

Appendix 1 – Consultation questions on the proposal to introduce an intermediate rent housing list.

The consultation document will summarise the reasons behind introducing an intermediate rent housing list, as set out in the main Cabinet Report. It will then explain the proposed edibility criteria and priority star system as set out in paragraphs 33 to 54 of the main report. It will then ask the following questions:

1. Eligibility

Q1a	Do you agree with the proposed eligibility criteria? If not why?
Q1b	Do you agree that applicants should be required to currently live in the borough or be a key worker working in the borough?
Q1c	Should the residence requirement be for a minimum period e.g. 5 years?
Q1d	Should other non keyworker households working in the borough be also eligible?
Q1e	Do you agree that the maximum income cap should be set at £90k?
Q1f	Do you agree that only those with household incomes below £60k should be able to bid for the lower London Living Rent equivalent rent properties?
Q1f	Do you agree that there should be a minimum household income threshold? If so do you think £26k is right or is this too high/low?
Q1h	Do you agree that the council should be able to exclude applications where the applicant or a member of the household has been guilty of unacceptable behaviour serious enough to make the applicant unsuitable to be an intermediate rent tenant? (as summarised in the main report)
Q1g	Are there any ways which the eligibility criteria should be further restricted, or loosened?
Q2h	Should the council impose restrictions on who can make up a household (as per the council's allocation policy) or allow a more flexible approach, such as allowing two or more unrelated individuals to share? If so, what other factors should we take account of?
Q1i	Should the council restrict lettings according to the number of rooms required by the household, e.g. not allowing single person households to bid for 2 beds and above?
Q1j	Do you have any other comments on the eligibility criteria?

2. Priority stars

Q2a	Do you agree with the proposed priority stars system? If not, why?
Q2b	Do you think any group should get additional priority stars? And why?
Q2c	Should any other groups be eligible for a priority star? And why?
Q2d	Do you agree key workers should receive additional priority?
Q2e	In the case of employers of key workers, what evidence do you have of recruitment issues in your sector?
Q2f	Do you agree with the proposed Southwark key worker definition? Or should this include/exclude certain roles?
Q2g	As many hospitals, fire stations, schools etc in neighbouring boroughs provide services to Southwark residents, should the definition of key workers be limited to key workers working in Southwark, or should this be widened to include working in neighbouring boroughs, or organisations serving Southwark residents?
Q2h	Do you agree that victims of serious domestic violence and/or abuse should

	receive a priority star, what evidence do you think should be required given this is sensitive information?
Q2i	After taking account of priority stars, do you agree time on the list should be used to prioritise households? And if this is the same (as it is a new list) do you agree a lottery should take place? Otherwise, what alternative mechanism should we adopt?
Q2j	Given the legal requirements covering council nomination to registered provider lettings, do you agree that registered providers should be able to allocate their own properties in accordance with the council's eligibility criteria and priority star system? If not, what alternative system do you think should be applied?

3. Tenancy renewals

As the tenancies would be of a fixed period, there will need to be a decision about the factors that would be taken in to account in deciding whether to renew the tenancy. This could include whether the household was still eligible under the original eligibility criteria.

Q3a	Do you have any views on what factors should be taken account of in deciding whether to renew a tenancy?
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4.Funding

There will be a cost of administering the scheme, to cover the purchase of a web portal, ongoing license fees and staff to help process applications. Costs will be kept to a minimum. This cost would need to be funded outside of the Council's Housing Revenue Account and the council is exploring ways to avoid this additional cost falling on the Council's general fund.

Q4a	Do you have any views on how this administration and monitoring costs should be resourced?
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5. Impacts on specific communities

The Council believes this intermediate rent housing list should benefit all communities by providing an additional housing option for those who are currently struggling to afford housing costs in the private rented sector. Further prioritising key workers should also benefit all residents of the borough by assisting in addressing recruitment issues, helping to ensure that a high level of public service can be maintained.

Q5a	Do you think that these proposals would result in any potential positive or negative impact on people with different protected characteristics?
Q5b	Would the eligibility criteria or priority star system present any barriers to accessing our services for different groups of people?
Q5c	Do you have any other comments regarding the impacts on specific communities?

Please email your comments on this proposal to housingstrategy2@southwark.gov.uk by the _____(deadline to be agreed