



Allocations and Lettings

Author: Angela Aldis Operations Manager

Date Issued: 2026

Review date: 2028

Contents

Items	Page No
1 Introduction	3
2 Aims and Objectives	3
3 Policy Statement	3
4 Allocations Criteria	4
5 Appropriate Size of Housing for Applicants and Housing Need	6
6 Lettings Arrangements in the Harrogate District	6
7 Mutual Exchanges	7
8 Exclusions and Suspensions from the Allocation Process.	7
9 Offers of Accommodation	9
10 Sustainability and Affordability	10
Appendix 1 Housing Criteria Bands	11
Appendix 2 Affordability Checks	13
Appendix 3 Equality Analysis	16

1.0 Introduction

1.1 Harrogate Housing Association (HHA) is committed to letting our homes in a fair, transparent and efficient way. In doing so we will take account of the housing needs and aspirations of our residents and potential residents.

2.0 Aims and Objectives

2.1 We aim to provide high quality and well managed rented homes which are allocated in a way that makes the best use of our homes, creates mixed and sustainable communities and provides choice and mobility for our existing residents.

2.2 HHA will aim to assist North Yorkshire Council's(NYC) strategic housing function with its statutory obligations.

2.3 To outline HHA's approach to the allocation of its houses and flats.

2.4 To be compliant with the Equalities Act 2010 and the European Convention on Human Rights. This will ensure the protected characteristics of applicants are considered in making allocations to suitable properties.

2.5 HHA will work with NYC Choice Based Lettings process, Home Choice, to help deliver homes for residents with a Harrogate connection.

3.0 Policy Statement

3.1 The Allocations Policy helps to deliver the objectives of the Association which allows for the sustainment of communities and access to affordable housing in the Harrogate district.

3.2 The policy provides residents with a simple, clear and transparent way to access housing with us.

3.3 It ensures choice and mobility within our homes and there by sustain tenancies.

3.4 The policy operates in a way that ensures that no individual or group is discriminated against as a direct or indirect result of our allocations policy.

3.5 Legislation and Regulation - When we allocate our homes we shall have regard to all relevant legislation, regulation and good practice and ensure applicants have demonstrated their Right to Rent. In particular we will have regard to the following regulatory requirements which have been put in place by the Regulator for Social Housing. These are set out in

- **The Economic Standards** – this policy contributes towards achieving the standard by ensuring the process will identify applicants quickly and appropriately and that we make the best use of our resources in doing this, including the management of our housing stock
- **The Consumer Standards** – this policy contributes towards achieving the Tenancy Standard (one of the consumer standards) which requires HHA to let its homes in a fair, transparent and efficient way. The Tenancy Standard requires that we take into account the housing needs and aspirations of residents and potential residents and

demonstrate how our lettings make the best use of available housing and are compatible with the aim of contributing to NYC's strategic housing function and achieve sustainable communities. Applicants who are our residents will gain access to opportunities to exchange their tenancy by way of internet-based mutual exchange services.

4.0 Allocations Criteria

As part of the assessment for our allocations HHA will make an assessment of the needs of the applicant and band them into 3 categories:-

- Band A - Principal housing need
- Band B - Non Urgent housing need
- Band C - Choice based housing request

These categories are determined by a number of circumstances identified to us by the application and visit for rehousing. In order to maintain sustainable communities we may have to provide management moves to a property, for instance where the previous resident created significant anti- social behaviour issues for neighbours. HHA will be clear and transparent about the approach we take in making these offers and will be supported by the Customer Liaison Committee.

Criteria for Housing

4.1 All assured and secure residents will be eligible to register on the transfer list for a move to another home. Those residents with an assured shorthold tenancies or starter tenancies living in general needs properties are not eligible to register on the transfer list until their tenancy is upgraded to an Assured Tenancy. This should be done in a timely manner to ensure that those on ASTs are not precluded from the opportunity of moving home.

4.2 Residents who have moved through a mutual exchange cannot register for a transfer until they have been living in their home for at least a year.

