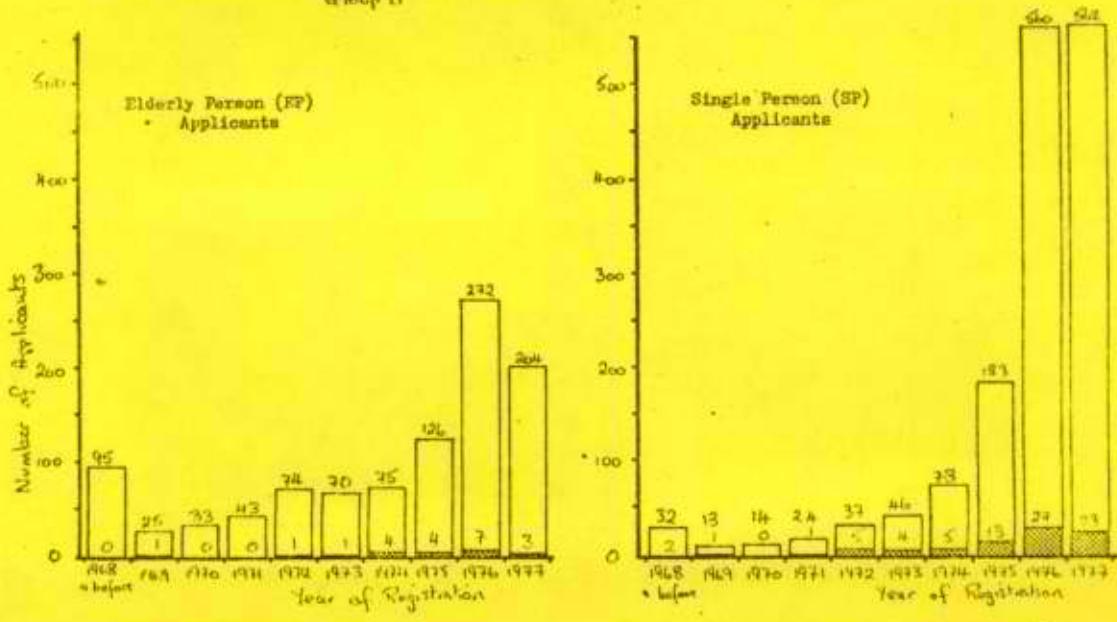
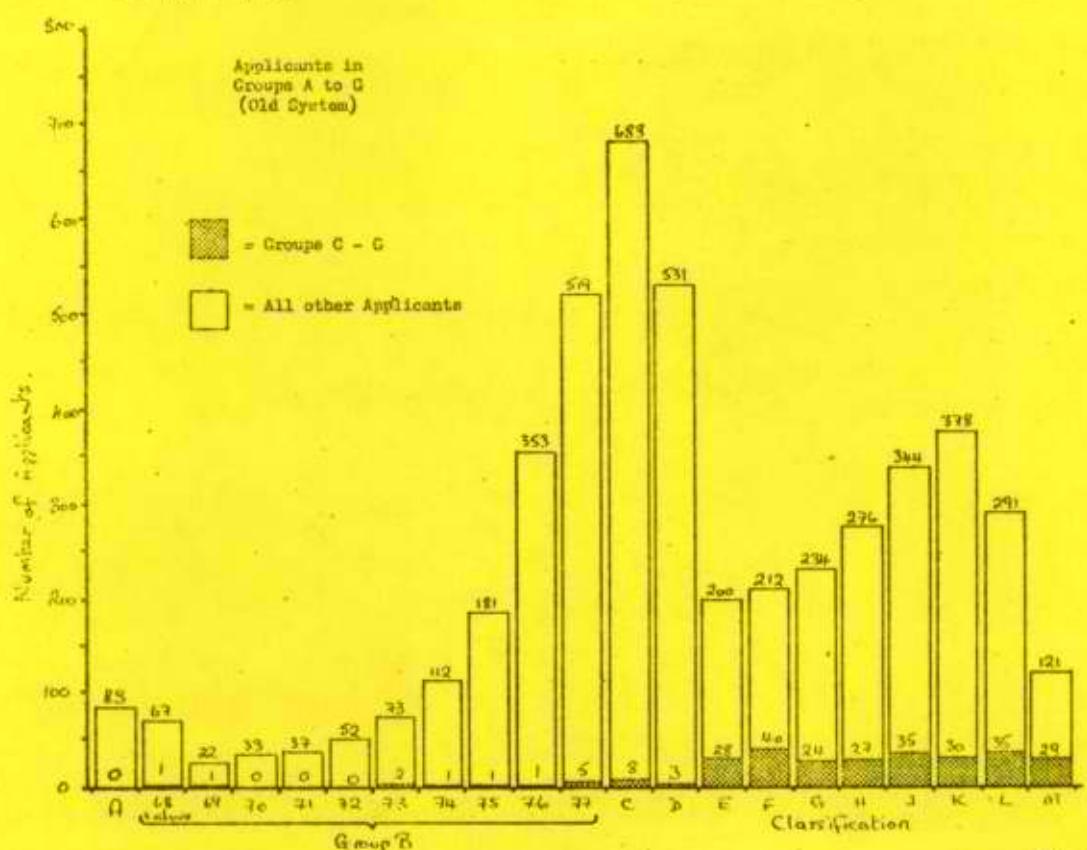
Showing those moving to Group B (0 to 49 points)
in the new system



General Applicants (Old to New Comparison)

Showing those moving to Group C to G
in the new system

Graph 12c



SECTION 4

Index to Maps with Explanatory Notes

(Based on a Research File created on 15th August, 1977)

Introduction

To interpret the maps a key has been provided - Map 1. The areas of the City are known as sub-areas, and refer to sub-divisions of the Housing Department Management Division's Area Office boundaries.

Map 2

All Applicants

The sub-areas embrace a very wide range of population sizes and therefore direct comparison of the numbers of applicants from different sub-areas must be undertaken with caution. However, the map does give a picture of the location of the numerical concentrations of high scoring applicants, particularly in areas such as Hulme, West Gorton/Ardwick, Miles Platting, Smedley and Woodhouse Park.

Looking at the total points distributions of the applicants from each sub-area, the overall proportion of applicants with over 100 points is 1.9%, with 84.5% having under 50 points at present.

The following areas have particularly large proportions of applicants with over 100 points and low proportions with under 50 points:- Smedley (28.1%, 59.5%), West Gorton/Ardwick (13.4%, 74.4%), Woodhouse Park (6.5%, 79.6%), Miles Platting (4.7%, 77.9%), Hulme (4.3%, 76.1%), and South Gorton (2.7%, 80.8%).

Hulme, in particular, shows a high proportion of applicants in the 100-150 points range, indicating a particularly high level of need independently of Group A applicants scoring points through Housing Investment Programme work.

The following sub-areas show the reverse picture of particularly high proportions (more than 90%) of applications with less than 50 points (in descending order):- The City Centre Sub-areas, Knutsford, Handforth, Wilmslow, Belle Vue, Alexandra Park, Sale, Partington, Harpurhey and Darnhill. The predominance of South Overspill in this list is interesting and may indicate that applicants from these sub-areas particularly wish to move for reasons not directly associated with severe housing need.

cont . . .

Map 3

Transfer Applicants

Map 3 shows the location and total points scored by Transfer Applicants.

Over the City as a whole, transfer applicants occupy 9.9% of the total housing stock. Sub-areas where a particularly high proportion of tenants are on the list as transfer applicants are Ardwick Green (30.6%), Hulme (22.5%), Moss Side (20.9%), Poundswick (19.3%), Ancoats/Beswick (17.9%), Partington (16.0%), Bradford (15.9%) and Miles Platting (15.9%).

Sub-areas showing a very low proportion of the tenants requesting a transfer are New Moston (3.0%), East Withington (3.4%), Haughton Green (3.6%) and Burnage (3.7%).

There is a very wide variation in the proportions of the applicants from the individual sub-areas who are transfer applicants. This is, of course, largely determined by the proportion of council properties in the area concerned although many general applicants also live in council property, e.g. second generation families.

Map 4

General Applicants

There is, of course, a predomination of general applicants from those areas where there is little council-owned property.

Map 5

Owner-occupier Applicants

Overall 3.9% of the applicants are owner-occupiers. Sub-areas which show particularly high proportions are Belle Vue (27.0%), Openshaw (20.7%), Lightbowne (19.4%), Abbey Hey (17.3%) and New Moston (16.8%).

10.3% of all owner-occupiers score more than 50 points. Interestingly, owner-occupiers for three of the areas mentioned above have a much lower proportion who score more than 50 points namely New Moston (Nil), Abbey Hey (4.7%) and Lightbowne (7.1%). Only Openshaw (16.3%) shows a significantly higher proportion of owner-occupiers scoring more than 50 points.

Other sub-areas which have above average proportion of owner-occupiers and also a much higher than average proportion of those owner-occupiers scoring more than 50 points are Victoria Park (8.4% and 23.5% respectively) Upper Lloyd Street (10.6% and 17.4%) and Clayton (11.3% and 16.1%).

The concentrations of points scoring owner-occupiers will in the main be in the areas of older properties for which the applicants score on factors such as lack of amenities.

Map 6

Private Tenant
Applicants

20.3% of all applicants are Private Tenants. Sub-areas with more than 60% of the applicants being private tenants are West Didsbury (77.8%), Whalley Range (71.9%), Victoria Park (69.8%), Chorlton-cum-Hardy (68.4%) and Crumpsall (63.4%).

Overall 15% of Private Tenants score more than 50 points. However, the private tenants in the above sub-areas, although proportionately large in numbers, tend to score fewer points than private tenants as a whole. Sub-areas with a particularly high proportion of private tenants scoring over 50 points are Openshaw (22.5%), Lightbowne (21.4%), Wilbraham (19.8%) and Upper Lloyd Street (19.3%).

Map 7

Tied Tenancy
Applicants

The small numbers of tied tenants are well distributed throughout the City but proportionally above average concentrations are to be found in both the City Centre sub-areas, Crumpsall, Northenden and Didsbury. The City Centre figures are no doubt related to the location of residential staff for public services and hotels.

Map 8

"Second Generation"
Applicants

There are large numbers of "second generation" applicants in Higher Blackley, Benchill, Woodhouse Park, Miles Platting, Longsight and Hulme.

Overall second generation families constitute 15.7% of the list. The five sub-areas which have more than a quarter of their applicants in this category are New Moston (33.7%), Sharston (31.6%), Brooklands (29.8%), Crossacres (27.3%) and Higher Blackley (25.3%).

All "second generation" applicants score points. Overall 32.7% of them score more than 50 points. In Hulme 43.9% of them score more than 50 points. Other sub-areas where second generation families have scored higher than average are Northenden, Bradford, Victoria Park and Anson/Rusholme.

Map 9

Children-at-a-Height
Applicants

Overall 12.9% of applicants score "children-at-a-height" points.

Hulme (43.7%), Moss Side (30.4%), Woodhouse Park (26.3%), Bradford (24.7%), Smedley (21.3%) and Peel Hall (20.1%) are the sub-areas which show more than 20% of applicants scoring such points. In addition there are large numbers in Langley, Miles Platting and Longsight although in the latter case the proportion is not above average.

Overall 36.3% of applicants scoring points in this category score over 50 points in total. Miles Platting (49.0%) and Longsight (46.0%) are particularly high, in this respect. In fact, Smedley and Gorton both show well over half of their "children-at-a-height" applicants scoring over 50 points but the numbers involved are much smaller.

Map 10

1 and 2 Person
Elderly Households

Overall 25.7% of all applicants are in households falling into this category. A number of sub-areas have considerably in excess of this figure, most notably Newton Heath (55.6%), Barlow Moor (46.2%), Abbey Hey/Gorton (44.8%) and Wilmslow (42.3%).

Only 8.7% of such applicants at present score more than 50 points. In this case geographical variations are much less marked than has been the case for other categories of applicant. The only sub-area with a large number of such applicants which shows a marked difference is Gorton/Ardwick where 23.6% of the applicants in this category score more than 50 points.

Map 11

Long-standing
Applicants

These applicants are defined as having been registered in 1972 or earlier, are well-distributed throughout the City, and constitute 16.3% of the total list. There are much higher than average proportions of long-standing applicants in Upper Lloyd Street/Rusholme (26.7%), Northern Moor (26.3%), Haughton Green (28.1%) and Civic Centre, Wythenshawe (25.0%) although in the latter two cases the numbers involved are not large.

