

How your application is assessed

Your housing application is assessed using a “banding” system. There are three bands or categories you can come into depending on the information you provide in your application form. These are:

1. Urgent need to move
2. Need to move
3. Community and employment.

The criteria for each band are in the charts that follow:

Band 1 - Urgent Need to Move

For applicants in extreme or life threatening situations as a result of their housing or directly linked to their housing situation. Subject to time limit and review.

Criteria	Description
Emergency Medical	Emergency banding is granted only in exceptional circumstances, when the applicant or a member of the applicant's household has a life threatening condition, which is seriously affected by their current housing, or their home cannot be accessed due to ill health or disability
Management Transfer. severe ASB, nuisance, domestic violence, racial harassment (Report required)	Agreed in exceptional circumstances due to significant problems associated with the tenant's occupation of a dwelling and there is high risk to the tenant or their family's safety if they remain in the dwelling/area. Transfers will be to properties of the same size and type where required, but locations or areas are likely to change
Decants	Where a property is required due to redevelopment or major repairs, or where current lease has expired
Release Adapted Property	Where a tenant does not require a specially adapted property for disabled use, and there is a demand for its use
Homeless household in temporary accommodation, and accepted by local authority as homeless	Landlord wants property back Or Property not suitable to meet applicant's or a member of the applicant's household's needs AND their only prospect of meeting them is in permanent accommodation
Statutory Duty to re-house	Closing order issues i.e. properties unfit for human habitation as advised by Environmental Health where there is no way to make the property fit. Or Similar duty where emergency re-housing is essential e.g. CPO to enable site clearance for a road widening scheme

Band 2 & 3 over page

Band 2 - Need to Move

For applicants in a high need but not emergency or life threatening

	Description
Statutory Overcrowding or Court Order	Statutory overcrowding as defined by Housing Act 1985 Or Court Order to re-house
Successors	Where a resident succeeds a tenancy but would be under-occupying their current home by more than 2 bedrooms
Move-On accommodation	Where someone is leaving supported housing (Foyers) and needs to find independent accommodation and/or to free up supported housing space in demand
Private rented/living with relatives	Applicant with dependant children <ul style="list-style-type: none"> • Living in insecure accommodation • Not having a bedroom • Lacking or sharing amenities • Poor state of repair
Medical	Medical condition that is aggravated, or made worse by current housing, but is not life threatening and/or where an essential part of the home cannot be used due to ill health or disability
Lacking basic facilities	Living in accommodation with: <ul style="list-style-type: none"> • No heating • Outside toilet • No cold water supply • No kitchen • No bathroom
Under Occupation	Applicant willing to give up 3 + bedroom property for smaller accommodation (no financial incentive)
Overcrowded	A separate bedroom would be considered necessary for: <ul style="list-style-type: none"> • Each child aged 10 years or over who would otherwise have to share with a child of the opposite sex • More than 2 children sharing a room • Couples living together
ASB/Harassment/neighbour nuisance	Where situation is severe but problems pose no risk of physical harm and all other possible solutions have been exhausted

Access to family or friends	Where a person wishes to move to: <ul style="list-style-type: none"> • Give or receive support or care • To be closer to family as living out of the area
Employment Opportunity	To enable an unemployed person take up an offer of employment or to be closer to current employment
Personal reasons	Persons who are active members of the community