

## Priority Bandings

<b><i>Band A Urgent Priority</i></b>	<b><i>Criteria</i></b>
<b>Urgent medical factors (time-limited bidding)</b>	The council's medical adviser has confirmed in writing that the applicant (or a member of their household) is suffering from a medical condition that will not improve and is so severe that it makes it impossible or near impossible for them to continue to occupy the current property. Continuing to occupy the current property will result in an intolerably low quality of life for the patient and the medical adviser has recommended urgent re-housing.
<b><i>Band B Very High Priority</i></b>	<b><i>Criteria</i></b>
<b>Existing band C or D applicant <i>and</i> significant medical factors</b>	The applicant has been placed in band C or D and has also been assessed by the council's medical adviser as having significant medical factors.
<b>Very severe overcrowding (three bedrooms or more)</b>	The applicant has dependant child/ren as permanent members of their household and is overcrowded by three or more bedrooms.
<b>Severe overcrowding (two bedrooms) <i>and</i> sharing accommodation</b>	The applicant has dependant child/ren as permanent members of their household, is overcrowded by two bedrooms; <b>and</b> is sharing accommodation with another household.
<b>Succession to a tenancy (time-limited bidding)</b>	The applicant is a statutory <u>or</u> discretionary successor to a tenancy and is required to move to a smaller property.
<b>Senior officer housing needs panel award (time-limited bidding)</b>	The applicant has been awarded greater priority by the senior officer housing needs panel. More information about the senior officer housing needs panel can be found at paragraph 35.
<b>Un-adaptable property</b>	The applicant is a council or registered provider tenant living in a home where an occupational therapist has recommended major adaptations but the landlord considers the property to be un-adaptable. This applies only to council and registered provider tenants living in Stevenage. Decisions will be made in line with the council's adaptations policy.
<b>Category 1 HHSRS hazards – prohibition order</b>	The applicant is a tenant of a private rented sector property where the council's environmental health section has confirmed the presence of a Category 1 hazard relating to disrepair (as defined by the Housing Health and Safety Rating System) that is so serious that the council is considering the service of a closing or prohibition order.,

<b>Special needs/ Care leavers/ 16/17 year olds (time-limited bidding) See paragraph 25</b>	The applicant has a valid local connection and is: A care leaver who meets the criteria; A priority need 16/17 year old who meets the criteria; A person ready to move on from supported accommodation who meets the criteria
<b>Statutory homelessness</b>	The council has accepted a homelessness duty under section 193 of the Housing Act 1996 as amended by the Homelessness Act 2002 and has placed the applicant in temporary accommodation.
<b>Homeless prevention</b>	The applicant has made active efforts to prevent their homelessness. A full housing needs appraisal has been carried out and established that the council would otherwise owe the full homelessness duty to the applicant and the council has negotiated for the applicant to remain in the existing accommodation in the short term to prevent homelessness. Homelessness prevention decisions are discretionary and can only be made by the Head of Housing Management.
<b>Armed forces personnel with urgent housing needs (time-limited bidding) See paragraph 10</b>	The applicant is a member or former member of the armed forces, with urgent housing needs as a result of serious injury, illness or disability and owed additional preference.
<b>Re-housing guarantee (time-limited bidding) See paragraph 34</b>	The applicant has re-applied for housing under a re-housing guarantee.
<b><i>Band C High Priority</i></b>	<b><i>Criteria</i></b>
<b>Significant medical factors</b>	The council's medical adviser has confirmed in writing that the applicant (or a member of their household) is suffering from a medical condition that means that it is difficult but not impossible for them to continue to occupy the current property. The medical adviser has recommended that early re-housing is required.
<b>Existing band D applicant <i>and</i> moderate medical factors</b>	The applicant has been placed in band D and has also been assessed by the council's medical adviser as having moderate medical factors.
<b>High hardship, welfare or social grounds</b>	The applicant needs to move in order to give or receive care or support or to access specialist medical treatment or specialist schooling; or to alleviate physical or social isolation by moving to sheltered housing.
<b>Severe overcrowding (two bedrooms)</b>	The applicant has dependant child/ren as permanent members of their household and is overcrowded by two bedrooms.
<b>Overcrowding (one bedroom) <i>and</i> sharing accommodation</b>	Applicant has dependant child/ren as permanent members of their household, is overcrowded by one bedroom; <b>and</b> is sharing accommodation with another household.
<b>Opposite sex children</b>	The applicant has two children of opposite sexes, at least