Overall, 20.4% of such applicants score more than 50 points. The only sub-areas of the City where more than 30% of long-standing applicants score more than 50 points are Miles Platting (34.4%), Hulme (30.5%), Openshaw (40.0%), Gorton/Ardwick (33.3%) and Newall Green South (30.3%) although in the latter three cases it must be stressed that the numbers involved are not large.

Map 12

Overcrowded
Applicants

32.6% of all applicants score overcrowding points. The six sub-areas in which more than 40% of applicants score overcrowding points are Whalley Range (50.4%), Moss Side (43.1%) West Didsbury (41.4%) East Withington (40.7%), Chorlton-cum-Hardy (40%) and Partington (40%). The overall geographical distribution here is more even than might have been expected.

Map 13

Medical Priority
Applicants

Overall 5.9% of applicants score medical priority points at present, although as has already been mentioned, this may be a misleading underestimate. Very few sub-areas (other than those with a very small number of applicants) have a significantly higher proportion and only three have more than 10% of their applicants scoring medical points. These are Brooklands (11.3%), Smedley (11.2%) and Barlow Moor (10.2%).

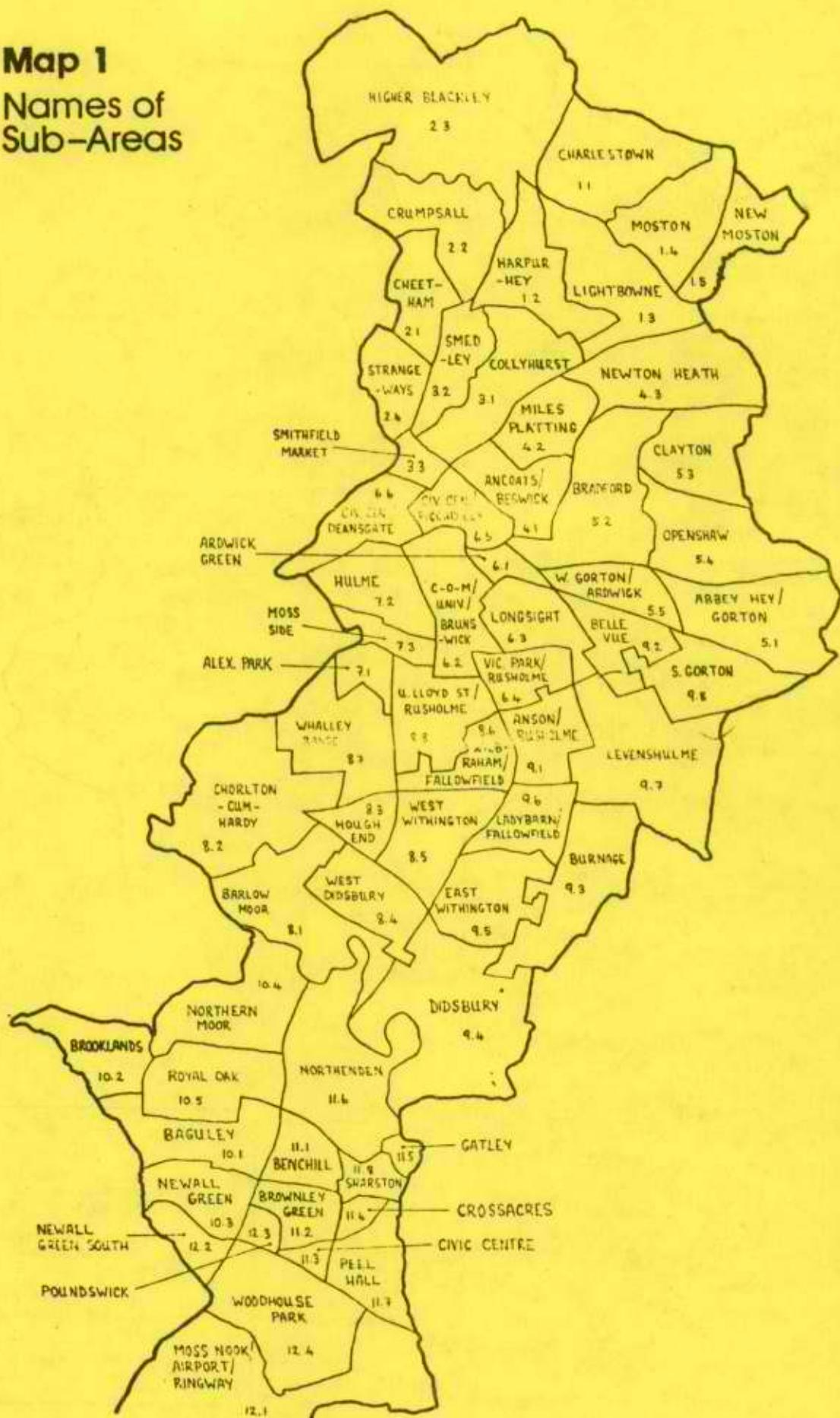
Map 14

"Poor Property
Condition"
Applicants

Overall 28.2% of applicants score property condition points. Not surprisingly in this case there is considerable geographical variation in the proportions of applicants scoring points under this heading.

All "Poor Property Condition" points are at present "Provisional".

Map 1 Names of Sub-Areas



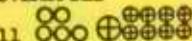
Map 3

Distribution of Transfer Applicants

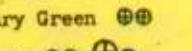
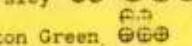
Showing Points Bands
(Excluding Special Transitional Points)

Total 10,285

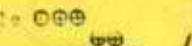
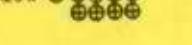
NORTH OVERSPILL

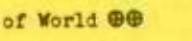
Darlington 
Langley 
Whitefield 

EAST OVERSPILL

Bredbury Green 
Glossop 
Hadfield 
Hattersley 
Haughton Green 
Marple 
Romiley 
Stalybridge 

SOUTH OVERSPILL

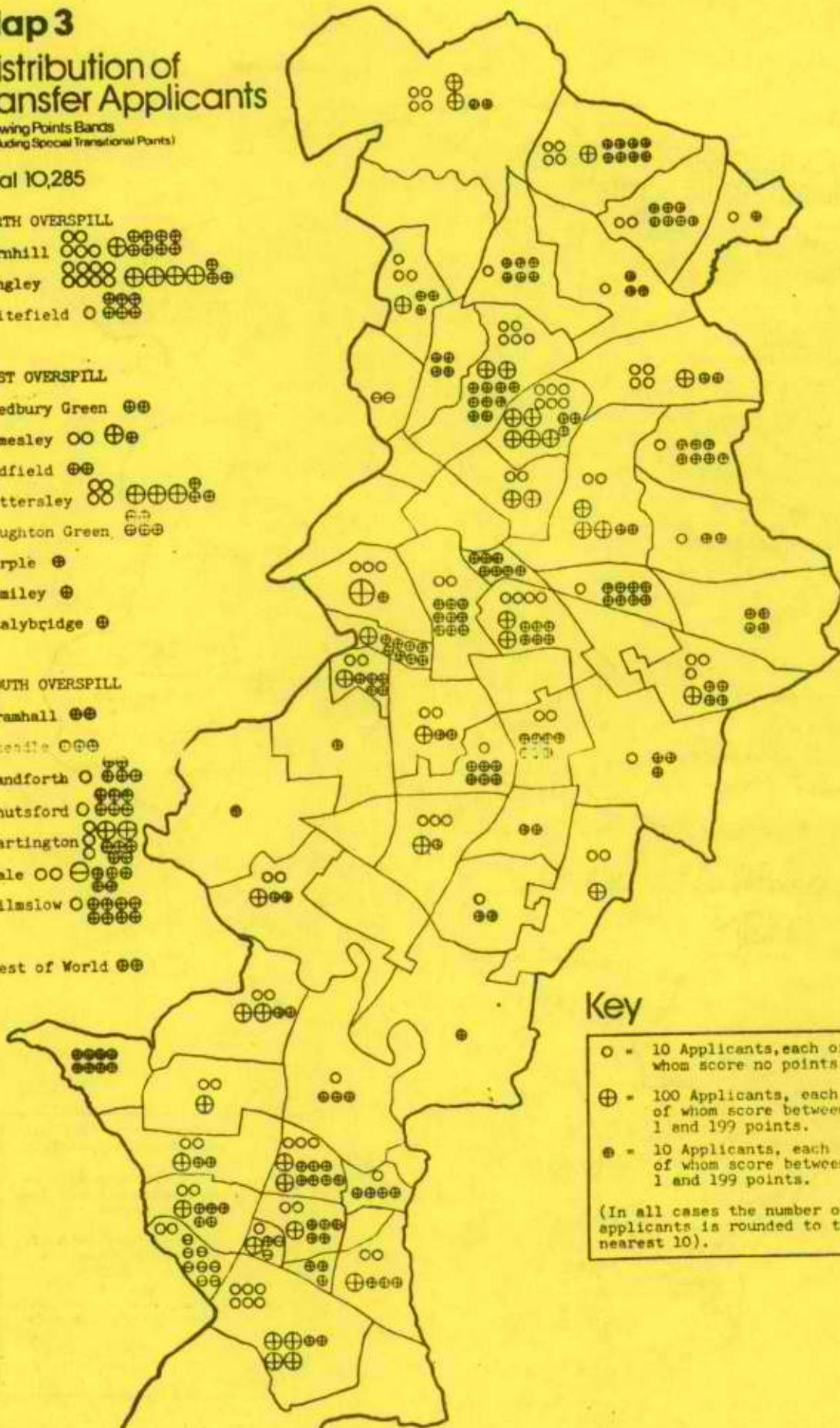
Bramhall 
Cheshire 
Handforth 
Knutsford 
Partington 
Sale 
Wilmslow 

Rest of World 

Key

- - 10 Applicants, each of whom score no points.
- ⊕ - 100 Applicants, each of whom score between 1 and 199 points.
- ◐ - 10 Applicants, each of whom score between 1 and 199 points.

(In all cases the number of applicants is rounded to the nearest 10).



Map 4

Distribution of General Applicants

Showing Points Bands (Excluding Special Transitional Points)

Total 10,833

NORTH OVERSPILL

Darnhill 000000

Langley 0⊕ee

Whitefield ee

EAST OVERSPILL

Gamesley ee

Hattersley 00000000

Haughton Green e

SOUTH OVERSPILL

Alderly Edge e

Handforth ee

Knutford e

Pastington 00000000

Sale 0000

Wilmslow e

G.M.C. 0000000000

Rest of World 0⊕ee



Key

- - 10 Applicants each of whom score no points.
- ⊕ - 100 Applicants each of whom score between 1 and 199 points.
- ⊖ - 10 Applicants each of whom score between 1 and 199 points.
- - 10 Applicants each of whom score 200 or more.

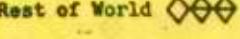
(In all cases the number of applicants is rounded to the nearest 10).

