

ASSESSING HOUSING NEED

8.1 Dudley uses a banding scheme to prioritise applications for housing. There are seven bands representing different levels of need, different degrees of urgency, and the reduced preference given to certain applications. The bands include both new applicants placed on the Housing Register and current tenants seeking a transfer. The bandings and the circumstances that fall within each are as follows.

Band 1 – People the Council needs to move, ie any of the following

- People whose homes the Council is planning to demolish or put to a different use
- People who are tenants of a family house in the borough, owned by the Council or a housing association, and who will be moving to a flat or one bedroom bungalow
- People who have to leave a Council tenancy following the death of the tenant
- People giving up a joint tenancy of a Council or housing association rented property following a relationship breakdown, for the partner with the care of the children to remain there
- People giving up two Council or housing association rented properties in the borough, for one property of similar or lower demand
- People who are ready to move on from supported housing that is subject to Dudley's Move On Protocol or to be discharged from hospital subject to a change of accommodation
- People who have a disability and whose homes cannot reasonably be adapted to meet their needs including members of the Armed Forces and former members, including reservists, injured in active service

Band 2 – People with urgent needs, ie any of the following

- Members of the Armed Forces and former members, including reservists, who are entitled to additional preference under SI 2012 No 2989
- People the Council has accepted as unintentionally homeless and in priority need from a settled address within the borough – this need will be awarded band 2 for one month and can only be extended if it was not possible for the need to be met in that time
- People who are severely overcrowded (lacking two or more bedrooms)
- Families who are approved as foster or adoptive parents for Dudley children and need an extra bedroom to accommodate the child(ren) placed by the Council
- People who need to move urgently from a rented home with a serious hazard that cannot be repaired
- People with urgent medical, disability, or related support need
- People with approval for an urgent management move usually because of violence or serious risk of violence
- People who have to leave a tied tenancy because their employment has ended through no fault of their own
- People with other urgent and exceptional needs not covered elsewhere including those the Council has accepted as referrals from partner agencies and urgent Right to Move cases

Band 3 – People with more than one need, ie more than one reason from the list in band 4

Band 4 – People with one need, ie any of the following

- People accepted by the Council as needing to move into the borough to be nearer to their work – this need cannot be combined with other needs to create a Band 3 need
- People who are homeless but not included in Band 2 because they are non priority or are homeless intentionally – this need cannot be combined with other needs to create a Band 3 need, because the homelessness decision and award of Band 2 or 4 will have taken account of all relevant factors
- People with moderate medical, disability, or related support needs
- Tenants who are overcrowded and need one bedroom more than they have
- Lodgers with children who need up to one bedroom more than they have
- Single people over 18 and couples who are lodging and do not have their own bedroom
- People who are council or housing association tenants within the borough and will be releasing a family home
- People who are council or housing association tenants within the borough, who are singles or childless couples and will be moving from a home that is not for their age group or household type to one that is
- People who have no other housing need but who can no longer afford to remain in their home for an unforeseen/unavoidable reason
- People with other exceptional needs not covered elsewhere including those the Council has accepted as referrals from partner agencies

Band 5 – People with reduced priority (subject to a right of appeal), ie any of the following

- People with one or more housing needs, but whose present or last settled address is not within the borough, and who have no particular need to live here
- People with one or more housing needs, but who have or have had sufficient equity to afford private rental
- People with one or more housing needs, but who have reduced priority because they have failed to pay rent, have caused neighbour nuisance or anti social behaviour, or have breached other conditions of tenancy

Band 6 – People with no recognised need, for example

- Single people or couples who are lodging and have their own bedroom
- People who have a tenancy or own a property that is adequate for their needs

Band 7 – People with no recognised need who also have reduced priority (subject to a right of appeal), ie

- People who would be in Band 6 (no need) and have reduced priority for reasons such as those described in Band 5
- People who have a housing need but have had all priority removed due to very serious anti social behaviour that makes them unsuitable to be a tenant

8.2 Priority within each band is generally by band start date i.e. the date that the need started that qualifies the applicant to be in that band. With Band 3, we will also take into account the number of different needs. Council tenants will be placed behind first time applicants in bands 6 and 7.