

Applicants' needs will be assessed against the banding scheme criteria and their application will be placed in one of five bands.

The bands are explained below:

### **Band A - Urgent Priority**

- Applicants with assessed urgent medical and/or welfare grounds. For example households who cannot occupy their current accommodation because of a medical problem or disability, and the property cannot be adapted such as a wheelchair user who lives in a first floor flat with no lift (see 7.3.1 for information).
- Applicants who are serving or are former members<sup>1</sup> of the regular Armed Forces or serving or former members of the Reserve Forces who need to move urgently and have an assessed housing need because of a serious injury, medical condition or disability sustained as a result of their service.
- Transfer tenant who has been notified that their home is to be demolished or redeveloped.

### **Band B - High Priority**

- Transfer tenant or Homeseeker with a high medical or welfare need to move where these issues are directly linked to their current housing and would be alleviated by alternative accommodation (see 7.3.2 for more information).
- Transfer tenant or Homeseeker occupying a property that has been assessed by an Environmental Health Officer of the Council to have one or more Category 1 Hazard, which the landlord is unable to address within 6 months including people living in insanitary and unsatisfactory conditions.
- Transfer tenant wishing to downsize to another property which would have less bedrooms.
- Transfer tenant qualifying to move from general needs accommodation to sheltered accommodation or other older people's accommodation.
- Transfer tenant occupying an adapted property which is no longer needed.
- Transfer tenant or Homeseeker that lacks two or more bedrooms as assessed against the bedroom standard in section 7.7.
- Person(s) succeeding to an assured or secure tenancy of a Registered Provider in the Borough following the death of the tenant and is under occupying the accommodation.
- Homeless households who accept an offer of private rented accommodation to end the main homeless duty which brings the Council's duty to an end but within two years of this offer are threatened with homelessness through no fault of their own, which cannot be resolved.
- Bereaved spouses or civil partners of Armed Forces personnel who died whilst on service and are no longer entitled to reside in Ministry of Defence accommodation.
- Homeseeker who is a care leaver and is referred by a Children's Services or Youth Support Service and meets the criteria set out in paragraph 5.3.5 on care leavers. These applicants will be included in band B when they are within 12 months of having to leave their care placement.

**Band C - Medium Priority and Community Contribution Qualification**

- Homeseeker who is a serving member of the regular Armed Forces or former member of the regular Armed Forces (within 5 years of end of service) with a housing need.
- Transfer tenant or Homeseeker lacking one bedroom as assessed against the bedroom standard in section 7.7.
- Transfer tenant living in a flat without a private garden and youngest child is 12 years old or younger.
- Homeseeker currently living in private rented accommodation.
- Households who are homeless within the meaning of Part 7 of the 1996 Housing Act subject to the household meeting the local connection and local qualification criteria in the Housing Allocation Scheme.
- Households who the Council has accepted a section 195 duty known as a Prevention Duty or households to whom the Council has accepted a section 189b duty known as a 'Relief Duty' and they meet the local connection and qualification criteria as defined by the Housing Allocations Scheme.
- Applicants in supported housing placements meeting the local connection requirements in section 5.3.
- Divorced or separated spouses or civil partners of those serving in the regular forces living in armed force accommodation provided by the Ministry of Defence who will be shortly no longer be entitled to reside or are no longer entitled to reside in it

**Band D - Low Priority band C without Community Contribution/Others**

- Applicants with a need to move as assessed in band C but do not fulfil at least one of the community contribution categories.
- Transfer tenants from outside of the borough who need to move into Reigate and Banstead to take up a permanent employment offer or to be closer to work.
- Transfer applicants with good tenancy record with no housing need as defined in bands A-C.

**Band H – High Priority homeless households to whom the Council has accepted a duty to accommodate**

- Households for whom the Council has accepted an obligation to provide housing under Part 7 of the Housing Act 1996 (these applicants do not necessarily have a local connection)