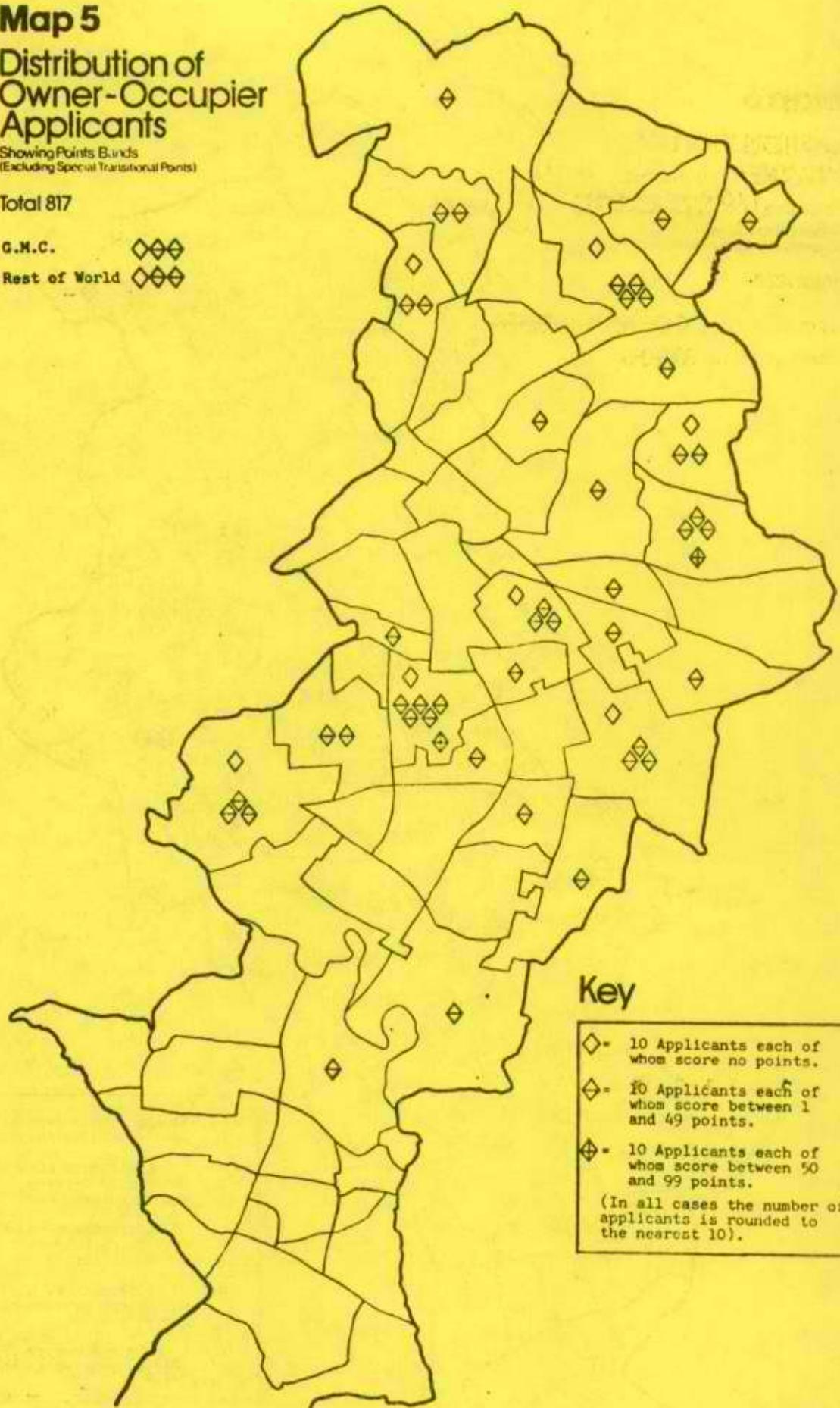
Map 5

Distribution of Owner-Occupier Applicants

Showing Points Blanks
(Excluding Special Transitional Points)

Total 817

G.M.C. 
Rest of World 



Key

	10 Applicants each of whom score no points.
	10 Applicants each of whom score between 1 and 49 points.
	10 Applicants each of whom score between 50 and 99 points.

(In all cases the number of applicants is rounded to the nearest 10).

Map 6

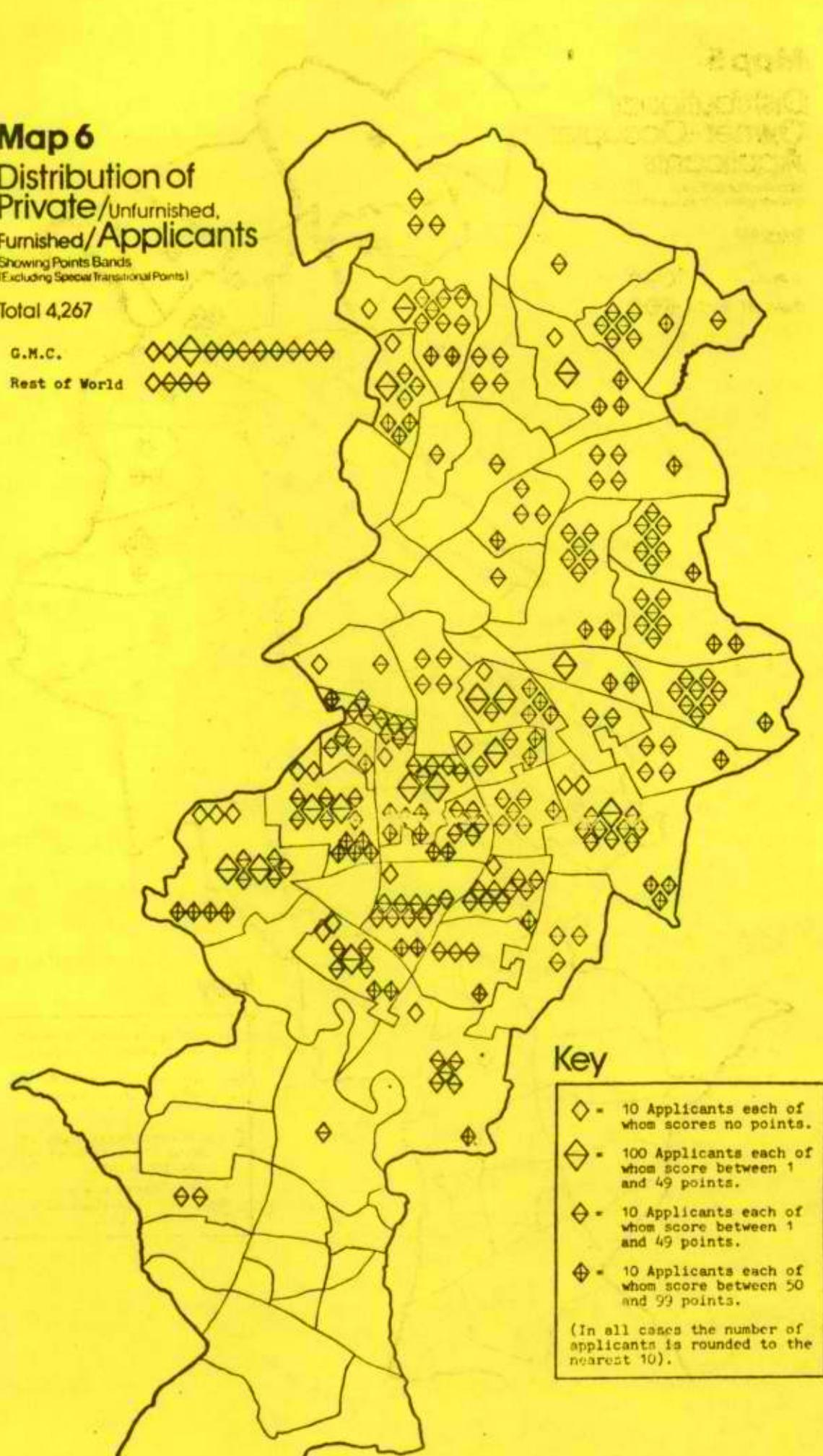
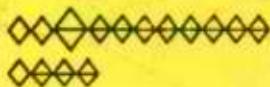
Distribution of Private/Unfurnished, Furnished/Applicants

Showing Points Bands
(Excluding Special Transitional Points)

Total 4,267

G.M.C.

Rest of World



Key

◊ -	10 Applicants each of whom scores no points.
◊ -	100 Applicants each of whom score between 1 and 49 points.
◊ -	10 Applicants each of whom score between 1 and 49 points.
◊ -	10 Applicants each of whom score between 50 and 99 points.

(In all cases the number of applicants is rounded to the nearest 10).

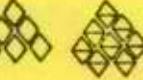
Map 7

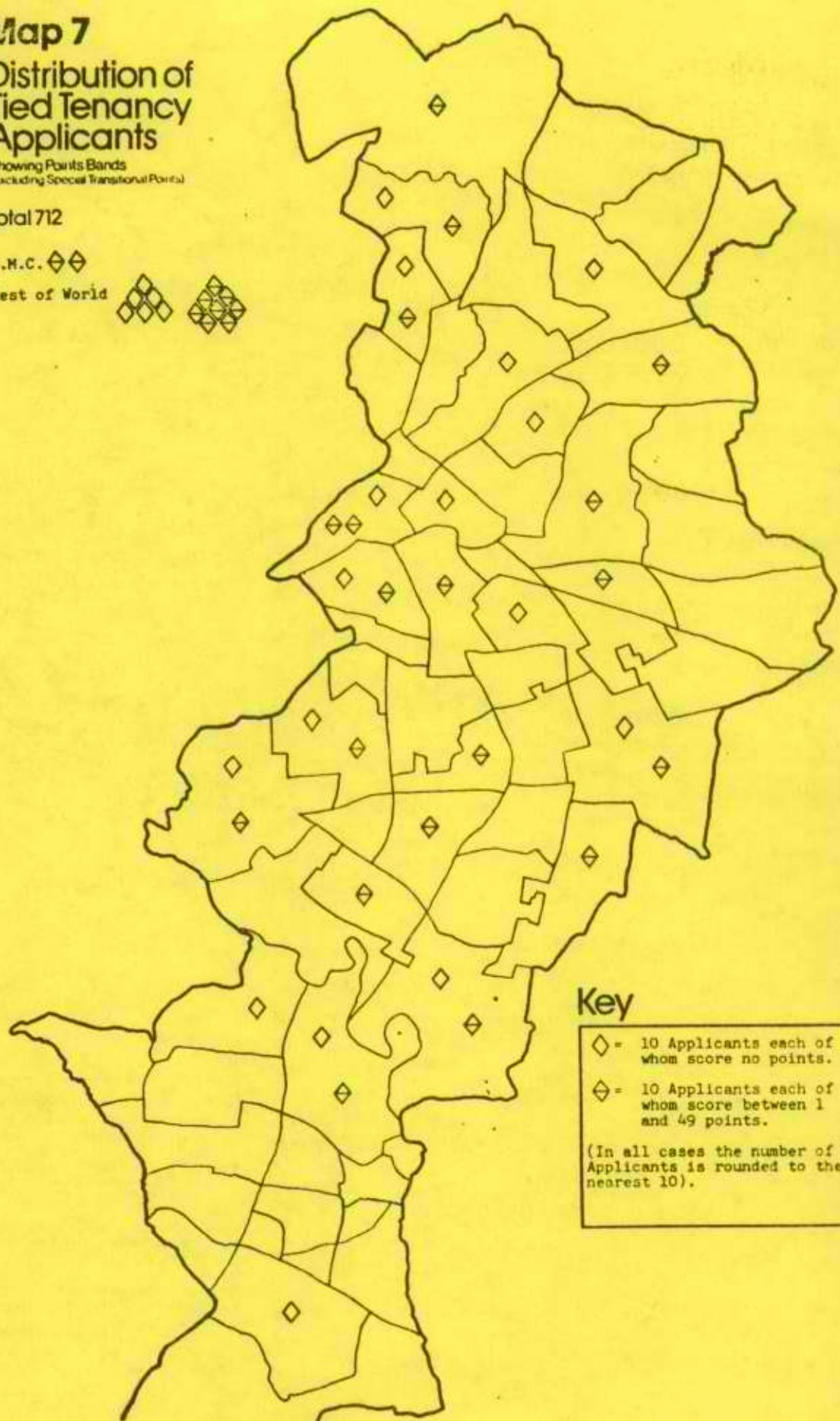
Distribution of Tied Tenancy Applicants

Showing Points Bands
(Excluding Special Transitional Points)

Total 712

G.M.C.  

Rest of World  



Key

-  = 10 Applicants each of whom score no points.
-  = 10 Applicants each of whom score between 1 and 49 points.

(In all cases the number of Applicants is rounded to the nearest 10).

