

DARTFORD'S HOUSING BANDS

Band A High Priority

Applications from persons who meet the following criteria:

- a. High medical or welfare needs in accordance with the Council's Medical Assessment process.
- b. Where a high priority referral has been accepted by the local authority under the Kent Agency Assessment Procedure.
- c. Management transfers or reciprocal arrangements of existing social housing tenants where the social landlord requires the tenant to move or the tenant needs to move due to domestic abuse, violence, harassment, intimidation, hate crime or threats of violence likely to be carried out.
- d. Major works to the Council's property have to be carried out in accordance with the Council's current Decant Policy and the tenant has to move.
- e. Households, living in the Borough of Dartford, who are under-occupying their council property.
- f. Other urgent management reasons agreed by the Head of Housing.
- g. Escalation of move-on from supported or specialist housing cases; as agreed by the Head of Housing.

Band B Medium to High Priority

Applications from persons where none of the above in Band A applies but who meet the following criteria:

- a. Eligible households who have reasonable preference (Band C) and who qualify under the Additional Priority category as defined in Annex 4.
- b. Armed forces personnel who fulfill the criteria set out in Annex 4.
- c. Medium medical or welfare needs in accordance with the Council's Medical Assessment process.
- d. Where a medium priority referral has been accepted by the local authority under the Kent Agency Assessment Procedure.
- e. Households occupying a majorly adapted property where that property is no longer required (to be agreed by Dartford Borough Council).
- f. Where a household is suffering from the following:
 - Major overcrowding, that is lacking two or more bedrooms. See Annex 3.
 - Living in supported housing or Scheme housing with support and needs to move as support is no longer required; as agreed by the Council.
 - Property is in disrepair, as assessed by Officers of the Council.

Band C Medium Priority

Applications from persons where none of the above in Band A or Band B applies but who have a statutory reasonable preference as set out in section 2.3. In addition, medium priority will also be awarded to applicants who meet the following criteria:

- a. Low medical or welfare needs in accordance with the Council's Medical Assessment process;
- b. Move on from accommodation where Dartford Borough Council has discharged the functions under the HRA 2017 and where this has been identified and confirmed in their 'Personalised Housing Plan'; or
- c. Discretion has been given to applicants under the HRA 2017 where it has been assessed that social housing is the only/most appropriate solution and where applicants are likely to be in priority need;
- d. Applicants with no fixed abode where proof of local connection can be established through for example doctors, dentist, Job Centre or council held records or any other records that may be available;
- e. Applicants leaving prison where a local connection, under the terms of this policy, prior to incarceration, can be established.

Band D Low to Medium Priority

Applications from persons where none of the above categories in Band A, Band B or Band C applies, or:

- a) Applicants who are intentionally homeless where a decision has been made by the local authority under Part VII of the Housing Act 1996 (as amended) or where a person has deliberately worsened their housing circumstances (such as deliberate overcrowding) and would have been found to be intentionally homeless if an application under Part VII had been made.
- b) Applicants owed Reasonable Preference due to being owed a duty under s.189B, s.193 (2) or 195 (2) of the Housing Act 1996 (or under 65(2) or 68(2) of the Housing Act 1985), (refer to paragraph 6.1 and Annex 2). Those households owed a full homeless duty in suitable long term temporary accommodation will be allocated Band D. Applicants in this category will be able to bid on Kent Homechoice properties that are advertised specifically for applicants in Band D by reason of being owed a homelessness duty.
- c) Applicants who are homeless by another local authority. This applies where a duty is owed by another local authority under section 190(2), 193(2) or 195(2) of the Housing Act 1996, or who are occupying accommodation secured by another local authority under section 192(3).
- d) Applicants who have been placed in long term temporary accommodation by the Council including Dartford Private Leasing Scheme properties.
- e) Applicants who have no local connection with the Borough but are aged over 55 and who qualify for housing in a scheme for older persons, following a completed needs and risk assessment.
- f) Applicants who have deliberately worsened their housing circumstances (see Annex 5).