4.3 Residents who have breached their tenancy will not be allowed to register on the transfer list. Or if they registered before the breach, their application will be suspended until their breach is resolved.

4.4 Residents who are perpetrators of anti-social behaviour will not be considered for a transfer for at least 6 months from the last evidenced act of anti-social behaviour.

4.5 Those that have an outstanding housing related debt will not be considered for a transfer until all such debts are cleared. This includes, rent arrears, recharges, court costs and housing benefit/universal credit overpayments. Exceptions to this restriction may include those who wish to downsize who are in rent arrears due to the restrictions in housing benefit/UC payments as a result of the bedroom size criteria. Decisions to approve these residents onto the list will be by management discretion and approved by the Customer Liaison Committee.

4.6 All transfers/mutual exchanges will be subject to a satisfactory property inspection, which will be carried out prior to any offer being confirmed. (See the Repairs and Maintenance Policy).

4.7 HHA will consider those eligible to register for housing as being anyone who has a local connection to the Harrogate District. Harrogate District covers, Ripon, Knaresborough, Boroughbridge, Masham, Pateley Bridge and the villages of Nidderdale such as Bishop Monkton, Arkendale and Burton Leonard. A local connection with a strong family connection, someone who is moving to the Harrogate District and has permanent employment in the area, those who have the recourse to public funds, have the Right to Rent and are aged 18 year or over.

4.8 HHA will carry out an affordability check on all applicants and existing residents who are on the housing list, prior to them being offered a property to ensure that they have the means to pay their rent. Applicants can be referred to an agency that supports people to manage their tenancies successfully.

4.9 HHA will not normally offer a tenancy to someone who previously held a tenancy with them who had breached this agreement. HHA will use its discretion on each case and will seek the approval of the Customer Liaison Committee before refusing or accepting an applicant in these circumstances.

4.10 HHA will aim to prioritise / give preference to an applicant whose household income is below £60,000 . This will be sensitive to the need for affordable housing in the Harrogate District.

4.11 HHA aims to allocate its housing stock to local people from the Harrogate District. To do this applicants will need to demonstrate that they have lived or have a local connection with the Harrogate District..

HHA will also accept those applicants who apply and need to be rehoused and don't have a local connection but can supply details of a need to be rehoused in Harrogate and fall within the following preference categories: -

- Victims of domestic abuse, hate crime or racial harassment or have experienced violence or the threat of violence.
- Same sex couples who are victims of harassment involving violence or threats of violence.
- Those having to move due to medical reasons.

4.12 HHA will also aim to support applicants who need to move to the Harrogate District for employment reasons. HHA may ask for employer details to confirm this

4.13 HHA will look to develop a Local Lettings Plan on specific schemes that assist in our aim of sustaining communities; this will give preference to certain applicants in a scheme or area. HHA will do this as a result of specific issues or concerns and will be clear and transparent to applicants. The Customer Liaison Committee will support all local lettings plans.

4.14 HHA will, in allocating property, match a suitable property to the applicant. If a property has an adaptation or similar feature in place, then it will aim to match an applicant that will best utilise that facility in the property.

5.0 Appropriate Size of Housing for Applicants and Housing Needs

The Association will seek to maximise the use of its available housing without creating overcrowding. In order to achieve this, we will ensure that the following size criteria will be adopted: -

- To comply with the housing benefit/universal credit age restriction for sharing bedrooms for those under the age of 10 years of different genders and up to 18 years for those of the same gender.
- An adult carer living full time with the household, caring for the resident or an existing member of the household will be allocated their own bedroom.
- Those with shared contact/access to children. The parent who is in receipt of the child benefit and has at least 50% access will be allocated the appropriate number of bedrooms for the child/children.
- Pregnant women will be assessed as needing at least 2 bedrooms on production of the MATB1 form.