Map 8

Distribution of 2nd. Generation Applicants

Showing Points Bands
(Excluding Special Transitional Points)

Total 3,316

NORTH OVERSPILL

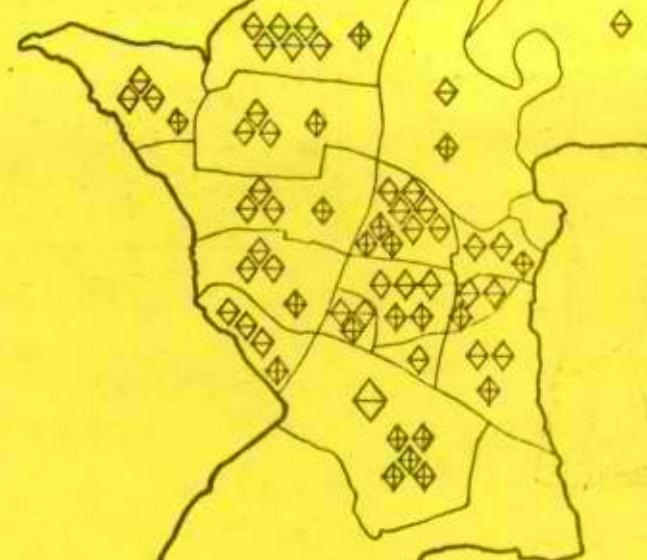
Darnhill	◇◇◇
Langley	◇◇◇◇◇◇◇
Whitefield	◇

EAST OVERSPILL

Hattersley	◇◇◇◇◇
------------	-------

SOUTH OVERSPILL

Handforth	◇
Partington	◇◇◇◇
Sale	◇◇
Wilmslow	◇
G.M.C.	◇◇◇◇◇◇
Rest of World	◇◇



Key

- ◇ - 100 Applicants each of whom score between 1 and 49 points.
- ◇ - 10 Applicants each of whom score between 1 and 49 points.
- ◇ - 10 Applicants each of whom score between 50 and 99 points.
- ◇ - 10 Applicants each of whom score 100 points+.

(In all cases the number of applicants is rounded to the nearest 10).

Map 9

Distribution of Children at A Height Applicants

Showing Points Bands
(Excluding Special Transitional Points)

Total 2,729

NORTH OVERSPILL

Darnhill 
Langley 
Whitefield 

EAST OVERSPILL

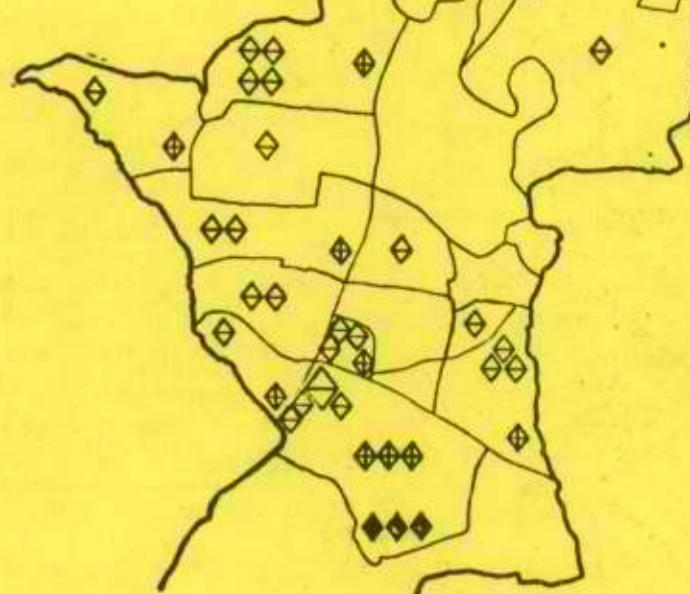
Hattersley 



SOUTH OVERSPILL

Sale 
Partington 


G.M.C. 
Rest of World 



Key

-  - 100 Applicants each of whom score between 1 and 49 points.
-  - 10 Applicants, each of whom score between 1 and 49 points.
-  - 10 Applicants, each of whom score between 50 and 99 points.
-  - 10 Applicants, each of whom score 100 points or more.

(In all cases the number of applicants is rounded to the nearest 10).

Map 10

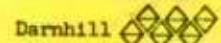
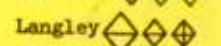
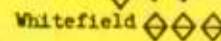
Distribution of 1&2 Person Households

Scoring Elderly Person In Need Points

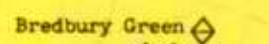
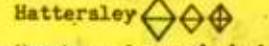
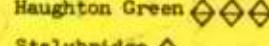
Showing Points Bands
(Excluding Special Transitional Points)

Total 5430

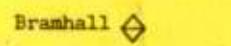
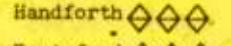
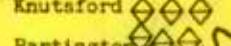
NORTH OVERSPILL

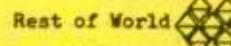
Darnhill 
Langley 
Whitefield 

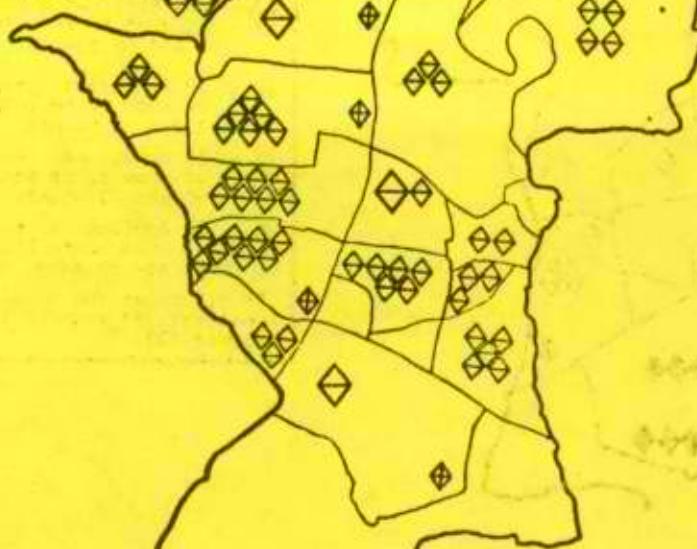
EAST OVERSPILL

Bredbury Green 
Glossop 
Hadfield 
Hattersley 
Haughton Green 
Stalybridge 

SOUTH OVERSPILL

Bramhall 
Cheadle 
Handforth 
Knutford 
Partington 
Sale 
Wilmslow 

G.M.C. 
Rest of World 



Key

-  = 100 applicants each of whom score between 1 and 49 points.
-  = 10 applicants each of whom score between 1 and 49 points.
-  = 10 applicants each of whom score between 50 and 99 points.
-  = 10 applicants each of whom score 100 points or more.

(In all cases the number of applicants is rounded to the nearest 10).

Map 11

Distribution of Long-Standing Applicants

**Showing Points Bands
(Excluding Special Transitional Points)**

Total 3444

NORTH OVERSPILL

Durch 111 ◇ ◇ ◇ ◇ ◇ ◇ ◇

Langley                                                        

         <img alt="Diamond pattern" data-bbox="911 1025 9

FAST OVERSPILL

Gamesley

III. Attacks on

Materials

SOUTH OVERBILLY

Remember! Δ

卷之三

REFERENCES

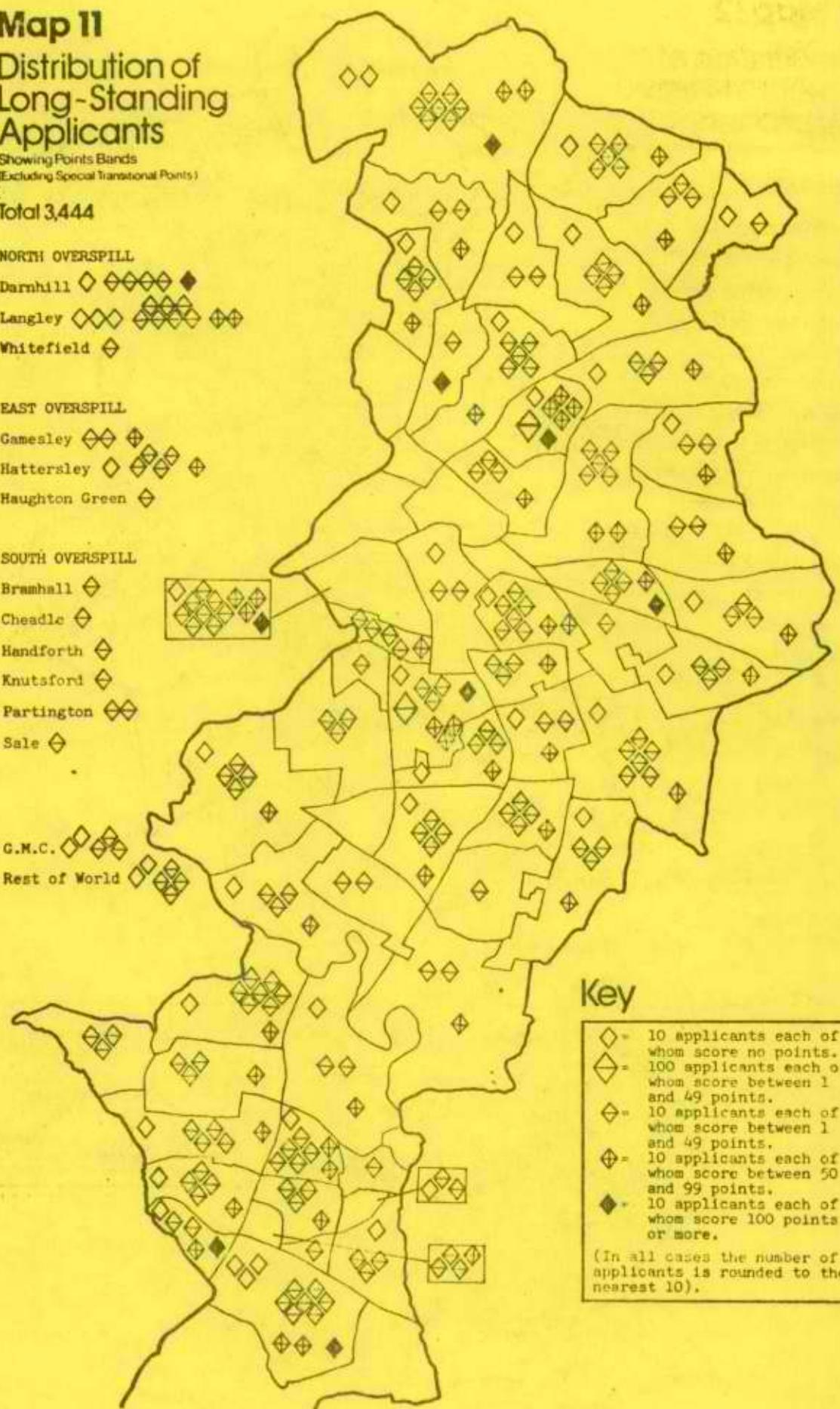
band of the

Annotatio

• Partington

242

Page 4 of 34



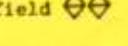
Map 12

Distribution of Overcrowded Applicants

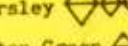
Showing the Degree of Overcrowding

Total 6,882

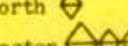
NORTH OVERSPILL

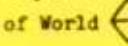
Darnhill 
Langley 
Whitefield 

EAST OVERSPILL

Gamesley 
Hadfield 
Hattersley 
Haughton Green 

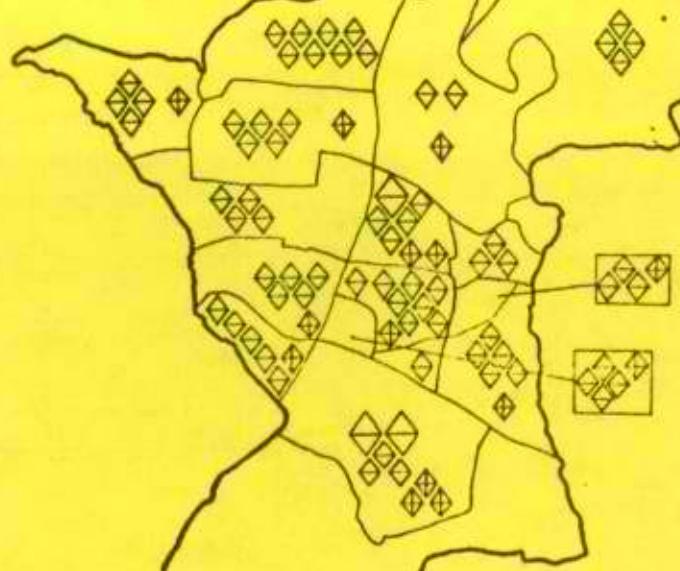
SOUTH OVERSPILL

Bramhall 
Cheadle 
Handforth 
Partington 
Sale 
Wilmslow 

G.M.C. 
Rest of World 

Key

-  - 100 Applicants each of whom score between 1 and 49 overcrowding points.
-  - 10 applicants each of whom score between 1 and 49 overcrowding points.
-  - 10 applicants each of whom score between 50 and 99 overcrowding points.



