Local Connection to Wiltshire

71.8% strongly agree or agree to introduce

Positive impact	Negative impact
1. We would only be re-housing those with a connection to the County	1. Would create a less flexible labour market as applicants would be restricted from joining the register
2. Good for the economy and will help strengthen the communities	2. Will not encourage cross county movement
3. Keeps multiple generations of families closer together	3. It will limit choice for applicants in need across the country
4. Will help increase support for development in rural areas	4. Potential increase in hard to let properties as applicants would be restricted from out the area
5. Significantly reduce complaints about local homes not going to local people	5. Increase in workloads to check local connection

1st Allocation based on Local Connection to the town or parish

Local homes for local people – 75% from area board presentations

Positive impact	Negative impact
1. Keeps communities and families together in centre of interest	1. Villages and towns could stagnate and restricts movement
2. Allocations much more focussed on support networks – improves others areas such as social care.	2. Some villages / towns have no potential for future development so local people in these areas could be disadvantaged
3. Less disruption to families / school / employment	3. Increase administration to confirm local connection
4. It is what local communities want	4. Reliant upon the sustainability of the parish
5. Create strong vibrant communities	5. Prioritise connection over need

2nd Allocation based on Local Connection to the surrounding town or parish to comply with the core strategy

Positive impact	Negative impact
1. Complies with core strategy	1. As above
2. As above	

Not to include the transient community as an excluded group from the requirement to have a local connection to Wiltshire

64.6% did not want to see the transient group as an excluded group from needing a local connection to Wiltshire

Positive impact	Negative impact
1. Ensures local homes only go to local people 2. Unlikely to settle in Wiltshire due to limiting options	1. Could lead to more illegal dwelling/encampments 2. Doesn't provide equality for all / disproportionately impact on travelling community 3. Puts pressure on the limited alternative options 4. No stability, poor health, poor education

Those with no housing need to be excluded from the register to bid – removal of the current Bronze band

55.7% wanted to see the removal of the bronze band

Positive impact	Negative impact
1. Significantly reduce the numbers on the register making it easier to manage 2. Easier to manage expectations 3. Clients will need to consider alternative options to our limited social housing stock 4. All future allocations of social housing would be based on needs	1. Potentially restricts mobility 2. Increase in reviews / appeals and challenges to try and access the register 3. Potential increase in hard to let properties and therefore increase in voids 4. Potential increase in housing advice for customers not able to join the register

To introduce the Bedroom standard to determine the size of a home applicants can bid for

65.9% wanted to see the introduction of the bedroom standard

Positive impact	Negative impact
1. Prevents clients for bidding for properties that are not affordable and will reduce under occupation 2. Reduces impact of rent arrears with provides 3. Aligns with the lettings policies of the providers 4. Prevents clients false hopes on getting a larger property than they are entitled too	1. More complex IT system needed as in some cases providers will want to under occupy to help create sustainable communities. 2. Potential discrimination against those that work and can afford a larger home 3. Increase size of families in smaller homes, could cause estate issues 4. Potential to see smaller properties being built in the future

5. Makes best use of our stock	5. Legal definition of a bedroom, potential to see increase in appeals / reviews 6. Greater pressure on medical professionals to create supportive evidence of exemptions

To introduce exclusions for those who have caused unacceptable behaviour

87.8% wanted to see the exclusion of any applicant who has caused unacceptable behaviour

Positive impact	Negative impact
1. Encourage applicants to maintain rent arrear repayment plans or discourage rent arrears in the first place 2. The policy will not provide false hope to clients as many housing providers exclude for these reasons and will refuse an offer of accommodation if they become top of the list and have rent arrears 3. Excluding applicants who refuse properties will encourage applicants to be more selective – reduce refusals and improve void times 4. It will align with many of the provider lettings policies and therefore reduce shortlists 5. Improvements for landlords and quality of life for neighbours	1. Where will they be placed, what will happen to those excluded as Wiltshire Council may still have a duty 2. Clients with mental health problems who have caused ASB through no fault of their own 3. Increased time and resources needed to investigate and monitor all the exclusions 4. Could increase T/A if clients are suspended from bidding