This is assessed alongside a Housing Needs Category which covers:

- Overcrowding/under occupation of a property
- Homeless or in temporary accommodation
- Sharing facilities or facilities having a detrimental effect
- Poor/unfit accommodation
- Residents who cannot access housing through other markets
- Urgent moves due to housing need in a specific area due to security reasons
- Moving from domestic abuse
- Needing to move to be near or access support network, closer to work or separated family.
- Discretionary lets/sensitive lets due to neighbourhood management issues
- Current property unsuitable on medical grounds

Other categories not in the above list, but in housing need, will be considered at the discretion of the Operations Manager and then approved by the Customer Liaison Committee.

6.0 Lettings Arrangements in North Yorkshire Council Home Choice

Home Choice is a choice based lettings scheme operates on the basis of a common allocation policy and common housing register. Harrogate Housing Association (HHA) works with its partner North Yorkshire Council (NYC) as an Associated Landlord. This means that the Association can advertise its properties on the choice based lettings scheme for our available properties outside of the new build schemes. The Association may advertise its properties on Home Choice and NYC will then, after the close of bidding, send a list of nominees to us. HHA aim to help achieve NYC's strategic goals and responsibilities for housing. When properties become vacant HHA will accept nominations for the minimum agreed percentages of its properties in the Service Level Agreement for the nomination of applicants . This is normally 50% unless otherwise stated in the agreement, such as those properties allocated to HHA under Section 106 of the planning regulations where 100% of the first let is to an NYC nomination.

7.0 Mutual Exchanges

Existing residents wishing to carry out a Mutual Exchange will be subject to the same requirements as new applicants for housing, i.e. they will have to demonstrate a need for the size of accommodation they wish to swap to, have a relevant tenancy as stated, and can demonstrate affordability as stated in Section 4 and 5 of this policy. This will need to be demonstrated in their application.

The Association subscribes to the Homeswapper website and applicants would need to register their interest in a property on this site, free of charge.

If residents do not have access to the internet, then this can be achieved by calling into the office where staff will access the site for them.

8.0 Exclusions and suspensions from the Allocations Process

8.1 HHA will act fairly and transparently in the allocation of its properties and tenancy changes. There will be situations where the Association may have to suspend, refuse or restrict access to schemes or properties without indirectly discriminating against anyone, as indicated in the Equalities Act 2010 or impacting on the European Convention for Human Rights. The circumstances of these exclusions and suspensions are stated below;

- Owner Occupiers – who have sufficient equity to purchase a property after the sale of their property. If they do not have sufficient equity then the property must be sold or proceeding to sale for the applicant to be accepted on to the waiting list.
- Adaptations – HHA will try to match properties with existing adaptations to applicants requiring those adaptations. The Association will not offer a property on the basis that adaptations will be carried out.
- Suspension of application criteria - Applicants whether direct, via nomination or from our existing resident base may be suspended from our waiting list. The Association can apply its discretion (as mentioned in Section 4 of this policy) but will consider suspending an application where there are reasonable grounds to do so. These grounds include:
 1. The applicant has housing related debts which include rent arrears, former tenancy arrears, service charge, court costs, recharges and any other related debts . If an applicant can prove that they have and are keeping to an agreement to reduce this debt, and have been doing so for at least 6 months, then the Association will use its discretion to accept the application. This excludes mortgage defaults for owner occupiers.
 2. Anti-social behaviour – applications will not be accepted if we have reasonable grounds to believe that an applicant/household member has breached a condition in their tenancy agreement or demonstrated this in their past behaviour. Reasonable grounds covers, but is not limited to, incidents that have happened in the past 2 years and covers demotion of tenancy, eviction and notice of intention to seek possession on grounds of anti-social behaviour. This behaviour extends to violent, aggressive or threatening behaviour to staff either in our office or any staff carrying out their duties. All allegations will be investigated. Those applicants who have had legal action taken against them for any form of harassment/hate crime will also not be accepted onto our list for a minimum of 2 years after which the situation can be reviewed or the applicant provides enough evidence that

discounts the information the Association received as a result of its investigations.

