

Banding criteria for Transfers

Appendix – Transfer Policy (South and West Customers)

When residents apply for a transfer, we place them in one of two bands, according to their housing need and current circumstances.

Residents must provide evidence of how a move will improve their circumstances.

Applications are prioritised by band, then date of application. If an application is moved to a higher band, we will use the date it was given the new band.

Band 1 criteria

- A household member is unable to occupy – or return to - their home due to acute medical needs.
 - The home can't be adapted to meet a household member's medical or disability related needs, and the home is unsuitable for them to live in.
 - In the current property, there's a high risk of serious harm or a severe detrimental effect to a household members' health.
 - There's a risk to the safety of others living in the vicinity, resulting from the mental illness of a household member.
 - Police or other involved agencies recommend and support a move to another property, because of a serious risk to life due to safeguarding, anti-social behaviour, or domestic abuse (ASB Officer discretion can be applied).
-

Band 2 criteria

- A member of the household has a medical condition or disability caused, or made worse by, their current housing.
- A household member has been the victim of targeted anti-social behaviour or domestic abuse in the last six months (from date of request), and are still experiencing the impact of these behaviours.
- The household is under occupying by two or more bedrooms and benefits have reduced by 25%.
- The household is overcrowded and needs two or more extra bedrooms.
- The household members are over 55 and want to downsize into retirement living accommodation.
- A household member needs to move to access specialist accommodation, a permanent job or support services, because of a disability, their age, or other welfare-related reasons.
- The household is in substantial financial difficulty, and a move would help their financial situation.
- The property has issues that need to be rectified and could lead to a disrepair claim. Damp and mould issues that cannot be rectified with the family living in the property.
- Possible succession cases where there is no right to a large property.

Medical needs situations to consider

- The property can't be adapted for wheelchair access.
- The property can't be adapted to provide the necessary care and support required.
- A consultant psychiatrist has assessed that the existing home is having a major effect on the mental health of a household member.
- Household member is in hospital and unable to return home as a result of medical needs.
- A household member must sleep downstairs and cannot access toilet or bathing facilities due to stairs.

Medical needs – examples:

- Band 1 medical need
 - Place of safety cases
 - A household member is in hospital and unable to return to home as a result of medical needs.
 - A household member must sleep downstairs and cannot access toilet or bathing facilities due to stairs.
 - The home cannot be adapted for wheelchair access.
 - It's not possible to adapt the home to provide the necessary care and support required.
 - A consultant psychiatrist has assessed that the existing home is having a major effect on the mental health of a household member.

- Band 2 medical need
 - A household member has significant difficulty in managing stairs or accessing toilet or bathing facilities, and the property cannot be made suitable at a reasonable cost.
 - The home is a significant contributory factor in a household member's mental health.