

18. Appendix 4 - Priority Bandings

Band 1 + (Critical need category) – 6 week timescale

A Senior Manager designated by the Head of Development Services (or those delegated to deputise) will approve all of these cases for housing.

A local connection to South Tyneside is required for all awards of priority in this banding except paragraph c, d and e.

- a. Applicants with a critical medical need and need to move to alternative accommodation.
- b. Applicants requiring immediate hospital discharge and not able to return to their previous residence.
- c. Homeless cases where the Council needs to discharge its statutory duty as a matter of urgency. The Council may discharge its statutory duty by making a direct offer.
- d. Applicants who are experiencing severe harassment or fleeing abuse and are in imminent danger unless re-housed.
- e. Other circumstances considered extreme or unique by the Council or South Tyneside Homes. (Those extreme needs not met through the Policy).
In some instances an offer will be made directly to the Applicant where a suitable property can be matched to their needs.

Band 1 (High need category) – 3 month timescale

A local connection to South Tyneside is required for all awards of priority in this banding except paragraph i.

- a. Those Applicants at risk of becoming homeless unintentionally but not in immediate need within 28 days.
- b. Applicants with a high medical, welfare or hardship need. (This may apply to any member of the household).
- c. Cases where the South Tyneside Council's Cabinet has resolved that South Tyneside Council needs possession of the Applicant's accommodation to enable regeneration or refurbishment to be undertaken where the Applicant is being re-housed on a permanent basis.
- d. Cases where it is decided that major works under the Decent Homes programme require the temporary decant of the tenant, where the tenant has 'medical hardship' and where it is assessed that more than one move would impact negatively upon their health. Tenants accepted under this criterion will normally be given Band 1 three months prior to the planned start of the programme's scheme of works.
- e. Households living in statutorily defined overcrowded housing according to the legislation for example, if two people of the opposite sex who are not married or cohabiting and are over 10 years old living in a bedsit. Or those occupying insanitary (unhealthy) housing or otherwise living in unsatisfactory housing conditions;
- f. Cases where the Corporate Director of Children, Adults and Families has made a written recommendation that permanent accommodation must be provided to ensure that adoption can take place.
- g. Cases where the Corporate Director of Children, Adults and Families has made a written recommendation that accommodation must be provided to ensure that fostering can take place.
- h. Applicants living in private rented accommodation deemed as "prejudicial to health" as defined by the Environmental Protection Act 1990 or where a Prohibition Order or Emergency Prohibition Order has been made under the Housing Act 2004 on the dwelling.

- i. Members of the Armed Forces and former Service Personnel who have left the armed forces provided an application is made within 5 years of discharge. Bereaved spouses and civil partners of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner. Or, serving or former member of the Reserve Forces who need to move because of serious injury, medical condition or disability sustained as a result of their service.
These Applicants will have the time served in the Forces added to their date of application.

Band 2 (Medium priority category) – 6 month timescale

A local connection to South Tyneside is required for all awards of priority in this banding.

- a. Applicants leaving South Tyneside Council / South Tyneside Homes tied accommodation.
- b. Households residing in South Tyneside Council accommodation who must leave that accommodation because no-one is entitled to succeed to the tenancy.
- c. Applicants with a medium medical, welfare or hardship need. (This may apply to any member of the household).
- d. Applicants leaving care.
- e. Applicants leaving supported accommodation (excluding Housing Plus or Extra Care) needing to move into independent settled housing.
- f. Applicants with disabilities needing to move into independent living and supported by the Council's Head of Adult Social Care.
- g. Households that can prove they need to give or receive care that is substantial and ongoing. Each case will be considered on its own merit.
- h. Tenants of South Tyneside Council who are required by the Council to leave their home because it has been built or adapted for a person with special needs who no longer lives there.
- i. Tenants of South Tyneside Council who can demonstrate they are suffering genuine financial hardship as a result of Welfare Reform, who wish to downsize to a smaller property suitable for their needs. Applicants will be required to complete a financial assessment, tenancy check and property inspection. Each case will be considered on its own merit by the Housing Solutions Manager or equivalent.

Failure to bid

Where an Applicant is placed in either Band 1+, 1 or 2 and a suitable property is available to bid on during the timescale specified in the banding criteria above and they fail to place a bid, the Applicant's priority may be demoted to Band 4. Such Applicants will be entitled to request a review of this decision as per paragraph 33 above.

Band 3 (Low priority category)

A local connection to South Tyneside is required for all awards of priority in this banding. 12 months

- a. Intentionally homeless Applicants with or without priority need.
- b. The departing partner of a couple with dependent children, at least one of the couple is a Council tenant, have lived together for at least 12 months and wish to separate with the children remaining in the family home.
- c. Applicants who have been, or will soon be, released from prison, to whom the Housing and Resettlement protocol applies and have been accepted by the Council. **(HARP)**
- d. Applicants wishing to be housed independently who don't currently have security of tenure. For example, Applicants living in who wish to live independently in their own home.
- e. Applicants living in non statutorily overcrowded accommodation for example, an adult living with a child in a one bedroom flat.
- f. Applicants from two different households sharing either a kitchen or bathroom.
- g. Applicants who have been approved by the Local Authority as foster carers within the last 12 months.
- h. Applicants who have been approved by the Local Authority as adopters within the last 12 months.

Band 4 (General category)

All other qualifying Applicants. A local connection to South Tyneside is not required.

Failure to bid

Where an Applicant is placed in either Bands 3 or 4 and a suitable property is available to bid on within 12 months from the date of being accepted on to the Register and they fail to place a bid, they will be removed from the Register and will be required to re-apply. Such Applicants will be entitled to request a review of this decision as per paragraph 33 above.