## Blaenau Gwent Partnership Banding Scheme Summary Table

|  |
| --- |
| **Emergency Band. This Band covers the circumstances where an applicant has been granted a statutory Reasonable Preference plus an emergency Additional Preference because of the emergency need to be housed**  **These are time limited cases to be reviewed at 3 months and then, if the award continues, every 3 months**  **Local Connection Criteria will apply except for MAPPA and Homelessness Cases** |
| **Homeless due to fire, flood or disaster**   * The applicant has suddenly lost their existing home as a result of disaster and requires accommodation in a short period of time.   **Armed forces applicants leaving or bereaved spouses or partners**   * To redress the disadvantage people who have served in the British Armed Forces often face when accessing social housing, the effective date of registration may be reset set to the date they joined the British Armed Forces in the following instances: * where an existing member of the British Armed Forces is likely to be homeless upon discharge; Applicants who require accommodation as a result of leaving the Armed Forces and the loss of military accommodation and Bereaved spouses or civil partners of those serving in the regular forces * where a British Armed Forces veteran applies for rehousing within 3 months of discharge and may be homeless or threatened with homeless within 56 days of submitting their application; or * in extenuating circumstances, and at the discretion of the Council, where a British Armed Forces veteran applies for rehousing beyond 3 months and up to 2 years from their date of discharge and are able to demonstrate that during this time they have been unable to establish stable accommodation.   **Impact of property condition**   * The applicant currently occupies a property that is in such poor condition as to impose extreme or imminent risk to the health and safety of its occupants * The applicant currently occupies a property where there is a statutory requirement due to prohibition order / demolition order / compulsory purchase * The applicant is a currently under occupying social housing by two or more bedrooms and needs to transfer to a smaller property. Applicants must be in receipt of discretionary housing payment and struggling to meet their housing costs in the social rented sector of one of Blaenau Gwent’s partnering organisations.   **Need to move on medical or disability grounds**  An applicant who has an extremely urgent and immediate need to move for medical reasons or due to a disability, which is being exacerbated by their current housing situation including:   * The applicant’s health condition is terminal and re-housing is required to provide a basis for the provision of suitable care * The applicant’s health condition is so severely affected by the accommodation that it is likely to become life threatening * Where overcrowding in the property leaves the applicant at risk of infection, for example, where an applicant is suffering from late-stage or advanced HIV infection * Disabled people whose current accommodation completely restricts them from carrying out day-to-day activities both internally and outside the home and they require urgent re-housing into a property that is suitable to their needs * Applicants who have nowhere to live when they are discharged from hospital where their current property is no longer suitable for their needs and cannot be made suitable and all other housing options have been explored |
| **Local Priorities**  **Need to move on urgent welfare grounds**   * The applicant is a Housing Association tenant and is a high risk   management transfer, who is receiving support from a professional agency or who is subject to a MARAC (Multi Agency Risk Assessment  Conference) that is making a recommendation of housing need. The transfer will enable the applicant’s existing property to become available for an allocation to another applicant on the waiting list.   * The occupant of the property no longer requires the adaptations and will therefore be releasing an adapted property by moving and there is a suitable applicant on the waiting list for the adapted property which will be released through the move. * There is a likelihood of a child being accommodated by the Local Authority if re-housing is not made. * The applicant’s circumstances are not dealt with under any of the other circumstances in Emergency Band, however their housing need has been assessed by the Local Housing Panel as urgent and they require immediate re-housing. |
| **Gold Band: This Band covers the Circumstances where an applicant has been granted reasonable preference and a high priority** |
