

# Allocating Social Housing

## The Banding System Explained

### BAND ONE

#### EXCEPTIONAL CIRCUMSTANCES – MOST URGENT ONLY

- Applicants fleeing domestic abuse who have been assessed as needing to move urgently for the safety and security of themselves or a member of their household.
- Applicants with urgent health or disability needs (Medical A).
- Applicants with urgent social or welfare needs (Social A).
- The applicant's current property condition presents a serious risk to life or presents an immediate threat of serious injury or a Prohibition Order for a Category 1 Hazard has been placed on the property.
- Demolition or Compulsory Purchase Order cases. Decant required (Council stock only).
- Exceptional cases as agreed by the Exceptional Circumstances Panel.

### BAND TWO

- Homelessness applicants who are owed a duty by any local housing authority under S189(B) or S193(2) of the Housing Act 1996 (or under S65(2) or 68(2), Housing Act 1985) or who are occupying accommodation secured by any such authority under S192(3), 1996 Acts.
- Council care leavers in housing need, with agreement from the Young Person's Housing Panel and completed tenancy training course.
- Move on from non-permanent supported accommodation that is commissioned by the Council, as part of an agreed move on pathway (for example, semi-independent living schemes) following completion of tenancy training course.
- Under-occupying by two bedrooms or more under the Bedroom Standard in this policy (social housing only, where the void comes back for re-let)..
- Overcrowded by 2 or more bedrooms under the Bedroom Standard in this policy.
- The applicant's current property does not present a serious risk to life or an immediate threat of serious injury, but is subject to a Category 1 Hazard, which cannot be resolved within 6 months and poses a considerable risk to the applicant's health.
- A person with an urgent housing need who has ceased or will cease to be entitled to accommodation within the next three months and:

## BAND TWO (continued)

- o is serving in the regular forces and is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to the person's service; or
- o is serving or has served in the reserve forces and is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to the person's service.
- A person with urgent housing needs who has ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner who has served in the regular forces and whose death was attributable (wholly or partly) to that service.
- Applicants owed a duty by Adult Social Services under community care legislation who have been assessed by the housing team as being suitable to move into or between independent living settings and have an appropriate support package in place.

## BAND THREE

- Key Workers (see definition on page 17).
- Applicants owed a duty under s.195(2) of the Housing Act 1996 i.e. the prevention duty.
- Applicants with significant health or disability needs (Medical B).
- Applicants with significant social or welfare needs (Social B).
- Property condition is of concern but does not meet the severity threshold required for Band One.
- Overcrowded by one bedroom according to the Bedroom Standard in this policy.
- Service occupiers.
- Members of the regular forces leaving service accommodation through no fault of their own on discharge without dependents, not including those who would fall within Band Two.
- Former members of the regular forces with housing need, not including those who would fall within Band Two.
- Foster carers with approval from the Council's Children's Services, where there is a need to move to a larger home in order to accommodate a looked after child (max.4 bedrooms).
- Under-occupying by 1 or more bedrooms (social housing), including tenancy successors who are required to downsize.

## BAND FOUR

- Part VII applicants who are owed a duty under S190 of the Housing Act 1996.
- Private renting and adequately housed.
- Social tenant and adequately housed.
- Sharing facilities including kitchen and bathroom, and adequately housed.
- Council care leavers and those requiring supported accommodation who do not meet the criteria for Band 2.

## BAND FIVE

- Owner occupiers.
- Applicants who have sufficient financial resources.
- Applicants who have deliberately worsened their circumstances in order to qualify for higher priority (see page 24 for more details).
- Former tenants who have been evicted for failure to pay rent and/or for breach of tenancy conditions.
- Out of area applicants who qualified to join the Housing Register under the Council's previous Housing Allocations Policy. This is a transitional arrangement only and does not apply to applicants who join the Housing Register after this policy was adopted.