<b>sharing a bedroom</b>	one of whom is aged 11 or over, as permanent members of their household and having to share a bedroom.
<b>Armed forces or former armed forces personnel with a local connection</b> See paragraph 13.2	The applicant is a member or former member of the armed forces who has applied to join the housing register within five years of leaving the service AND had been resident in Stevenage continuously for at least five years prior to joining the services.
<b>Band D Medium Priority</b>	<b>Criteria</b>
<b>Moderate medical factors</b>	The council's medical adviser has confirmed in writing that the applicant (or a member of their household) is suffering from a medical condition that means that it is difficult but not impossible for them to continue to occupy the current property. The medical adviser has recommended that eventual re-housing is desirable.
<b>Single people and couples with no dependant children as part of their household</b>	The applicant is a single person or an eligible couple (with no dependant children living with them permanently) living with family or in any other shared accommodation including hostels and sofa-surfing, or are of no fixed address.
<b>Overcrowding (one bedroom) or sharing accommodation</b>	The applicant has dependant child/ren as permanent members of their household and is overcrowded by one bedroom; <b>or</b> is sharing accommodation with another household
<b>Same sex children sharing a bedroom (11 year+ age gap)</b>	The applicant has two dependant children of the same sex, with an age gap of 11 years or more, as permanent members of their household and having to share a bedroom
<b>Single person living in a social housing studio flat for over four years or partner joined household</b>	The applicant is the tenant of the council or a registered provider living in Stevenage and has: a) been the tenant of the studio flat for four years; <b>or</b> b) their eligible partner has joined the household as a permanent resident and a joint tenancy has been granted.
<b>Single applicant or couple aged 60 or over housed in the private or social rented sector and with no other priority.</b>	The applicant/s is aged 60 or over, housed in the social or private rented sector with no other priority, wishes to move to sheltered housing and has been assessed as suitable for sheltered housing.
<b>Category 1 HHSRS hazards</b>	The applicant is a tenant of a private rented sector property where the council's environmental health section have confirmed the existence of a category 1 hazard relating to disrepair as defined by the Housing Health and Safety Rating System, that is not so serious that the council is considering serving a closure or prohibition notice.
<b>Band E Low Priority</b>	<b>Criteria</b>

<b>Moderate hardship, welfare or social needs</b>	The applicant needs to move because the medical condition of a member of their household (not included in their application) is having a detrimental effect on the applicant or their household.
<b>Armed forces or former armed forces personnel <i>without</i> a local connection. See paragraph 13.2</b>	The applicant is a member or former member of the armed forces who has applied to join the housing register within five years of leaving the service BUT who was not resident in Stevenage continuously for at least five years prior to joining the services.
<b>Family in flat – no overcrowding</b>	The applicant has at least one dependant child aged 10 or under as a permanent member of their household, is living in a flat, but is not overcrowded.
<b>Adequately housed in the private rented sector</b>	The applicant is an assured shorthold tenant in the private rented sector, is adequately housed and has no other housing need.
<b>Worsening housing circumstances</b>	The applicant would otherwise be placed in a higher band because they have acted, or failed to act, in such a way as to worsen their housing circumstances.
<b>Single person living in a social housing studio flat for under four years</b>	The applicant is the tenant of the council or a registered provider studio flat in Stevenage for less than four years and is the sole occupant.
<b><i>Band F No Priority</i></b> Band F applicants are not entitled to be made an offer of accommodation under the terms of this allocations scheme and will be unable to bid under choice based lettings.	<b><i>Criteria</i></b>
<b>Special needs/care leavers/16/17 year olds not ready for independent living</b>	The applicant may meet the criteria for band B but has not yet been assessed as ready for independent living.
<b>Existing tenant exercising their Right to Buy or Right to Acquire</b>	The applicant is a council or registered provider tenant who has commenced the Right to Buy or Right to Acquire process to purchase their existing home.
<b>Unresolved interest in a property</b>	The applicant has an unresolved interest in a joint council or registered provider tenancy; or is the spouse or civil partner of a homeowner awaiting divorce or judicial separation and a property settlement; or has rights to a property under the Matrimonial Homes Act; Family Law Act; or the Children Act, including an unresolved joint tenancy (until they no longer have a

	legal entitlement to reside at that property).
<b>Capital/Equity above the limit See paragraph 14</b>	The applicant has capital/equity from previous home ownership that is over the current DWP limit.
<b>In education or training outside Stevenage</b>	The applicant is in further education or training and living outside Stevenage, but they have a valid local connection and for the duration of the course the address they return to out of term time is in Stevenage.
<b>On remand or in custody</b>	The applicant is held on remand or is completing a custodial sentence, but otherwise has a valid local connection.
<b>Joint applicants cohabiting for less than six months</b>	The applicants are a cohabiting couple who have made a joint application but have not lived together for at least six months, or who have no child of the relationship.
<b>Existing tenant in breach of tenancy conditions</b>	The applicant is in breach of the terms and condition of their council or registered provider tenancy because of the condition of their existing property.
<b>Housing related debt (see paragraph 26)</b>	The applicant has an outstanding housing related debt.
<b>Two successful CBL bids but failed to attend viewing or offer of allocation refused (see paragraph 39.8)</b>	The applicant has successfully bid through choice based lettings on two properties but has failed to attend a viewing or refused an allocation on both occasions. The applicant will remain in band F for a period of six months before being re-assessed and placed in the appropriate band with a new effective date.
<b>Failure to bid (see paragraph 39.7)</b>	The applicant has failed to bid under CBL for a period of two years or more. The application will remain in band F for a period of six months.
<b>Pending contact following withdrawal of an offer under CBL</b>	The applicant has had an offer made under CBL withdrawn for one on the reasons shown in paragraph 39.9.
<b>Re-housing guarantee</b>	The applicant has re-housing guarantee but has not yet applied for re-housing.
<b>Other applicants</b>	The applicant does not otherwise meet the criteria for bands A – E