Map 13

Distribution of Medical Priority Applicants

Showing the Degree of Medical Priority

Total 1,228

NORTH OVERSPILL

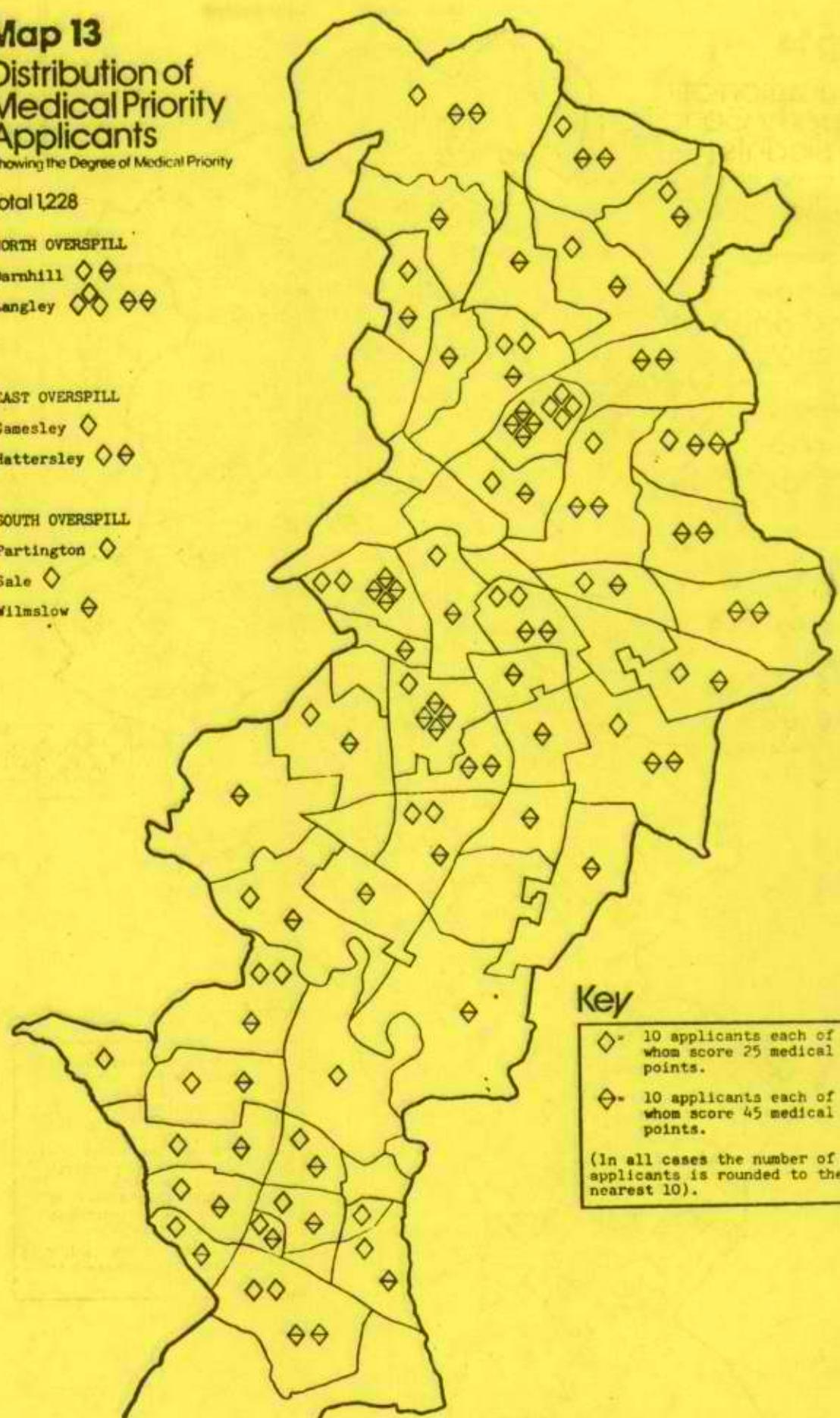
Darnhill ◊◊
Langley ◊◊ ◊◊

EAST OVERSPILL

Gamesley ◊
Hattersley ◊◊

SOUTH OVERSPILL

Partington ◊
Sale ◊
Wilmslow ◊



Key

- ◊ - 10 applicants each of whom score 25 medical points.
- ◊◊ - 10 applicants each of whom score 45 medical points.

(In all cases the number of applicants is rounded to the nearest 10).

Map 14

Distribution of Property Condition Applicants

Showing the Degree of Property Condition Points

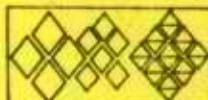
Total 5,960

NORTH OVERSPILL

Darnhill  

Langley    

Whitefield 



EAST OVERSPILL

Gamesley  

Hattersley    

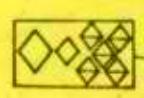
SOUTH OVERSPILL

Bramhall 

Handforth 

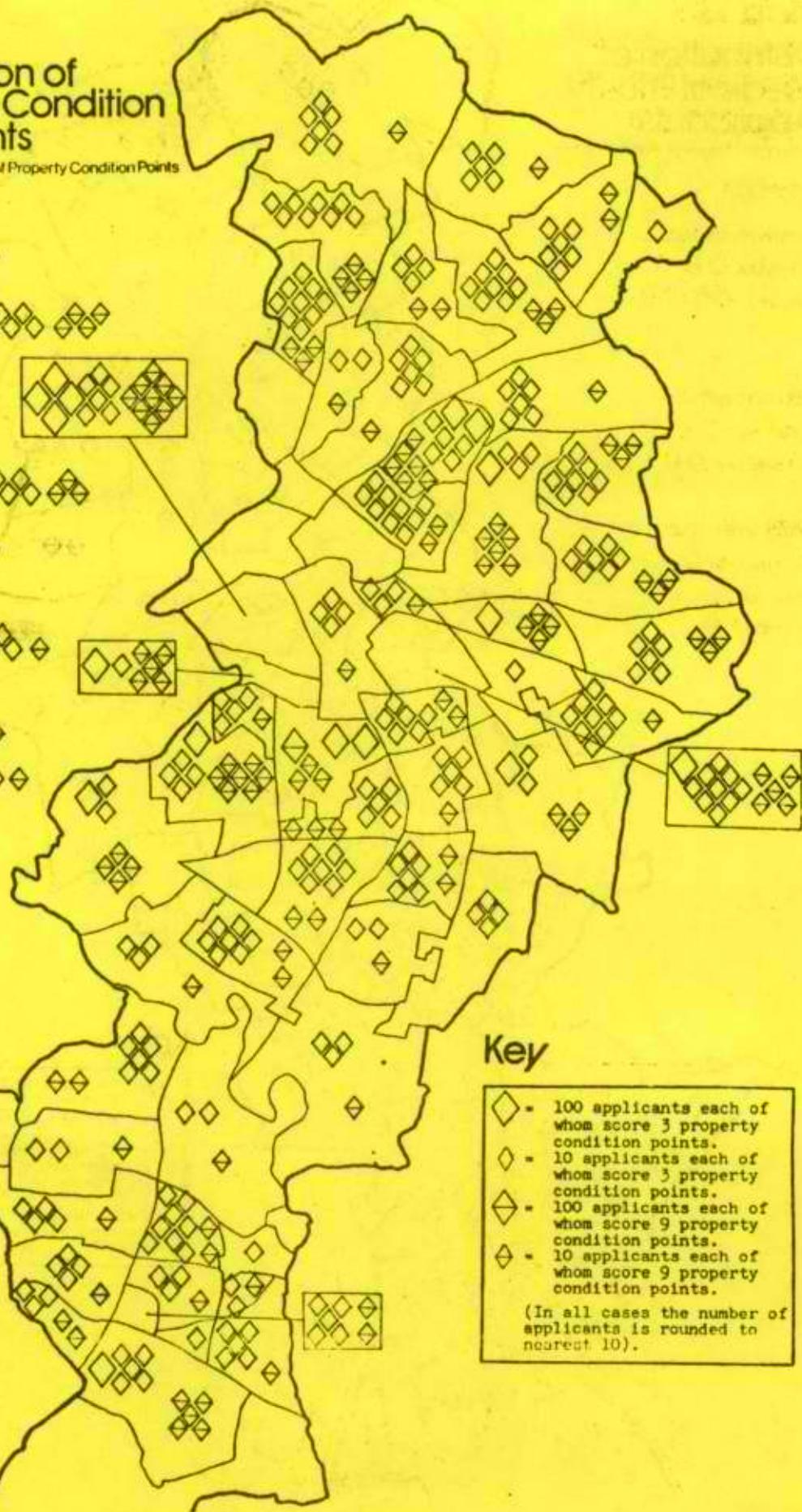
Partington  

Sale  



G.M.C.

Rest of World  



Key

	- 100 applicants each of whom score 3 property condition points.
	- 10 applicants each of whom score 3 property condition points.
	- 100 applicants each of whom score 9 property condition points.
	- 10 applicants each of whom score 9 property condition points.
<p>(In all cases the number of applicants is rounded to nearest 10).</p>	

SECTION 5

Comparative Analysis of the Old and New Rehousing Lists

The features of the existing classification systems can be summarised as follows:

(a) General Waiting List

■ List open to all non-Council tenants.

■ Original class determined by need as follows:

Class A: Clearance applicants.

Classes B-E: Non-house owners living within the City, or dependants of overspill tenants, suffering a degree of overcrowding.

Classes F-M: Non-house owners living within the City, or dependants of overspill tenants, not considered to be overcrowded.

Classes N-R: Non-house owners living outside the City and house owners wherever they live.

Class S: Members of H.M. Forces living in married quarters.

Class Z: Applicants squatting in Council owned property.

(A separate list is kept of elderly and single persons).

■ Classes B to M advance one class for each year on the list.

■ Medical support may advance cases by up to five years.

(b) Transfer Waiting List

- List only open to specified categories of Council Tenant.

- Original class determined by need as follows:

Classes A-E: Tenants suffering a degree of overcrowding.

Classes A & B: Tenants underoccupying accommodation.

Classes A-G: Tenants (except elderly or single persons) having lived for 6 to 12 or more years in a block flat, deck-access flat or maisonette.

Class D: Tenants living in unspecifiable difficult circumstances but including all expectant mothers or families with children living above first floor level in a block flat, multi-storey flat, deck-access flat or maisonette.

Class E: Tenants suffering financial hardship wishing to move to cheaper accommodation.

Class F: Tenants needing to move closer to relatives.

Class G: Tenants needing to move closer to school or place of work.

- All applicants eligible for more than one reason enter on highest qualifying code and are then advanced one class for each additional qualifying reason.
- All applicants advanced one year for each year on the list.
- Applicants in Class A suffering severe overcrowding or underoccupation may be advanced additional years.
- Applicants qualifying as a result of having children above first floor level in a block flat, multi-storey flat, deck-access flat or maisonette advanced one class for each child born after date of registration.

- Medical support may advance cases by up to five years.

(A separate list is kept for elderly and single persons. For the elderly, medical support may advance cases by up to seven years and underoccupation is given a double weighting).

- Applicants not normally qualifying may be offered accommodation if they are prepared to move from an estate inside the City boundaries to one outside.

The Comparison

Graphs 11 (a-c) and 12 (a-c) contain an analysis of the applicants who were registered in the old system prior to their new system interview, according to the groups of the old system.

For both Transfer and General Applicants three versions of the graph have been prepared:

- Showing the distribution of applicants who have moved into the upper priority ranges of the new system (Group A plus Group B, 50 points and above).
- Showing the distribution of applicants who have moved into the middle range of priority (Group B, 0 to 49 points).
- Showing the distribution of applicants who have moved into the lower priority groups (Groups C to G).

For the purpose of this analysis special transitional points have been included.

Main Conclusions from the Graphs

1. General Waiting List

(a) Class A

Not surprisingly, two-thirds of the 83 former Class A cases are in Group A under the new system.

(b) "Advancing" Classes

Former Class B cases with a date code of 1970 or earlier score more than 50 points in Group B of the new system and thus all such long-standing cases receive high priority in the new system.

Considering former Class B cases with more recent date codes, the proportions receiving such high priority on the new system are as follows: 1971 - 66%, 1972 - 55%, 1973 - 58%, 1974 - 58%, 1975 - 61%, 1976 - 58% and 1977 - 63%. Many of these applicants will, of course, have already received and refused some offers, and their presence in old class B with early date codes does not necessarily indicate a very high level of housing need. Nevertheless, the Special Transitional points ensure that a high proportion of applicants who had reached Class B in the old system fare well under the new system.