3. Criminal Offences – HHA may not accept applicants or members of their household to be rehoused with them, who have been convicted of serious criminal offences that have not been spent and may pose a risk to the residents, staff and community that HHA operates within. Serious offences cover the following:
 - Manslaughter / Attempted Murder
 - Serious Assault
 - Use of firearms/ knife or other bladed instrument
 - Rape
 - Offences against Children
 - Arson and criminal damage endangering life
 - Wounding GBH with intent
 - Offences relating to Hate crime
 - Dealing- being concerned with the supply or intending to supply any controlled drug
 - Breach of Tenancy in any respect including Anti-Social Behaviour
 - Any offence where a racial motivation was proved
 - Tenancy Fraud

This is not a definitive list of offences but demonstrates levels of offences considered. HHA will use its discretion, on a case by case basis, and will make its decision with the approval of the Customer Liaison Committee.

8.2 Appeals - if a decision has been made to either not accept an application or accept a member of an applying household then the applicants will be informed of this decision. Applicants can appeal the decision by contacting the Association within 10 working days. A copy of the appeal will be provided to the Customer Liaison Committee for their comments and recommendations.

A formal response will be provided to the applicants in 10 working days and if they are not happy with the response they can appeal through the Association's formal complaints procedure but only if there has been a failing of HHA to follow this policy.

8.3 Open and Closed Waiting Lists.

HHA has a limited supply of homes available to let, the average number of voids in a 12 month cycle is 12. As a consequence the number of applicants on our waiting list can be disproportionate to the number of properties becoming available. As a result, from time to time the Association may close the waiting lists to new applicants as we cannot provide a realistic chance of them being rehoused in a reasonable timescale.

8.4 Review of Housing Waiting List.

The waiting list of accepted applicants will be reviewed on a regular basis and in consideration of the availability of voids. This review is normally done on an annual basis and will require the applicants to actively confirm their housing needs have remained the same or have worsened; this would necessitate the need for the change in the category of assessment to reflect their circumstances. If the applicant does not respond by the given date to this request then their application will be cancelled. If applicants have remained on the list for 2 years or more without an offer made then they will be removed from the list as there will be no realistic chance of re housing them, unless these are existing residents of

HHA or reasonable reason is provided to keep them on the list up to a maximum of 5 years on the list.

8.5 Lettings to Staff, Family Members and Close Connections

Applicants for re-housing who are employees of HHA, relatives of employees or close connections, including Board Members, should declare this on their application form. Their application will be assessed in the normal way.

9.0 Offers of Accommodation

If an applicant is to be considered for rehousing or if a transfer applicant is to be offered a property then HHA will carry out a visit to their current home. Subject to an acceptable property condition report and the required housing checks (right to rent, local connection, etc) being carried out then HHA will make an offer.

9.1 Tenancy Types

All new residents will be offered an Assured Shorthold Tenancy. After 12 months successful completion of the shorthold tenancy the resident will be converted to an Assured Tenancy. HHA defines a successful tenancy as one where there have been no breaches in the conduct of the tenancy, for example the resident has no rent arrears or other debts owed to the Association, the resident has not caused any nuisance or anti-social behaviour and the condition of the property is kept in an acceptable condition. After the 12 month period HHA will arrange to inspect the property and provide a report and recommendation following this visit to convert the shorthold tenancy to an Assured Tenancy. This is subject to the ratification approval of the Customer Liaison Committee. If HHA convert the tenancy then the resident will receive a letter confirming the Assured Tenancy status. For those who are not converted after 12 months then HHA will work with the residents to ensure that they progress to an Assured Tenancy with the aim of achieving this within a further 12 months or take any appropriate legal solutions to end the tenancy.

9.2 Withdrawal of an offer

HHA reserves the right to withdraw making an offer of accommodation if there are concerns about the prospective resident's ability to successfully maintain a tenancy or their requirements for re housing are found to be different to those indicated by their application, or that a tenancy fraud has been identified.

9.3 Refusal of Offers

If NYC has nominated an applicant for a property and wishes to refuse the offer then the applicant will be advised to speak directly with NYC as to the outcome for refusing the accommodation.

