

Appendix 1

Priority banding criteria

	URGENT
1	Severe harassment, domestic abuse or threats of violence (Additional preference) Applicants who are experiencing serious harassment, domestic abuse or other threats of violence, where there is a serious risk of harm to a member of the household, if they were to stay in their current accommodation. These will be exceptional cases where tenants must be moved immediately because of serious violence or harassment that has been substantiated and where no other management action can be taken to resolve the situation.
2	Critical rehousing cases (Additional preference) a Those cases where an inability to secure their own accommodation will inevitably lead to fatal harm, and that the risks posed by the applicant's current housing conditions are such that death or critical injury to the applicant and/or a member of their household is imminent, and that the situation can only be resolved by a move to alternative accommodation. Written evidence from a member of the Environmental Health team will be required to confirm the presence of multiple category 1 hazards (excluding overcrowding) and where as a result an emergency prohibition order or prohibition order has or would be made (where their involvement is appropriate) b This might include cases where an applicant requires an urgent medical hospital discharge, but the existing accommodation open to them is totally unsuitable or un-adaptable. Applicants who are assessed as having a life-threatening condition that is directly linked to their unsuitable housing will also be considered under this category. Support and verification will be required from a GP or other health professional in conjunction with an occupational therapist (OT)
3	Releasing high demand properties and under-occupation (Local priority) a Existing social housing tenants of the borough who live in houses or bungalows which have 2 or more spare bedrooms according to the bedroom standard. When an applicant requires smaller accommodation, the normal eligibility criteria will not apply and such applicants will only be offered accommodation that exactly meets their bed space requirements. b Existing FBC or RP tenants living in the borough who have structural property adaptations and who do not need them. This is because either the person for whom the adaptations were installed no longer needs them or no longer resides at the property. This category will not apply if the adaptations can be easily removed, e.g. a stair lift.
4	Property (Reasonable preference) Existing Council or Registered Provider tenants living in the borough of Fareham who are required to move in less than 6 months because their home will be affected by demolition, redevelopment or major works and it's not possible for them to remain.

5	Armed services personnel (Additional preference)
a	Members of the Armed and Reserved Forces or Existing or former members of the reserve forces, having left within 5 years, who are suffering from a serious injury, illness, or disability which is wholly or partly attributable to their service who have an imminent threat of homelessness or fall into one of the categories above.
b	Bereaved spouses or civil partners of those serving in the regular forces where the bereaved spouse or civil partner has recently ceased, or will cease to be entitled, to reside in Ministry of Defence accommodation following the death of their service spouse or civil partner, and the death was wholly or partly attributable to their service.
HIGH	
1	Move on from supported housing (Reasonable preference) Applicants with a local connection who are currently living in a Supported Housing Scheme and it has been evidenced that there is a need for social housing and that alternative housing options are unlikely to be successful. The Council will have joint arrangements with the appropriate agency to ensure that applicants are ready to live independently before they can be considered for offers of accommodation.
2	Care leavers (Reasonable preference) An applicant who is a young person currently being cared for by Hampshire County Council under the Children Act. The Council will have joint arrangements with the appropriate agency to ensure that applicants are ready to live independently before they can be considered for offers of accommodation.
3	Need to move for management reasons (Reasonable preference) This category recognises the needs of housing partners to maximise the use of social housing stock, or to move some tenants for management reasons. A report from the Registered Provider/Council Neighbourhood Officer will be required in each case for assessment by the Housing Options team. Typical cases may include: <ul style="list-style-type: none"> • Reported incidents of abuse and/or anti-social behaviour but where there is no imminent risk to the applicants • Harassment / serious irreconcilable neighbour disputes • Former tenants who gave up a tenancy when sent to prison
4	Medical (Reasonable preference)
a	Where an applicant has a medical condition or disability that impacts on their mobility, and the property by type or design is not appropriate for their needs/ exacerbates their condition/is difficult for them to manage and there is a prognosis that the situation will not improve if they remain in their current home and will demonstrably be alleviated by a move to alternative accommodation. This applies to the applicant and/or member of the household who ordinarily resides with them as part of their family.
b	Where an applicant has a diagnosis of a mental health illness or disorder (which disrupts thinking, feeling, mood, ability to relate to others and daily functioning) and which cannot be managed by medication or other specialist

	<p>medical intervention and is caused or exacerbated by their housing circumstances or, the property by type or design is not appropriate for their needs/exacerbates their condition and there is a prognosis that the situation will not improve unless a move to alternative accommodation is facilitated.</p> <p>Support and verification will be required from a GP or other health professional in conjunction with an occupational therapist (OT) where appropriate.</p>
5	<p>Under-occupation (Local priority) Existing social housing tenants of the borough who live in property which has 1 spare bedroom according to the bedroom standard.</p>
6	<p>Need for sheltered accommodation (Reasonable preference) Existing Council or Registered Provider tenants living in the borough of Fareham requiring retirement living accommodation due to support needs.</p>
7	<p>Armed forces (Additional preference) Divorced or separated spouses or civil partners of Armed Forces personnel who are required to move out of accommodation provided by the MOD.</p>
8	<p>Overcrowding (Reasonable preference) Applicants who are severely overcrowded according to the bedroom standard and have 2 or more bedrooms less than they are entitled to as per the bedroom entitlement in paragraph 41.2</p> <p>Owner occupiers will normally be assessed as being in a position to be able to resolve their own housing issues and will only be awarded this priority in exceptional circumstances.</p>
9	<p>Unsatisfactory housing conditions (Reasonable preference) Where an applicant is occupying unsanitary or unsatisfactory housing conditions that are so serious, in terms of the threat posed to health and welfare, as to require rehousing. These are cases where a member of the Environmental Health team has provided written evidence of the presence of one or more category 1 hazards (excluding overcrowding) and where an improvement notice has been or will be served and where works cannot safely be carried out with the occupants in residence. This will include households where accommodation lacks facilities such as cooking facilities, bathing facilities, a suitable and sufficient heating system or other utility supplies.</p> <p>The applicant must have a legal right to occupy the accommodation in question, it must be located within the borough of Fareham and the repair issues must have occurred after the initial date of occupancy.</p>
10	<p>Homelessness (Reasonable preference)</p> <p>a Accepted homeless families with children owed a duty under S.193 of the Housing Act 1996 who have been placed into bed and breakfast or any other form of temporary accommodation, excluding private rented accommodation.</p> <p>b Other accepted homeless households owed a duty under s. 193 of the Housing Act 1996 who have been placed into bed and breakfast and have been resident there for more than 4 months at the point of application.</p>