No applicants from old classes C and D are in new Group C, due primarily to the effect of Special Transitional points. 40% of old class C and 19% of old Class D score more than 50 points under the new system.

As we move down the classes, the effect of Special Transitional points decreases and there is therefore a tendency for the proportions scoring more than 50 points to decrease. Thus in classes K, L and M (at the bottom of the advancing classes) the proportions in this range are 5%, 4% and 3% respectively. The pattern is far from consistent, however, and from old class H, no less than 19.6% of applicants score more than 50 points, a higher proportion than any of the four classes immediately above. This is despite the effect of Special Transitional points which increase the points awarded to those in the higher old classes.

This confirms the considerable extent of housing need amongst some applicants who are poorly placed in the existing system. A similarly uncertain pattern emerges when the proportions of the old classes who go to Group C on the new system is examined. For example, despite the effect of Special Transitional points, class F shows a higher proportion (18.4%) of applicants going to new Group C than any of the classes below it, indicating a number of applicants with little housing need who are relatively favourably placed on the existing system.

(c) "Non-advancing" Classes

Amongst applicants from old class N (applicants living outside the City but employed within it) only 5.4% are in Group B scoring more than 50 points, with a further 41.5% in the lower ranges of Group B. 3.1% go to new Group C and only the remaining 50% are in the "outside the City" groups. This calls into question the accuracy of their former classification.

71.3% of the applicants from old class P (applicants without residential or employment qualifications) go to the "outside the City" groups, with 4.1% in new Group C, 18.9% scoring less than 50 points in Group B and 5.7% scoring more than 50 points.

Looking at the much larger old class R, (Owner-occupiers) over 90% are in new Groups B and C. 11.9% are in new Group C, 11.4% score more than 50 points, showing that considerable housing need can occur in this class, and over two-thirds are in the lower points ranges of Group B.

91 of the 100 cases in old class S (Members of H.M. forces) are classified in the "outside the City" groups under the new system.

Amongst applicants from the Elderly Person General Waiting List (class X), 78.2% overall score less than 50 points in Group B with 19.8% scoring 50 or more points. ("E.P. in need" points on the new system result in only a negligible proportion going to new Group C). However, Special Transitional points result in a very differing pattern according to Date of Registration in this class. For example, amongst those registered in 1968 or earlier, no less than 87.4% score more than 50 points. With later dates of registration this proportion decreases very sharply and consistently so that, for example, only 11.4% of those who first registered in 1976 and 3.0% of those who have first registered this year score more than 50 points.

Amongst applicants from the Single Persons General Waiting List (class Y) overall 5.5% score more than 50 points, 89.3% are in the lower points range of Group B and 4.0% are in new Group C, a small remainder having gone to the "outside the City" groups. We see a pattern similar to that which emerged in the E.P. list of the earlier registered applicants showing a higher proportion scoring more than 50 points, although the variation is not nearly so marked and even amongst the earliest registered applicants no more than one-fifth score more than 50 points.

2. Transfer Waiting List

(a) "Advancing" Classes

Every applicant from the old Class A on the Transfer Waiting List with a date code of 1970 or earlier receives more than 50 points under the new system, and thus all long-standing transfer applicants receive high priority.

Considering former Class A cases with more recent date codes, the proportions awarded more than 50 points under the new system are as follows: 1971 - 36.7%, 1972 - 25.0%, 1973 - 29.1%, 1974 - 26%, 1975 - 31.3%, 1976 - 21.5% and 1977 - 21.1%. These are lower proportions than the corresponding date codes on the General Waiting List because many of these longer-standing transfer applicants have a lower level of need as measured on other factors.

Considering the "advancing" classes below class A, there is a progressively decreasing proportion of applicants receiving more than 50 points as follows: B - 31.8%, C - 14.5%, D - 9.6% and E - 7.1%. This reflects the decreasing effect of Special Transitional points. 9.6% of applicants in old Class D and 7.1% of those in old Class E are in Group C under the new system.

(b) "Non-advancing" Classes

From old Class G1 (applicants waiting to move closer to school or work) 8.5% of applicants score more than 50 points and 6% of them are in Group C, thus the vast majority are in the lower points ranges of Group B. The picture is very similar for old class G2 (applicants living in walk-up or deck-access properties not fulfilling minimum residential and other requirements for a higher place on the list) for which 10.5% score more than 50 points and 4.6% are in Group C. From old class RCA ("Regret Cannot Accept") there is a much lower proportion (2%) of applicants scoring more than 50 points and a higher proportion (16.2%) in new Group C, but this still leaves more than 80% in the lower ranges of Group B.

Amongst applicants from old class X (Elderly applicants) there is a negligible proportion in Group C under the new system but only 13.9% of class X as a whole score more than 50 points. Because of the effect of Special Transitional points, however, old class X applicants with the earlier registration dates show a much higher proportion in the 50 plus points range. For example, 86.4% of those registered in 1968 or before score more than 50 points, as do 58.6% of those registered in 1969. The proportions then decrease sharply as the registration date becomes more recent so that, for example, only 1.8% of old class X applicants registered in 1977 score more than 50 points.

Amongst applicants from old class Y (single people), only 3.3% of the class as a whole score more than 50 points and just under a fifth of them are in Group C under the new system, leaving just over three-quarters in the lower points ranges of Group B. They thus fare less well under the new system than do the elderly applicants. Those who go into new Group C are, however, confined to those who have registered in 1972 or later.

A n n e x C

EXAMPLE CASES OF APPLICANTS
AND THEIR PROPOSED POINTS

Introduction

1. The attached cases are taken from the details on the Computer and have been summarised.
2. For ease of reference the following index indicates which of the cases illustrate particular features of the scheme:

	<u>Cases</u>
Overcrowding	4, 10, 13, 14, 15, 16, 17, 18, 21, 25, 26, 27, 31, 32, 40.
Medical Priority	2, 7, 9, 15, 17, 27, 37.
Separated Family	26.
Insecurity of Tenure	14, 22.
Lacking Amenities	7, 8, 14, 26, 34.
Second Generation Family	5, 21, 25, 26, 30, 40.
Travelling Difficulties	2, 23.
Poor Environment	2, 4, 7, 8, 12, 13, 15, 23, 25, 27, 28, 29, 31, 32, 40.
Children "at a height"	4, 6, 13, 15, 28, 29, 32.
Elderly Persons	2, 4, 7, 8, 9, 10, 11, 17, 22, 23, 36, 37, 39.
Owner-occupiers	1, 2, 11, 18.
Clearance/Phasing-out/ Modernisation	13, 29.
Under-occupation	28, 33, 37.

Case No.: 1	Location: Baguley
Lived here since: February 1964	Registration Date: 22nd December, 1971.
Applicant's household: Man and Woman, aged 61 and 57 years. Son aged 22 years.	
Tenure: Owner-occupier. S/D Indicator: Not Applicable	
Accommodation: Semi-detached house.	
Size: 2 living rooms, 2 double bedrooms, 1 single bedroom.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
Points Awarded:	
Existing Class: R 22.12.89	Group: C Points: 0 F

Case No.: 2	Location: Cheetham
Lived here since: March 1972	Registration Date: 11th June, 1976.
Applicant's household: Man and Woman, aged 63 and 56 years.	
Tenure: Owner-occupier S/D Indicator: Not Applicable	
Accommodation: Semi-detached house	
Size: 1 living room, 1 single bedroom, 1 double room.	
Condition: Adequate	
Amenities: All facilities present - none shared.	
Medical priority, category A, awarded to both persons.	
Points Awarded: Medical 45 Environment 2	Aged Person 4 Travelling 2
Existing Class: R 11.06.89	Group: B Points: 53 F

Case No.: 3	Location: Collyhurst
Lived here since: December 1958	Registration Date: 6th July, 1967.
Applicant's household: Woman aged 74 years.	
Tenure: Private tenant	S/D Indicator: Not Applicable
Accommodation: Terraced House	
Size: 2 Living Rooms. 2 Double and 1 single bedroom.	
Condition: Poor, according to the applicant.	
Amenities: All facilities present - none shared.	
Points Awarded: Dwelling Condition 3 P Aged Person 13 Special Transitional Points 34	
Existing Class: EP 06.07.67	Group: B Points: 66 P

Case No.: 4	Location: Hulme
Lived here since: June 1970	Registration Date: 11th December, 1975.
Applicant's household: Man, Wife and 4 children. Son aged 10 years, twin daughters aged 7 years and other daughter aged 3 years.	
Tenure: Council Tenant	S/D Indicator: Not applicable.
Accommodation: Deck-access maisonette, 1st floor.	
Size: 1 Living room and 3 bedrooms.	
Condition: Poor, according to the applicant.	
Amenities: All facilities present, none shared.	
In addition to the overcrowding which exists, medical claims are being processed for the woman and youngest daughter.	
Points Awarded: Overcrowding 29 Child in Need 8 Environment 5 Dwelling Condition 3 P Children at Height 28 Medical 0 P	
Existing Class: B 11.12.77	Group: B Points: 73 P

Case No.: 5	Location: Baguley
Lived here since: December 1948	Registration Date: 21st February, 1975.
Applicant's household: Man and woman, aged 32 and 27. Son aged 9 months.	
Tenure: Lodgers S/D Indicator: Not applicable	
Accommodation: Terraced Council house	
Size: 2 living rooms, 3 double bedrooms	
Condition: Adequate	
Amenities: All facilities present, but shared with man's father and mother.	
Overcrowding does not exist.	
Points Awarded: Sharing Amenity 13 Child in Need 8	
Existing Class: H 21.02.83	Group: B Points: 21 F

Case No.: 6	Location: Moston
Lived here since: November 1971	Registration Date: 27th August, 1975
Applicant's household: Man and woman aged 45 and 37. Son aged 4 years.	
Tenure: Council tenant.	S/D Indicator:
Accommodation: Multi-storey flat, 8th floor.	
Size: 1 living room, 1 double bedroom, 1 single bedroom.	
Condition: Adequate.	
Amenities: All facilities present.	
Points Awarded: Children at Height 10 Child in Need 8	
Existing Class: C 27.08.78	Group: B Points: 18 F

Case No.: 7	Location: Miles Platting
Lived here since: December 1942	Registration Date: 16th September, 1971.
Applicant's household: Woman aged 72 years.	
Tenure: Private tenant	S/D Indicator: Not applicable.
Accommodation: Terraced House	
Size: 1 living room, 2 double bedrooms.	
Condition: Very bad, according to the applicant.	
Amenities: All facilities present and unshared but outside W.C.	

Poor environment exists. In addition applicant has submitted medical claim which is being processed.