If a direct applicant or transfer applicant wishes to refuse an offer made directly by HHA then they will need to clarify why the property is unsuitable. Offers are made subject to what is contained on the application form and the subsequent visit to the applicant's home. Offers are made that are suitable for an applicant's requirements. It will only be acceptable for an applicant to reject an offer by identifying reasonable reasons. If an applicant has been given 3 reasonable offers of re housing and refused then HHA reserves the right to cancel their application.

10. Sustainability and Affordability

HHA's aim is to provide suitable accommodation for residents and prospective resident's needs. These needs may change over time and it is our aim to sustain our neighbourhoods and develop the communities where our residents live. To achieve this HHA may seek to allocate homes to applicants who will not always score in Band A or B of our housing criteria, such as a key worker, but will contribute to supporting a mixed community.

Tenancies are let at an affordable rent level which is at or below Local Housing Allowance. As a responsible landlord we do not want to put our applicants or existing residents in a property that they cannot afford to sustain and which may put them in financial hardship. We will therefore carry out an affordability assessment with households to identify what support may be required and ways of maximising their income potential. HHA will be clear about the level of rent that is payable and will reinforce the resident's commitment in the tenancy agreement to make rent payments. Where we find income restrictions on affordability these are identified clearly to the applicant to consider their ability to commit to pay their rent and the impact of non-payment of rent on their tenancy. The Officer will complete an affordability check with the applicant that indicates they understand the resources available to them in managing and sustaining their tenancy. If the affordability checks shows that the applicant cannot afford the rent then HHA will not make an offer of a tenancy on affordability grounds.

10.1 Succession

HHA accepts that in a joint tenancy when one of the two has died, the surviving tenant has the right to the sole tenancy. This will be the one and only statutory succession. Therefore there can be no further succession if the survivor dies, the succession has happened previously.

When a sole tenant dies their wife, husband or civil partner may succeed if they were residing with the late tenant at the time of their death and they were occupying the property as their main or principal home.

If there is no wife, husband or civil partner then a family member or co habitee may qualify to succeed but they must prove that they resided with the deceased for 12 months continuously and that this was their main or principal home . Proof of this covers legal government documents such as passport/ driving licence with the address and date of issue will be looked at, Bank or Building Society accounts, Electoral registration at the property, benefit claims, utility bills are some other documents that will be required to prove residency. HHA will work with its own stock and North Yorkshire Council to provide alternative accommodation if the "successor" is under occupying so that they can reside in a more suitable property. If the successor is under occupying and reasonable offers have been made to more suitable accommodation which was refused then the association may consider a legal option.

Appendix 1 Housing Criteria Bands

Band	Criteria	Detail	Includes
A – this band consists of applicants that have an immediate housing need	1.Homeless	NYC have accepted statutory homeless and in priority need	Nominations from NYC and direct applicants This includes but is not restricted to those with a local connection as prescribed under the Section 106 planning agreement with NYC.
	2. Medical	Where there is an urgent need for re housing and the applicant or households members' medical condition is severely affected or exacerbated by the property they reside in or are unable to return to it.	Nomination from NYC and direct applicants including transfers.
	3. Housing Conditions	Where an applicant or their household needs to move urgently due to the condition of their property.	Direct applicants/ households and nominations assessed as being statutorily overcrowded.
	4.Additional Needs	Where an applicant, resident or a member of their household needs to move urgently on welfare or hardship grounds which do not fall into the other criteria.	Applicants/residents require urgent housing due to <ul style="list-style-type: none"> • Giving or receiving support. • Racial, sexual or homophobic harassment or abuse or other hate crime. • Residents under occupying their current home where the move will assist HHA to achieve the best use of its stock. • Residents living in HHA stock that have an adaptation they do not require. • Those leaving tied accommodation e.g. due to retirement.
B – this band consists of non-urgent need applications who can be considered for rehousing	1. Non Statutorily Homeless	All non- statutorily homeless categories.	Direct applicants and transfer request from residents and nominations.
	2. HHA overcrowding residents	Where there is a non-urgent need for rehousing and applicant is experiencing difficulties coping in their current property.	Applicants(including Nominations and direct applicants) who are <ul style="list-style-type: none"> • Having difficulty negotiating stairs.

