

APPENDIX THREE

Banding structure

The banding structure sets out how the allocation policy will be framed. There are four bands within the proposed policy; Platinum, Gold plus, Gold and Silver. A further band called Bronze will not form part of the housing register as this will be for households who would like to express an interest in a certain type of product such as low cost shared ownership or Home-buy.

The policy must ensure that the assessment of need gives 'reasonable preference' to the statutory categories, which are as follows:

- People who are owed a homeless duty under the following sections of Part 7 of the Housing Act 1996 : 190(2), 192(2 & 3), 193(2), 195(2),193(2)
- People occupying insanitary or overcrowded housing, or otherwise living in unsatisfactory housing conditions
- People with a need to move on medical or welfare grounds, including grounds relating to disability
- People who need to move to a particular area to avoid hardship to themselves or others.

The majority of vacant houses will be matched to the person who has a local connection to the town or parish and is in the highest band with the earliest effective date. No applicant from the local connection exclusion criteria will be over looked for not having a local connection to a particular area as this group has no local connection to anywhere in Wiltshire. If no applicant can be found who has a local connection to the town or parish the property will be awarded to the applicant with the highest band and earliest date of application. The property must be both affordable and suitable for the applicant's needs before an offer is made. This will be assessed by the landlord of the property.

If a property has major adaptations it will be matched to applicants with specific needs for the type of property advertised. Local connection would not apply as the need for the adaptations in the property would override any local connection to the area. Where an adapted property cannot be matched to an applicant with specific needs it will be allocated in accordance with the policy.

The proposed bands for Wiltshire's revised allocation policy and which determine an applicant's needs can be found on the next page.

Band	Eligible to bid for all properties
Platinum (Urgent need)	Statutory requirement Move on Urgent medical or welfare need ADHAC referrals
Gold plus (High need)	Under occupying and suffering financial hardship – transfers only Social care
Gold (Medium need)	No Fixed Abode & Insecurity of tenure Temporary accommodation Supported accommodation Seriously overcrowded Medical and welfare need Under occupying in social housing Other statutory requirements
Silver (Low Need)	Lacking facilities Overcrowded Armed Forces & Reserve Forces Intentionally homeless
Expression of interest	Eligible to bid on selected properties
Bronze	Low cost home ownership Home buy Shared ownership Market rented properties Older people accommodation Extra care

Platinum

Platinum band is for households who need to be housed urgently. This would include households who have a specific statutory requirement or there is a serious risk to health, safety or wellbeing.

Statutory Requirement

A household who is owed a duty by Wiltshire Council under the Housing Act 1996 Part 7 s 193(2). These are households who have been accepted as homeless. A household who has been assessed as being statutory overcrowded or are lacking more than 3 bedrooms. The bedroom standard will be applied to assess overcrowding

Move on from supported accommodation

This applies to applicants in shared or supported accommodation where there is a move on protocol in place with the housing options team. The applicant must have been assessed as being in priority need and ready to move into independent living accommodation by the housing options link worker.

Urgent medical or Welfare need

An applicant's health is so severely affected by their accommodation that it is likely to become life threatening, or an applicant's mobility is severely compromised and therefore requires a property which meets their needs if their current property can not be suitably adapted.

An applicant's safety and / or wellbeing is seriously affected by their social circumstances and moving home is vital. The only way to resolve the problem; such as a prohibition notice has been served or witness protection, as well as awaiting discharge from a hospital or residential placement in Wiltshire with no suitable accommodation to move into.

ADHAC referrals

Any applicant who has been referred to the authority by the Agricultural Dwelling House Advisory Committee (ADHAC)

Gold Plus

Under-Occupying and suffering financial hardship

This applies to Wiltshire resident transfer applicants of working age who are under-occupying by two or more bedrooms and who would suffer financial hardship if they remained in their existing home

Social Care

For an applicant to be able to provide or receive support in suitable accommodation. This would include foster carers, those approved to adopt, or those being assessed for approval to foster or adopt, who need to move to a larger home in order to accommodate a looked after child or a child who was previously looked after by a local authority. It would also include special guardians, holders of a residence order and family and friends carers who are not foster carers but who have taken on the care of a child because the parents are unable to provide care.

Gold

No fixed accommodation & Insecurity of Tenure

These are applicants who have been confirmed as being homeless with no fixed accommodation or have been confirmed by housing options as being threatened with homelessness.

Temporary accommodation

Those applicants currently residing in temporary accommodation provided by the housing options team and who are awaiting a homelessness decision

Supported accommodation

Those households currently residing in supported accommodation who have been assessed as ready to move on but do not meet the move on protocol

Seriously overcrowded

Applicants living in overcrowded accommodation (in need of at least two additional bedrooms), the bedroom standard will be applied to assess overcrowding

Under occupying in social housing

Applicants who are currently in social housing and under occupying by 1 bedroom and willing to move into a smaller home

Medical and welfare grounds

Applicants who are suffering from serious harassment, violence, or threat of violence at their current property, providing evidence exists to substantiate their claim.

Medium risk to physical safety and functional ability. Re-housing is required to prevent deterioration in functional ability. Current accommodation has a significant contribution to social isolation (including episode of illness requiring significant intervention of mental health professionals during the past six months or evidence that the housing environment is causing the applicant emotional distress.

Other Statutory duties

Any applicant who is owed a full housing duty by any housing authority under section 192(2), 193(2) or 195(2) of the 1996 Act or who are occupying accommodation secured by any housing authority under s.192(3)

Silver

Silver band would include households with a low need for accommodation.

Lacking facilities

Any households who is lacking either a bathroom, kitchen or inside WC.

Overcrowded

Applicants living in overcrowded accommodation (in need of one additional bedroom).

Armed Forces and Reserve Forces

Applicants from armed forces currently or previously stationed in the Wiltshire Council area, due to be discharged within the next 12 months, or have left the armed forces within the last 5 years and in need of affordable housing.

And serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service

Intentionally homeless

Any households who has been found intentionally homeless by Wiltshire's housing option team.