



How your application is assessed in England

Your housing application is assessed using a “banding” system. You will be placed into one of three categories depending on the information you provide in your application form.

These are:

Band 1 - urgent need to move

Band 2 - need to move

Band 3 - community and employment.

How do we let properties?

- We work closely with the local authority for each of our areas and have nomination agreements in place with some of them.

Where we have our own waiting list:

- In a number of areas we also participate in choice based letting schemes and advertise available properties using the scheme rules.
- We have a target to let 75% of available properties to band 1 in the first instance, then band 2 if there are no eligible applicants in band 1 and 25% to band 3.

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

Move-on accommodation	Where someone is leaving supported housing or needs to move from a refuge or other short-term/emergency accommodation to build a stable life/find independent accommodation. And/or to free up an associated housing space in demand.
Urgent medical or accessibility needs	Where the applicant or a member of the applicant’s household has a condition which is seriously affected by their current housing, or their home cannot be accessed due to ill health or disability.
Severe anti-social behaviour, nuisance, domestic violence or harassment	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. Moves will be to properties of the same size and type where required, but locations or areas are likely to change.
Redevelopment	Where a property is required due to redevelopment.
Release adapted property	Where a current tenant or a member of their household no longer requires a specially adapted property for disabled use, and there is demand for it’s use.
Homeless household	Closing order issues i.e. properties unfit for human habitation as advised by Environmental Health where there is no alternative measure to render the property fit. Or, similar duty where emergency re-housing is essential e.g. Compulsory Purchase Order (CPO) to enable site clearance for a road-widening scheme.
Under occupation	Current accommodation has 2 or more bedrooms than required (please see our application form for more details about bedroom requirements).
Threatened with homelessness	Persons likely to become homeless within the next 2 months, including: <ul style="list-style-type: none"> · Private tenants with a shorthold tenancy who have been issued with a notice to quit · Members of the armed forces with impending discharge · Persons in tied accommodation where their employment is ending · Persons being discharged from long term care · Prisoners being released · Mortgage repossession

Band 2 - need to move

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

Criteria	Description
Under occupation	Current accommodation has 1 more bedroom than required (please see our application form for more details about bedroom requirements).
Insecure accommodation	Applicant living in insecure accommodation: <ul style="list-style-type: none">· Private tenant with assured shorthold tenancy/licence· Private tenant in a property in a poor state of repair· Lodgers· Living in tied accommodation· Living in a caravan· Sharing facilities (eg bedroom, bathroom, state of repair kitchen or living room).
Medical or accessibility needs	Medical condition that is aggravated, or worsened 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.
Living with parent/guardians or friends	Sharing facilities (eg bedroom, bathroom, kitchen or living room) and seeking independent accommodation.
Lacking basic facilities	Living in accommodation with: <ul style="list-style-type: none">· No heating· No cold water supply· No bathroom· Outside toilet· No kitchen
Overcrowded	Current accommodation does not have sufficient bedrooms for the household's needs (please see our application form for more details about bedroom requirements).
Anti-social behaviour/ harassment/ neighbour nuisance	Where situation is severe but problems pose no risk of physical harm and all other remedial avenues exhausted.

Band 3 - community and employment

For applications where people want to be near family/friends, or seeking employment.

Criteria	Description
Access to family or friends	Where a person wishes to move to: <ul style="list-style-type: none">· Be closer to family as living out of the area· Give or receive support or care.
Employment, training, volunteering or education opportunity	To enable a person to take up an offer of/ be closer to employment, training, volunteering or education an area.