Band	Criteria	Detail	Includes
	3. Medical		<ul style="list-style-type: none"> • Difficulty accessing the property due to stairs and slopes. • Having to move because the property is beginning to have a detrimental effect on their physical or mental well-being and their health could deteriorate as a result.
	3.Housing Conditions	Where an applicant needs to move due to the condition of their property	<p>Applicants who are</p> <ul style="list-style-type: none"> • Lacking one or more bedrooms and are overcrowded. • Sharing facilities • Lacking facilities e.g. no utility connections to the property.
	4. Additional needs	Where an applicant needs to move on welfare or hardship grounds and does not fall into the other criteria	<p>Applicants and residents who</p> <ul style="list-style-type: none"> • Require housing to recover from the effects or threats of violence, physical, emotional or sexual abuse • Need to move to take up employment. • Need to move because of the needs of a child in the household on welfare and hardship grounds and do not fall into the other streams.

Appendix 2

Affordability Check

1. Personal Details

Name	
Address	
Number of People in Household	

2. Income (Weekly/ Monthly)

Income	Amount £	Weekly/ Monthly
Wages/Salary		
Wages/Salary (partner)		
Benefits – UC payments		
Maintenance Payments/ other Income		
Total Income	£	

3. Outgoings

3.1 Household

Outgoing	Amount £	Weekly/ Monthly
Rent/mortgage		
Council Tax		
Buildings Insurance/Contents		
Life Insurance		

3.2 Utilities

Utility	Amount £	Weekly/Monthly
Gas		
Electricity		
Water		
Other heating costs		

3.3 Other Household Costs

Item	Amount £	Weekly/Monthly
Groceries and Toiletries		
TV Licence		
Broadband		
Satellite/ Cable etc.		
Telephone landline		
Telephone Mobile		
Maintenance payments		
Clothing and Shoes		
Childminding Costs		
Prescriptions dental and glasses		

Item	Amount £	Weekly / /Monthly
Pet Costs		
Transport /Travel Costs		
Loan / debt repayments		
Other Please specify		
Total Outgoings	£	

4.0 Affordability

Address	Rent and service charge	W	M
	Rent	£	£
	Service Charge	£	£
	Total	-----	-----
UC – Housing Element entitlement	£		
Total available income	£		
Affordability Criteria met Y/N			
Signed (Neighbourhood Officer)			
Date			

Appendix 3 Equality Analysis

Scope of the Equality Analysis

• Policy to be assessed	Allocations Policy
• Lead Officer	Angela Aldis
• The main purpose and outcome of the policy	<p>The allocation of social housing is governed by the Housing Act 1996. A review of the Allocations Policy has been carried out to align and update the policy in respect of the new legislation (details below). The policy sets out the way in which the Association will allocate its housing into 3 bands. This will allow the Association to offer appropriate housing and choice to applicants.</p> <p>Harrogate Housing Association are proposing to amend the policy in the following ways</p> <ul style="list-style-type: none"> • Including the type of tenancy that will be offered. • Succession rights <p>Under the Equality Act 2010, HHA must have due regard to the need to:</p> <ul style="list-style-type: none"> • Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act; • Advance equality of opportunity between those with a protected characteristic and those without. <p>The equality analysis looks at the impact of the above proposed changes on the protected groups.</p>
• Who the assessment will benefit / apply to	The new Allocations policy will apply to all applicants, new and existing, seeking housing with the Association from 1 February 2026
• Associated strategies or guidelines (legal/ statutory)	<p>Housing Act 1996(as amended)</p> <p>The Human Rights Act 1998</p> <p>Equalities Act 2010</p> <p>Localism Act 2011</p> <p>Homeless Reduction Act 2017</p> <p>Harrogate Borough Council Strategic Plan 2018 – due to be updated as now part of a Unitary Authority</p>
• Context	<p>HHA operates in an area of high value in terms of property/ land and a high market rental value. Since 2015 our stock base has increased to approx. 300 units.(including Harrogate Flower Fund Homes)</p> <p>Our current waiting list demand stands at 46 applicants, this follows a recent review of the list</p>

that has aimed to keep those still in need of housing and we have updated their circumstances. We regularly review the need to accept more applicants onto the list.