	MEDIUM
1	<p>Homelessness (Reasonable preference) Accepted homeless households owed a duty under s 189(b) or s193 of the Housing Act 1996 who have not been placed into B&B or other form of temporary accommodation, or who have been placed in B&B for less than 4 months. (Relief duty and Main duty)</p>
2	<p>Medical (Reasonable preference)</p> <p>a Where an applicant or a member of their household has a disability or medical condition which restricts their independence when accessing essential facilities and/or care (including the administering of care) and the property by type or design further restricts that independence / exacerbates their condition and there is a prognosis that the situation will not improve if they remain in their current home and will be measurably improved by a move to alternative accommodation.</p> <p>b Where the property design/environment/location is aggravating sensory medical issues, mental health or learning disabilities and there is a prognosis that the situation will not improve if the person remains in their current home and will be measurably improved by a move to alternative accommodation.</p> <p>The move must be supported by medical evidence from the relevant professional such as the applicant's GP, Social Services or Occupational Therapist.</p>
3	<p>Overcrowding (Reasonable preference) Applicants who are severely overcrowded according to the bedroom standard and have 1 bedroom less than they are entitled to as per the bedroom entitlement in paragraph 41.2</p> <p>Owner occupiers will normally be assessed as being in a position to be able to resolve their own housing issues and will only be awarded this priority in exceptional circumstances.</p>
4	<p>Fostering and adoption (? Reasonable preference) To avoid overcrowding by 1 bedroom and enable fostering or adopting where an agreement has been reached with Social Services and the Housing Options Manager to provide permanent accommodation prior to any placement.</p>
5	<p>Unsatisfactory housing conditions (Reasonable preference)</p> <p>a Where an applicant is occupying unsanitary or unsatisfactory housing conditions that require significant repairs. These are cases where a member of the Environmental Health team has provided written evidence of the presence of one or more category 1 hazards (excluding overcrowding) and where an improvement notice has been or will be served to ensure the appropriate works are completed and where it is not necessary for occupants to move out during works.</p> <p>The applicant must have a legal right to occupy the accommodation in question, it must be located within the borough of Fareham and the repair issues must have occurred after the initial date of occupancy.</p>

b	A household with a dependent child or dependent children living in privately rented accommodation where facilities such as the bathroom or kitchen are shared with other households. This does not include households placed into temporary accommodation by the Council under Part 7 of the Housing Act 1996.
LOW	
1	<p>Hardship (Reasonable preference) Applicants who are existing social housing tenants of other local authorities and living outside the borough but who have reasonable preference to move to Fareham for work or work related reasons and failure to do so would cause hardship to themselves or others in their household.</p> <p>Work related reasons means that the applicant already has a job or an apprenticeship within the borough or has a confirmed start date. The work must be more than 16 hours per week and long term (lasting more than 12 months). It does not include voluntary work</p>
2	<p>Homelessness (Reasonable preference)</p> <p>a A person or household with no fixed address or otherwise living in unsettled housing arrangements. This will include households having to stay at various addresses or any other accommodation that is regarded as unsettled. E.g hostel.</p> <p>b Applicants who have been found intentionally homeless.</p>
3	<p>Affordability (Local priority) Applicants living in privately rented accommodation who are considered to be adequately housed and for whom the accommodation is suitable for their needs but who cannot afford the accommodation.</p>
4	<p>Move on from supported housing (Reasonable preference) Applicants with no local connection who are currently living in a supported housing scheme and it has been evidenced that there is a clear need for social housing and that alternative housing options are unlikely to be successful. The Council will have joint arrangements with the appropriate agency to ensure that applicants are ready to live independently before they can be considered for offers of accommodation.</p>
5	<p>Deliberately worsened housing situation (?? Preference) Applicants who meet one or more of the reasonable preference criteria but who have deliberately worsened their housing situation in order to gain an advantage on the housing register.</p>
ADDITIONAL TIME AWARDS (??)	
<p>There are additional categories of applicants who may be awarded additional 'waiting time' on the housing register in order to change their band start date to an earlier date with the band and help reduce the time applicants are likely to wait for an offer.</p> <p>Additional waiting time of 6 months or 12 months can be awarded in the following circumstances:</p>	

	<ul style="list-style-type: none">• Families in TA over 24 months. Time added once 24 months has been reached (e.g.12 mths)• Positive contribution (e..g. 6 mths)• Head of Housing decision to enable moves in certain circumstances (may already be covered by discretion to make decisions outside policy – para 51)