Points Awarded: Special Transitional Points Environment 2 Aged Person	11	Lack of Amenity 7 Dwelling Condition 9 P Medical 0 P
Existing Class: EP 16.09.71		Group: B Points: 30 P

Case No.: 8	Location: Bradford	
Lived here since: December 1935	Registration Date: 14th July, 1967.	
Applicant's household: Woman aged 83 years.		
Tenure: Private tenant	S/D Indicator: Not applicable	
Accommodation: Terraced house		
Size: 2 living rooms, 2 double bedrooms.		
Condition: Poor, according to applicant.		
Amenities: All facilities present and unshared, but outside W.C.		
Poor Environment exists. No medical claim has been submitted by applicant.		
Points Awarded: Special Transitional Points Environment 2 Aged Person	11 22	Lack of Amenity 12 Dwelling Condition 3 P
Existing Class: EP 14.07.67		Group: B Points: 50 P

Case No.: 9	Location: Burnage
Lived here since: July 1966	Registration Date: 29th July, 1969.
Applicant's household: Man and woman aged 63 and 59 years. Son aged 23 years.	
Tenure: Council tenant S/D Indicator:	
Accommodation: Semi-detached house	
Size: 1 living room, 1 single and 2 double bedrooms.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
Medical category A awarded to both older persons. Requesting two-bedroomed ground-floor flat in Burnage or Withington.	
Points Awarded: Special Transitional Points 6 Medical 45 Aged Person 4	
Existing Class: A 29.07.69	Group: B Points: 55F

Case No.: 10	Location: Royal Oak (Baguley)
Lived here since: May 1968	Registration Date: 20th March, 1975.
Applicant's household: Man and woman aged 36 and 33 years. Mother aged 61 years. Sons aged 15 and 14 years. Daughter aged 11 years.	
Tenure: Council tenant S/D Indicator:	
Accommodation: Semi-detached house.	
Size: 1 living room, 2 double and 1 single bedroom.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
Points Awarded: Overcrowding 37 Aged Person in Need 4 Child in Need 8	
Existing Class: E 20.03.79	Group: B Points: 49 F

Case No.: 11	Location: Baguley
Lived here since: July 1968	Registration Date: 2nd February, 1977.
Applicant's household: Man and woman, aged 73 and 71 years.	
Tenure: Owner-occupier S/D Indicator: Not applicable	
Accommodation: Semi-detached house	
Size: 2 living rooms, 1 double bedroom, 1 single bedroom	
Condition: Adequate	
Amenities: All facilities present - none shared	
No medical grounds for rehousing have been claimed by applicant.	
Points Awarded: Aged Person	8
Existing Class: R 02.02.89	Group: B Points: 8 F

Case No.: 12	Location: Sharston
Lived here since: October 1967	Registration Date: 23rd February, 1977.
Applicant's household: Man and woman aged 50 and 49 years. Son aged 17 years. Daughter aged 22 years.	
Tenure: Council tenant S/D Indicator:	
Accommodation: Terraced house	
Size: 1 living room, 2 double and 1 single bedrooms.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
Poor environment exists.	
Points Awarded: Environment	5
Existing Class: G 1977	Group: B Points: 5 F

Case No.: 13	Location: Miles Platting	
Lived here since: December 1958	Registration Date: 12th February, 1974.	
Applicant's household: Man and woman aged 48 and 45 years. Sons aged 19 and 15 years. Daughters aged 18, 10 and 9 years.		
Tenure: Council tenant	S/D Indicator:	
Accommodation: Walk-up flat, 1st floor.		
Size: 1 living room, 2 double and 1 single bedrooms.		
Condition: Adequate		
Amenities: All facilities present and unshared.		
Phasing out effective date 1st June, 1977.		
Automatic Category A environment points awarded.		
Points Awarded: Children at Height 54 Child in Need 8	Overcrowding 37 Clearance 200	Environment 5
Existing Class: A 12.07.73	Group: A	Points: 304

Case No.: 14	Location: Longsight
Lived here since: September 1975	Registration Date: 1st November, 1975.
Applicant's household: Man and woman, aged 23 and 19 years.	
Tenure: Private furnished tenancy	S/D Indicator: Not applicable
Accommodation: Bedsitter on ground floor.	
Size: One double bedsitting room	
Condition: Adequate.	
Amenities: No separate kitchen, other facilities do exist but bathroom with hot water and W.C. are shared with six others.	
The landlord requires the accommodation for his own use and served a notice to quit on 9th June, 1977.	
Points Awarded: Overcrowding 29 Lack of amenity 3	Insecure Tenure 8 Sharing amenity 4
Existing Class: B 01.11.75	Group: B Points: 44 F

Case No.:	15	Location:	Longsight
Lived here since:		May 1975 Registration Date: 2nd June, 1973.	
Applicant's household: Woman aged 37 years. Sons aged 17 and 9 years. Daughters aged 16 and 7 years.			
Tenure:	Council tenants	S/D Indicator:	
Accommodation: Walk-up flat, 4th floor.			
Size:	1 living room, 2 single and 1 double bedroom.		
Condition:	Adequate.		
Amenities:	All facilities present - none shared.		
<p>In addition to the overcrowding which exists, a medical claim has been submitted in respect of the applicant's elder son and is being processed.</p>			
Points Awarded:	Overcrowding 29 Environment 5	Children at height 12 Child in need 8	Medical 0 P
Existing Class:	H 02.06.83	Group:	B Points: 54 P

Case No.:	16	Location:	Moss Side
Lived here since:		December 1976 Registration Date: 10th February, 1977.	
Applicant's household: Man aged 41 years.			
Tenure:	Lodger	S/D Indicator: Not applicable	
Accommodation: Terraced house (non-council)			
Size:	1 living room, 2 single and 1 double bedroom.		
Condition:	Adequate.		
Amenities:	All facilities present, but shared with married couple, their daughter aged 19 years and 4 sons aged 8 years and 13 years.		
<p>Only recently registered so full overcrowding entitlement not yet awarded.</p>			
Points Awarded:	Overcrowding 22	Sharing amenities 9	
Existing Class:	SP 10.02.77	Group:	B Points: 31 F

Case No.: 17	Location: Cheetham
Lived here since: December 1950	Registration Date: 8th November, 1969.
Applicant's household:	Man and Woman, aged 63 and 58 years. Son aged 28 years, daughter aged 18 years, grand-daughter aged 7 years.
Tenure: Council tenant	S/D Indicator:
Accommodation: Semi-detached house	
Size: 1 living room, 2 double bedrooms and 1 single bedroom.	
Condition: Adequate	
Amenities: All facilities present and unshared.	
Applicant awarded medical priority, category A. Is requesting parlour-type accommodation.	
Points Awarded: Aged Person 4 Child in need 8	Overcrowding 21 Medical 45
Existing Class: A 08.11.68	Group: B Points: 78 F

Case No.: 18	Location: Moston
Lived here since: May 1959	Registration Date: 14th February, 1974.
Applicant's household:	Man and Woman, aged 48 and 41 years. Sons aged 19, 18 and 11 years. Daughter aged 7 years.
Tenure: Owner-occupier	S/D Indicator: Not applicable
Accommodation: Terraced House	
Size: 1 living room, 1 single bedroom, 1 double bedroom.	
Condition: Adequate	
Amenities: All facilities present - none shared.	
Severe overcrowding exists.	
Points Awarded: Child in Need 8	Overcrowding 53
Existing Class: R 14.02.89	Group: B Points: 61 F

Case No.: 21	Location: Moston
Lived here since: December 1951	Registration Date: 11th August, 1976.
Applicant's household: Man and Woman, aged 26 and 23. Son 1 year old.	
Tenure: Lodgers S/D Indicator: Not applicable	
Accommodation: Semi-detached house.	
Size: 1 living room, 2 double bedrooms, 1 single bedroom.	
Condition: Adequate	
Amenities: All facilities present, but shared with man's parents.	
Only recently registered.	
Points Awarded: Overcrowding 16 Sharing Amenity 5 Child in Need 8	
Existing Class: K 11.08.84	Group: B Points: 29 F

Case No.: 22	Location: Collyhurst
Lived here since: December 1955	Registration Date: 21st January, 1966.
Applicant's household: Man and Wife, aged 65 and 56 years. Sons aged 33 and 31 years.	
Tenure: Private tied tenant	S/D Indicator: Not applicable
Accommodation: Terraced house	
Size: 2 living rooms, 2 double bedrooms, 1 single bedroom.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
Notice to quit served by former employer (Home Office) on retirement of applicant. Two offers made since then.	
Points Awarded: Special Transitional Points 8 Aged Person 4	Insecure tenure 8
Existing Class: B 21.01.76	Group: B Points: 32 F

Case No.: 23	Location: Burnham-on-Crouch
Lived here since: June 1975	Registration Date: 17th January, 1977.
Applicant's household: Two sisters aged 78 and 74 years.	
Tenure: Other council tenant S/D Indicator: Not applicable	
Accommodation: Ground floor flat - walk-up.	
Size: 1 living room, 1 double and 1 single bedroom.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
Medical claims submitted on behalf of both woman and these are being processed. Requesting Manchester because one sister attends Cheadle Royal Hospital.	
Points Awarded: Environment 2 Travelling 10	Aged Person 16 Medical 0 P
Existing Class: P 17.01.89	Group: F Points: 28 P

Case No.: 24	Location: Burnage
Lived here since: May 1938	Registration Date: 6th June, 1974
Applicant's household: Man and woman aged 63 and 61 years.	
Tenure: Private tenant S/D Indicator: Not applicable	
Accommodation: Terraced house	
Size: 2 living rooms, 2 double and 1 single bedroom.	
Condition: Adequate	
Amenities: All facilities present - none shared.	
No medical reasons have been mentioned by applicant.	
Points Awarded:	
Existing Class: K 06.06.84	Group: C Points: 0 F

Case No.: 25	Location: Miles Platting
Lived here since: December 1973	Registration Date: 26th June, 1973.
Applicant's household: Woman aged 32 years. Son aged 13 years.	
Tenure: Lodgers S/D Indicator: Not applicable	
Accommodation: Terraced council house	
Size: 1 living room, 1 double and 1 single bedroom.	
Condition: Poor, according to the applicant.	
Amenities: All facilities are present, but shared with parents and two teenage brothers.	
There is severe overcrowding, and the environment is poor.	
Points Awarded: Overcrowding 61 Dwelling Condition 3 P Environment 2 Sharing amenity 21 Child in need 8	
Existing Class: B 26.06.74	Group: B Points: 95 P

Case No.: 26	Location: Longsight
Lived here since: December 1956	Registration Date: 4th March, 1976.
Applicant's household: Man and woman aged 24 and 21 years. Daughter aged 1 year.	
Tenure: Lodgers S/D Indicator: Not applicable	
Accommodation: Terraced house (non-council)	
Size: 1 living room, 2 double bedrooms.	
Condition: Adequate.	
Amenities: No bathroom, and W.C. is outside. All remaining facilities shared with applicant's parents and four sisters (aged 13 to 22 years.)	
The male applicant lives apart from his wife due to the shortage of space.	
Points Awarded: Overcrowding 71 Separation 16 Lack of amenity 6 Sharing amenity 10 Child in need 8	
Existing Class: C 04.03.77	Group: B Points: 111 F

Case No.: 27	Location: Chorlton			
Lived here since: February 1974	Registration Date: 9th September, 1976.			
Applicant's household: Man and woman both aged 21 years. Son aged 3 years.				
Tenure: Private furnished tenant S/D Indicator: Not applicable				
Accommodation: Ground floor flat				
Size: 1 living room, 1 double bedroom				
Condition: Poor, according to applicants.				
Amenities: All facilities present - none shared.				
<p>Poor environment exists. Medical claim has been submitted on behalf of the child and this is being processed. Recently registered so full overcrowding points will not be assigned until 19th March, 1978.</p>				
Points Awarded: Overcrowding Child in Need	15 8	Dwelling Condition Environment	3 2	Medical O P
Existing Class: M 09.09.86	Group: B Points: 28 P			

Case No.: 28	Location: Hulme		
Lived here since: November 1975	Registration Date: 11th July, 1976.		
Applicant's household: Woman aged 30 years. Daughter aged 13 years.			
Tenure: Council tenant S/D Indicator:			
Accommodation: Deck-access maisonette, 2nd floor.			
Size: 2 living rooms, 2 double and 1 single bedrooms.			
Condition: Adequate.			
Amenities: All facilities present - none shared.			
<p>Automatic award of maximum environment points to deck-access family with child under 16.</p>			
Points Awarded: Environment Child in Need	5 8	Children at height 1	
Existing Class: B 11.07.77	Group: B Points: 14 F		

Case No.: 29	Location: Woodhouse Park
Lived here since: November 1971.	Registration Date: 21st July, 1975.
Applicant's household:	Man and woman aged 26 and 30 years. Daughters aged 5 and 2 years.
Tenure: Council tenant	S/D Indicator:
Accommodation: Walk-up flat, 2nd floor.	
Size: 1 living room, 2 double bedrooms.	
Condition: Adequate.	
Amenities: All facilities present - none shared.	
<p>Modernisation has put this family in Group A. There is also a medical claim outstanding.</p>	
Points Awarded: Modernisation 200 Environment 5	Children at height 10 Children in need 8 Medical 0 P
Existing Class:	Group: A Points: 223 P

Case No.: 30	Location: Burnage
Lived here since: January 1950	Registration Date: 23rd September, 1976.
Applicant's household:	Woman aged 27 years. Son aged 4 years.
Tenure: Lodger	S/D Indicator: Not applicable.
Accommodation: Semi-detached house (non-council)	
Size: 2 living rooms, 3 double and 1 single bedroom.	
Condition: Adequate	
Amenities: All facilities present, but shared with her parents, brother aged 26 years, and sister aged 17 years.	
Points Awarded: Sharing amenity 9	Child in need 8
Existing Class: K 23.09.84	Group: B Points: 17 F

