

Appendix C: Banding & Housing Circumstances

(Bands A – E; Band A highest priority; this relates to Part 6 allocations
T Band - Council tenants only, allocations through the annual letting plan.

Housing Circumstances	Priority
<p>Exceptional medical need as defined in paragraph 3.6</p>	<p>A 6 months time-limited review</p>
<p>Acute overcrowding Where the applicant and their household are living in accommodation which is acutely overcrowded according to the bedroom standard (3 or more bedrooms too few) Note 1</p>	<p>A 6 months time-limited review</p>
<p>Hazardous accommodation Where the applicant and their household are living in accommodation which the Council's Public Protection Officers confirm as a Category 1 hazard under the Housing Health and Safety Rating System and where,</p> <ul style="list-style-type: none"> (i) the Council is satisfied that the property condition cannot be resolved by the landlord within a reasonable time period and (ii) as a result continuing to occupy the property will pose a considerable risk to the applicants health. <p>Note 2</p>	<p>A 6 months time-limited review</p>
<p>Racial harassment / hate crimes / domestic violence Where the applicant or a member of their household has been the victim of racial harassment or other hate crime (including homophobic attacks) or violence/domestic violence and urgently needs to be re-housed to avoid further risk of violence they will be awarded additional preference.</p> <p>Decisions on this will be taken by the Head of Service or the Housing Options Manager where the level of risk involved is assessed as requiring a higher priority response than the Band B awarded to persons owed the main (statutory) homelessness duty. Note 3</p>	<p>A 6 months time-limited review</p>
<p>Vulnerable persons / witness protection tier 1 The applicant or a member of their household is vulnerable by reason of a real threat of violence or an attempt on the life of the person / witness giving evidence and the police have recommended that the applicant be urgently re-housed Note 4</p>	<p>A 6 months time-limited review</p>
<p>Releasing particular Council accommodation important for meeting housing need Decisions on this are delegated to SCH's Chief of Operations or the Head of Service</p>	<p>A 6 months time-limited review</p>
<p>Releasing 2 or more bedrooms in a house or ground-floor flat / maisonette in Council or partner housing association properties in Solihull</p>	<p>A 6 months time-limited review</p>

<p>Foster Carers Those approved by Solihull Council to adopt who need to move to a larger home in order to accommodate a looked after child</p>	<p>A 6 months time-limited review</p>
<p>Note 5</p>	
<p>British Armed Forces Applicants from serving and ex-members of the BAF (including reserve forces) if they fall within the reasonable preference categories, have urgent housing needs and meet one or more of the criteria in note 6 Note 6</p>	<p>A 6 months time-limited review</p>
<p>Overcrowding Applicants overcrowded by 2 bedrooms according to the bedroom standard for overcrowding (assessed using the Bedroom Assessment table in note 1).</p>	<p>B 12 months review then direct offer</p>
<p>Regeneration / clearance Where the applicant is the current tenant of accommodation which is subject to clearance and is required to move , and there is no other urgent housing need such as would entitle the applicant to be placed in Band A</p>	<p>B 12 months review then direct offer</p>
<p>Statutory homeless Where the applicant is owed the full housing duty under section 193 of the Housing Act 1996 and there is no other urgent housing need such as would entitle the applicant to be placed in Band A Note 7</p>	<p>B 4 advertising cycles – review then direct offer</p>
<p>Urgent medical need as defined in paragraph 3.6</p>	<p>B 12 months review</p>

<p>Hardship Where the applicant needs to move to Solihull where failure to meet that need would cause hardship (to themselves or others). Decisions on this will be taken by the Chief Executive and Chief of Operations of SCH</p>	<p>B 12 months review</p>
<p>Children Leaving Care Children leaving care under Section 23 of the Children Act 1989, as amended by the Children Leaving Care Act 2000 and homeless 16 or 17 year olds owed the main homelessness duty under Part 7 of the Housing Act 1996 Note 8</p>	<p>B 12 months review</p>
<p>Solihull Council – tied accommodation Where the applicant occupies accommodation by reason of their employment with Solihull Council and is retiring</p>	<p>B 12 months review</p>
<p>Families in need Note 9</p>	<p>B 12 months review</p>
<p>Non-successors See paragraphs 3.39-3.42</p>	<p>B 12 months review then direct offer</p>
<p>Special need Note 10</p>	<p>B 12 months review</p>
<p>Releasing 1 bedroom in a house or 1 or more bedrooms in a flat or maisonette in Council or partner housing association properties</p>	<p>B</p>
<p>4 need factors – cumulative need: see Note 11</p>	<p>C4</p>
<p>3 need factors – cumulative need: see Note 11</p>	<p>C3</p>

2 need factors – cumulative need: see Note 11	C2
Persons in designated supported accommodation Note 12	D
Vulnerable persons / witness protection tier 2	D
The applicant or a member of their household is vulnerable by reason of violence made against a person / witness giving evidence but is not considered life threatening and the police have recommended the person be re-housed (tier 2);	
Homeless persons other than those who are currently owed the full housing duty under section 193	D
Ex-offenders Applies where applicant has given up a Council or partner housing association tenancy upon entering prison or who have been made the subject of a referral by MAPPA (subject to agreement from the Landlord)	D
Households 1 bedroom short of bedroom assessment as defined in note 1	D
Sharing bathroom and / or kitchen with another household and 1 bedroom short	D
Vulnerable persons / witness protection tier 3 The applicant or a member of their household is vulnerable where there is only a perceived threat by the person / witness giving evidence and other crime prevention techniques will be considered with the need for re-housing not urgent (tier 3)	E
Children in flats Where the applicant has a household including one or more children and occupies a high or low-rise flat which is above the ground floor	E
Sharing bathroom and / or kitchen with another household or no inside WC	E
Non urgent medical as defined in paragraph 3.6	E
Couples without children living separately	E
Owner occupiers – exceptional circumstances Note 13	E
Council housing tenants Council housing tenants who do not have housing need but wish to transfer. Applicants must demonstrate a good tenancy history. A good tenancy history is defined as, <ul style="list-style-type: none"> • No investigations in the last 6 months of anti-social behaviour or criminal activities • No other breaches of tenancy within the last 6 months • No outstanding recoverable housing-related debt over £100 	T