The waiting list is sufficient to sustain our annual number of voids, which is 12 (excluding new developments that have 100% nomination rights from the local authority). But anticipate a greater turnover in the coming years. North Yorkshire Council continues to nominate to our existing general needs stock at 50%.

Waiting list applicants are typically on low incomes or receive some sort of benefit to either supplement their income or they are dependent on some sort of benefit. These applicants cannot afford the purchase of a property in the Harrogate area due to high property values and cannot afford decent private market rented housing in the area.

Many applicants have to wait a considerable length of time before securing a rented home with us as turnover is very slow.

The Harrogate District Local plan 2018 – 2035.

This plan is currently being updated as part of the new North Yorkshire Local Plan. This will replace the existing plan for the former Harrogate Borough. The new plan is anticipated to be adopted in April 2028.

Age

The highest age group of people living in Harrogate district are those aged 45 - 64 years at 28%. Second highest is those aged 30 - 44years at 19%

Sex(Gender)

The census indicates that there are a slightly higher proportion of females than males in Harrogate district. The higher the proportion of females becomes progressively more pronounced in the older age categories, which is consistent with the picture nationally. Highest proportions of females are in the 45 – 64years at 14% approx.

Disability

Harrogate District has comparatively low levels of people whose day to day activities are limited to any extent due to health and disability (15.5%). Those of working age (16 -64years) i.e. 10,000 had a health problem or disability that affects their day to day living.

Race

Under the Equalities Act, race includes a person's colour, nationality and ethnic or national origin. The census indicates that the population of Harrogate District is 157,869. In the Harrogate District the most populous Black and Minority Ethnic (BME) group is (largest first) White – other White(6,473); with the lowest being Asian or Asian British –Indian (584)

Religion and Belief

The census indicates that Harrogate District is home to people from all the major religions identified. The majority of the district's residents are Christian (108,298). Although having a significantly lower Muslim population Islam is the faith with the second highest number of followers (631) in the district. Almost a quarter of the district's residents do not identify with any religion.

Sexual Orientation

There is no official data on the number of people in the Harrogate district, or indeed nationally, who are homosexual or bisexual. The 2011 Census identified that roughly 0.16% of the district's population aged 16 and over are living as part of a same-sex couple; this equates to approximately 188 people (the total population aged 16 and over is 117,336).

It is recognised that not all lesbian, gay or bisexual people will have been living with their partner and indeed not all will have had a partner at the time of the Census.

Pregnancy and Maternity

Although pregnancy is the condition of being pregnant, protection against pregnancy discrimination covers women who are pregnant but also people who may be discriminated against due to an association with someone who is pregnant. Maternity is the period after giving birth. Protection against maternity discrimination extends for 26 weeks following the day of the birth. After this period unfair treatment due to breastfeeding, for instance, is considered sex discrimination.

Gender Reassignment

Gender identity refers to a person's innate, deeply felt sense of being male or female, or even both or neither. The term transgender refers to an individual whose gender identity does not match their assigned birth sex. There are no official statistics for the number of transgender people

	<p>within the Harrogate district, and similarly there are no official statistics regarding transgender populations regionally or nationally.</p> <p>Marriage and Civil Partnerships</p> <p>In the Harrogate district, according to Census 2011(ONS) information, those in a marriage or civil partnership was 129,036 of these 257 classed as registered in a same sex civil partnership. These statistics do not reflect the changes in law, namely the Marriage (Same Sex Couples) 2013, with the first marriages commencing in March 2014.</p>
--	--



		Overall impact				
					Adverse Impact	
		Positive	Neutral	Low	Medium	High
		✓				
		✓				
Affordability Checks to applicants	All -This allows the applicant to understand the real costs of housing and is a useful tool for them in understanding their income and sustaining their tenancy.			✓		