Case No.:	31	Location:	Bradford
Lived here since: June 1969		Registration Date: 5th September, 1973.	
Applicant's household: Man and woman aged 33 and 32 years. Daughters aged 12, and twins aged 11 months. Sons aged 10, 9, 8 and 5 years.			
Tenure:	Council tenant	S/D Indicator:	
Accommodation: Maisonette - ground floor.			
Size:	1 living room, 2 double and 1 single bedrooms.		
Condition:	Adequate		
Amenities:	All facilities present - none shared.		
Poor environment exists in addition to severe overcrowding.			
Points Awarded: Overcrowding 53 Environment 2 Child in need 8			
Existing Class: A 05.09.76		Group: B	Points: 63 F

Case No.:	32	Location:	Bradford
Lived here since: August 1972		Registration Date: 8th October, 1975	
Applicant's household: Man and woman, aged 25 and 23 years. Daughters aged 5, 3 and 2 years.			
Tenure:	Council tenant	S/D Indicator:	
Accommodation: Deck-access maisonette, 4th floor.			
Size:	1 living room, 2 double bedrooms.		
Condition:	Adequate		
Amenities:	All facilities present - none shared.		
In addition to overcrowding which exists, the situation of young children living on 4th floor is taken into account.			
Points Awarded:	Overcrowding 37 Environment 5	Children at height 24 Child in need 8	
Existing Class: A 08.10.76		Group: B	Points: 74 P

Case No.: 33	Location: Cheetham
Lived here since: October 1975	Registration Date: 21.02.77
Applicant's household: Woman aged 32 years.	
Tenure: Council tenant S/D Indicator:	
Accommodation: Terraced house	
Size: 2 living rooms, 1 single and 2 double bedrooms.	
Condition: Adequate	
Amenities: All facilities present - none shared.	
Underoccupied - asking for a house, maisonette or flat.	
Points Awarded:	
Existing Class: SP 21.02.77	Group: C Points: 0 F

Case No.: 34	Location: Bradford
Lived here since: August 1975	Registration Date: 3rd May, 1977.
Applicant's household: Man and woman aged 33 and 25 years.	
Tenure: Private tenant S/D Indicator: Not applicable	
Accommodation: Terraced house	
Size: 2 living rooms, 2 double and 1 single bedroom.	
Condition: Poor, according to the applicant.	
Amenities: No bathroom and W.C. outside. Remaining facilities not shared.	
Points Awarded: Lack of amenity 4 Dwelling condition 3 P	
Existing Class: M 03.05.87	Group: B Points: 7 P

Case No.: 35	Location: Hulme
Lived here since: January, 1971.	Registration Date: 16th May, 1977.
Applicant's household:	
Man aged 33 years.	
Tenure: Council tenant S/D Indicator:	
Accommodation: Deck-access flat, 4th floor.	
Size: 1 living room, 1 single bedroom.	
Condition: Adequate	
Amenities: All facilities present - none shared.	
Points Awarded:	
Existing Class: Y 16.05.77	Group: C Points: 0 F

Case No.: 36	Location: Sharston
Lived here since: November 1973	Registration Date: 6th July, 1974.
Applicant's household:	
Woman aged 80	
Tenure: Council tenant S/D Indicator:	
Accommodation: Multi-storey bedsitter, 2nd floor.	
Size: 1 large bedsitting room	
Condition: Adequate	
Amenities: All present - none shared.	
No medical grounds for rehousing have been claimed by applicant.	
Points Awarded: Aged Person in Need 15	
Existing Class: EP 06.07.74	Group: B Points: 15 F

Case No.: 37	Location: Chorlton-cum-Hardy	
Lived here since: December 1929	Registration Date: 20th August, 1971.	
Applicant's household: Woman aged 81 years Daughter aged 57 years		
Tenure: Council tenant	S/D Indicator:	
Accommodation: Semi-detached house		
Size: 1 living room, 2 double and 1 single bedroom		
Condition: Adequate		
Amenities: All facilities present - none shared.		
Requesting ground floor flat Barlow Moor or Chorlton-cum-Hardy. Applicant has been awarded Medical Priority Category A.		
Points Awarded: Medical Aged Person	45 20	Special Transitional Points 10
Existing Class: EP 20.08.62	Group: B	Points: 75 F

Case No.: 38	Location: Whalley Range	
Lived here since: April 1959	Registration Date: 9th May, 1968.	
Applicant's household: Man and woman, aged 57 and 52 years.		
Tenure: Private tied tenant	S/D Indicator: Not applicable	
Accommodation: Ground floor flat		
Size: 1 living room, 2 double bedrooms		
Condition: Adequate		
Amenities: All facilities present - none shared.		
Registered 9 years and position "preserved".		
Points Awarded: Special transitional points	10	
Existing Class: D 09.05.78	Group: B	Points: 10 F

Case No.:	39	Location:	Darnhill - Area 13
Lived here since:	December 1974	Registration Date:	27th January, 1977.
Applicant's household: Woman aged 79			
Tenure:	Council tenant	S/D Indicator:	
Accommodation: Multi-storey bedsitter			
Size:	1 large bedsitting room		
Condition:	Adequate		
Amenities:	All facilities present - none shared.		

Applicant is not claiming medical reasons for rehousing.
She requests a bungalow or ground floor flat.

Points Awarded: Aged Person	13
Existing Class: EP 21.01.77	Group: B Points: 13 F

Case No.:	40	Location:	Bramhall
Lived here since:	August 1976	Registration Date:	4th November, 1975.
Applicant's household: Woman aged 24 years. Son aged 3 years.			
Tenure:	Lodger	S/D Indicator: Not Applicable	
Accommodation: Semi-detached house			
Size:	One living room. One single and two double bedrooms.		
Condition:	Adequate.		
Amenities:	All facilities present but shared with applicant's parents and teenager sister.		
Points Awarded:	Overcrowding 37 Environment 2	Sharing amenity 5 Child in Need 8	
Existing Class:	C 04.11.77	Group: B	Points: 52 F

A n n e x D

SUPPLY/DEMAND INDICATORS

S/D Indicators for use in decisions
to allow transfers on property grounds

The construction of this indicator makes use of the applicants' declarations as to what they are prepared to accept in respect of:

- (i) Property Type and Sub-Type
- (ii) Location
- (iii) Floor Height

and also their calculated requirements in respect of:

- (iv) Property Size

For each sub-group of Property Type/Location/Floor Height/Size which actually exists, a count is made from the list of the number of applicants who have declared that they will accept a property in the particular sub-group concerned. This is therefore a measure of the demand for that sub-group. The records of voids are then examined in conjunction with information on the number of properties in the sub-group concerned to produce an estimate of the numbers of properties among existing property likely to become available for letting in a given period of time. This estimate is then added to the number of new properties becoming available in the same period to produce an estimated figure for the total number of properties becoming available for letting in that time.

The "Demand" figure is then divided by the "Supply" figure for each sub-group to produce an index of Supply/Demand, which is translated into a 1 to 99 Scale, the "S.D. Indicator".

It is clearly in the interests of the City Council to allow transfers for applicants who are willing to transfer to a property of lower letability score than the one which they are at present occupying, irrespective of the number of 'need' points scored by the applicant concerned.

The computing and clerical procedures necessary to calculate the S.D. scores have not yet been completed but work on them is currently proceeding. A specimen form is attached on which hypothetical examples of S.D. scores for two sub-areas are shown, to illustrate the presentation of method which it is proposed to adopt.

S.D. Indicators

(Range = 1 to 99)

Area	Sub-Area	Example 1				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		74				
House			59	60	63	
Cottage Flat - Grd.		58	55			
Cottage Flat - 1st		54	53			
Mod. Walk-up Flat - Grd.	39	54	50	49	47	
Mod. Walk-up Flat - 1st and 2nd	30	46	41	43	41	
Unmod. Walk-up Flat - Grd.	27	39	35	34	32	
Unmod. Walk-up Flat - 1st and 2nd	23	32	30	32	28	
Multi-storey flat - Grd.	34	56	52	42		
Multi-storey flat - 1st and 2nd	31	51	49	38		
Multi-storey flat - 3rd and above	29	48	29	24		
Deck-access flat - Grd.		26				
Deck-access flat - 1st and 2nd		14				
Deck-access flat - 3rd and above		9				
Deck-access mabs. - Grd.			21	27	23	
Deck-access mabs. - 1st and 2nd			14	13	11	
Deck-access mabs. - 3rd and above			11	6	5	
Other maisonettes - Grd.			49	46	43	40
Other maisonettes - 1st and 2nd			36	31	29	27

Area	Sub-Area	Example 2				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		89				
House			90	93	94	
Cottage flat - Grd.		75	74	69		
Cottage flat - 1st		67	63	54		
Mod. Walk-up flat - Grd.	43	59	60	64	63	
Mod. Walk-up flat - 1st and 2nd	39	54	53	51	49	
Unmod. Walk-up flat - Grd.	37	47	51	53	49	
Unmod. Walk-up flat - 1st and 2nd	31	44	39	38	35	
Maisonettes - Grd.			57			
Maisonettes - 1st and 2nd			51			

A n n e x E

PROSPECTS STATEMENTS

Prospects Statements

These statements will provide applicants with information on the numbers of points which are likely to be necessary in order to be offered properties in particular Type/Location/Size/Floor Height sub-groups.

In an identical manner to that outlined in Annex D for S. D. indicators, information will be extracted to produce an estimate of the total number of properties in the sub-group concerned likely to become available for letting in a given period of time, i.e. the likely "supply" of properties in that sub-group.

The information held on the applicants' file on applicants' preferences and entitlements with respect to Property Type/Location/Size/Floor Height will then be analysed in order to enable examination of the "queue" for the particular sub-group of properties concerned.

These estimates will then be presented to all applicants in the form of a prospects booklet.

The form of presentation of the information can be identical to that for the S.D. indicators. A specimen form is attached giving hypothetical examples of the numbers of points which might be needed in order to be allocated a property in the same sub-groups for which hypothetical S.D. indicators are given in Annex D.

"Points Required" Statement

Please note:

The group and points shown applies at month of issue only.

The offer of accommodation depends on the availability of vacant property.

Area	Sub-Area	Example 1				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		B 96				
House			B 78	B 80	B 87	
Cottage Flat - Grd.		B 76	B 72			
Cottage Flat - 1st		B 69	B 67			
Mod. Walk-up Flat - Grd.	B 53	B 69	B 65	B 64	B 61	
Mod. Walk-up Flat - 1st and 2nd	B 10	B 61	B 57	B 59	B 55	
Unmod. Walk-up Flat - Grd.	B 38	B 53	B 48	B 47	B 45	
Unmod. Walk-up Flat - 1st and 2nd	B 36	B 42	B 41	B 43	B 38	
Multi-storey flat - Grd.	B 48	B 71	B 67	B 57		
Multi-storey flat - 1st and 2nd	B 44	B 66	B 63	B 56		
Multi-storey flat - 3rd and above	B 39	B 63	B 39	B 35		
Deck-access flat - Grd.		B 34				
Deck-access flat - 1st and 2nd		B 26				
Deck-access flat - 3rd and above		B 17				
Deck-access mabs. - Grd.			B 31	B 36	B 33	
Deck-access mabs. - 1st and 2nd			B 26	B 24	B 21	
Deck-access mabs. - 3rd and above			B 20	B 16	B 15	
Other maisonettes - Grd.			B 64	B 61	B 57	B 54
Other maisonettes - 1st and 2nd			B 47	B 41	B 39	B 37

Area	Sub-Area	Example 2				
	Bed-sitter	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Bungalow		A 200				
House			A 203	A 206	A 215	
Cottage flat - Grd.		B 100	B 96	B 84		
Cottage flat - 1st		B 79	B 75	B 70		
Mod. Walk-up flat - Grd.	B 56	B 66	B 71	B 76	B 75	
Mod. Walk-up flat - 1st and 2nd	B 51	B 61	B 66	B 65	B 63	
Unmod. Walk-up flat - Grd.	B 49	B 63	B 65	B 67	B 63	
Unmod. Walk-up flat - 1st and 2nd	B 41	B 56	B 51	B 49	B 47	
Maisonettes - Grd.			B 63			
Maisonettes - 1st and 2nd			B 65			