| **Applicants owed certain homelessness duties under the Housing Wales Act 2014**   * Applicants owed a S75 duty because they have been assessed as eligible, homeless, in priority need and not intentionally homeless * Applicants owed a S73 homeless duty but only for as long as that duty is owed to the applicant   **Need to move due to impact of overcrowding**   * The applicant is occupying accommodation which is short by 2 or more bedrooms suitable to their needs.   **Housing is unsuitable for medical reasons, or due to a disability**  Applicants who are not housebound, or whose health, or safety is not at such a risk level to require urgent housing including where the applicant’s current accommodation is unsuitable and is having a serious detrimental impact on their own/household member’s existing health condition and the ability to live independently, which will deteriorate in the long term if more suitable accommodation is not offered.  Examples of when Gold Banding will be awarded are:   1. The applicant currently occupies a property that is in such poor condition as to impose significant risk to the health and safety of its occupants 2. The applicant’s current accommodation is in such a condition that it contributes to causing serious ill health 3. Disabled people whose current accommodation presents some barriers, such as steps, stairs or situated on a hill, to carrying out day-to-day activities and they require re-housing into a property that is suitable to their needs 4. The applicant has an urgent need to move on welfare grounds due to any of the following: 5. The applicant is at risk of being admitted to residential care or hospital if re-housing is not made. 6. The applicant needs to move due to relationship breakdown and a need has been identified to safeguard and promote the welfare of the child.   **Care Leavers** - The applicant is a care leaver, vulnerable and has a high housing need that is best met by the provision of long term settled housing and the applicant has been assessed and approved by the Move On Panel as ready for re-housing. Applicants must be a former ‘Relevant Child’ as defined by the Children Leaving Care Act 2000.  **Leaving Supported Housing** - The applicant is in supported accommodation in Blaenau Gwent and also the Amber House Project and is ready for independent living.  **Support Hardship** - The applicant is giving or receiving essential support, which can only be delivered if they live in a specific locality within the area.  **Employment Hardship** - The applicant has permanent employment that cannot continue unless they live in a specific locality within the area and are otherwise adequately housed.  **Financial Hardship** – Alternative accommodation is required due to exceptional financial hardship relating to the accommodation the applicant currently occupies. |
| **Local Priorities** |
| **Need to foster or adopt** - The applicant has been recommended by the Director of Social Services to foster or adopt children and whose current accommodation is not large enough  **Forced to live apart** - The applicant, their partner or children are forced to live apart because their current accommodation is unsuitable  \*This does not apply to those who are legally separated or are living apart due to relationship breakdown or family dispute |
| **Silver Band: This Band covers the circumstances where an applicant has been granted reasonable preference with a medium priority to be housed.** |
| **Applicants owed certain homelessness duties under the Housing Wales Act 2014**   * The applicant has been assessed as homeless and not in priority need. * Applicants owed a S66 threatened with homelessness duty but only as  long as that duty is owed to the applicant * The applicant has been assessed as intentionally homeless and in Priority Need   **Unfit or overcrowded accommodation**   * The applicant is occupying insanitary or unfit accommodation and living in unsatisfactory housing conditions that present some risk to the health and safety of the occupants. * The applicant is living in accommodation which is not suitable to their needs because it is short by one bedroom which is suitable to their needs * The applicant’s current accommodation is unsuitable and exacerbates the applicant’s or other household members’ health condition and more suitable alternative accommodation is required to improve the health condition   **Reduced preference Silver band award**  Applicants whose housing circumstances have been assessed as meeting the criteria to be awarded silver band reduced preference. Applicants awarded reduced preference will sit at the bottom of the Silver Band; This includes applicants who exceed the financial limits (savings/assets). |
| **Local Priorities** |
| **Tenants wishing to move with a good rent record**  The applicant is an existing social housing tenant who does not qualify for Emergency Band or Gold Band, who wishes to transfer and has no rent arrears and have been a tenant for 12 months. |
| **Bronze Band**  **All other Applicants who have not been awarded reasonable preference**  **Plus**  **Applicants awarded Reasonable Preference for a Silver Band category but have no local connection with the Council. (Except cases owed any homelessness duty by the Council under the Housing Wales Act 2014)**  **Plus those applicant’s owed a Reasonable Preference but have had that preference reduced (adjusted preference) due to the circumstances set out in the Policy** |
| * The applicant is an owner occupier and does not qualify for Emergency Band, Gold Band or Silver Band * The applicant has the financial resources to meet their own needs * All other applicants not dealt with in Emergency Band, Gold Band or Silver Band * Applicants whose housing circumstances have been assessed as meeting the criteria to be awarded Bronze band reduced preference |