



**West
Northamptonshire
Council**

Draft West Northamptonshire Housing Allocation Scheme

Supporting information

This document provides information including a summary of the reasons for the consultation, information on the key areas that the council is consulting on, and relevant extracts of the draft Scheme. A full copy of the draft Scheme is available through the [consultation](#).

You may wish to keep this document open when considering your responses.

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Introduction

The council is required by law to have a housing allocations policy (or scheme) which determines how available social and affordable housing for rent is allocated to those on the housing register. Whilst much of a policy is in accordance with legislation, guidance and regulations, the council is able to shape certain areas of the policy to address certain local needs. These include:

- Who qualifies: who can and cannot apply for housing
- Priority: how the council considers and prioritises applicants based on an assessment of their housing needs and circumstances
- Choice: What way a person can choose to be considered for certain homes

What is being proposed?

At the moment there are three separate housing allocations schemes that cover West Northamptonshire, they cover the Daventry, South Northants, and Northampton Areas.

These existing schemes (or policies) operate differently to each other and contain different criteria for assessing who qualifies for the scheme and how different circumstances are considered and given priority for housing.

The draft West Northamptonshire Housing Allocation Scheme will replace the existing three schemes, bringing it into one. This will allow for a harmonised and consistent approach to housing allocations across the West Northants area.

What are the main differences?

The following highlights the key areas of change between the existing schemes and the new draft Scheme:

- The geographical area for applicants to apply for a home will be widened. This means, for example, that someone in the Daventry Area can apply for somewhere in the Northampton or South Northants Areas.
- The proposed Scheme will be a Choice Based Lettings Scheme. This means that applicants will be able to apply (which is called bidding) for the home they want when a suitable home becomes available and is advertised online, providing it matches their household size. Currently the Daventry and Northampton Areas operate Choice Based Lettings, and South Northants operates a direct lettings scheme.
- In order to be able to apply to a scheme an applicant must be eligible, which is set out in law, however they also need to qualify. Qualification criteria can be decided by the local authority based on local circumstances and needs. The current schemes apply the same criteria for qualification although differ slightly. The following table shows what these differences currently are, and how these change in the proposed draft Scheme:

Qualification criteria	Existing Scheme Daventry Area	Existing Scheme Northampton Area	Existing Scheme South Northants Area	Proposed West Northants Scheme
Local connection	Has lived in the area for the last 12 months	Has lived in the areas for the last 3 years	Has lived in the area for 6 of the last 12 months	Has live in the area for the last 2 years
Housing related debt	Will not qualify with housing debt of £1000 or more	A reduced priority is applied for rent arrears	Will not qualify with 8 weeks' or more worth of housing related debt	Will not qualify if housing related debt is more than 1/12 of the annual payment
Property ownership	Do not qualify although there are exemptions	Only qualify if assessed as having a housing need. Assessment of ownership and savings are also completed	Do not qualify although there are exemptions	Do not qualify although there are exemptions
Income (gross earnings)	Will not qualify if earning £60,000 or more per annum	Will not qualify if earning £30,000 (single person) or £40,000 (jointly) or more per annum	Will not qualify if earning £60,000 or more per annum	Will not qualify if earning £60,000 or more per annum
Savings	Based on an affordability assessment	Will not qualify if savings of £16,000 if single, or £32,000 jointly	Will not qualify if savings of £16,000	Will not qualify if savings of £16,000
No housing need	Will qualify, and awarded the lowest priority	Does not qualify	Does not qualify, exemptions apply for certain housing	Does not qualify, exemptions apply for certain housing

- There will be one clear route of prioritisation. Applicants will be assessed based on their housing need and awarded a priority, otherwise called a Band. The Bands are A, B, C, and D, A is the highest priority and D the lowest. In determining the priority order where applicants have the same Band, the date the application was activated will be considered. This is slightly different to the existing Daventry and Northampton Area Schemes, as they have an award of additional preference added on to the Band. In the draft scheme if an applicant is

found to have more than one housing need, the Applicant will be awarded the band which gives the highest priority.

What do I need to do?

A consultation has been launched to gain people's views on the proposed draft Scheme, in order to have you say please complete the Have your say on the Draft West Northamptonshire Council Housing Allocation Scheme [consultation](#).

If you are currently registered on the Daventry, Northampton, or South Northants Areas Scheme's you will be receiving a letter asking you give your views on the proposals.

Should you already be registered on one of the existing schemes you will be asked to re-register to the West Northamptonshire Housing Allocation Scheme, as your application will need to be re-assessed. **Information about re-registration for current applicants will be provided at a later date, therefore you do not need to do anything about this now.**

West Northamptonshire Housing Allocation Scheme – extracts of relevant detail

Please see [here](#) for the full draft of the Scheme

Local Connection criteria

(Section 5.3.1. of the draft Housing Allocation Scheme)

An Applicant who does not have a minimum of two years continuous connection to the West Northants area immediately prior to the date of application and will need to satisfy any of the following factors (exemptions apply to Applicants who are survivors of domestic abuse and Armed Forces personnel):

- A. **Residence** - a connection is established by being normally resident within the Local Authority area, by their own choice for a minimum period of two years. Being normally resident includes permanent housing but also includes anyone who has nowhere to live, occupying interim accommodation provided under the Local Authority's homelessness duties, community care duties, or other duties.

Persons who have been detained in the Local Authority (e.g. in prison or hospital) will not be able to establish a local connection as this does not constitute a choice of being resident in the area. Nor will former asylum seekers who were previously accommodated under Immigration and Asylum Act 1999, section 98 (temporary support) or section 4 (hard cases support), or former asylum seekers previously accommodated under the Asylum Seekers (interim Provisions) Regulations). Exemptions to residence conditions will apply to:

- i. Homeless households and care leavers owed a duty by the Local Authority placed outside the local authority area
- ii. Transfer Applicants under-occupying and living within the West Northants area and wish to downsize to a smaller home.

- B. **Employment** – a connection established by employment of no less than two years duration (including an apprenticeship) will be limited to the usual place of work.

Applicants who are self-employed, or their profession requires them from time to time to work outside the area, will need to demonstrate that their employment has mainly been based in West Northamptonshire.

Applicants on leave due to maternity leave or sickness who remain employed will qualify for this criterion if there is no reason to believe their employment is due to cease.

Any work that is short-term (e.g. a fixed-term contract), marginal (e.g. less than 16 hours per week and earnings allow for claiming Universal Credit or entitlement to Working Tax Credits), ancillary (e.g. occasional (even regularly) work that is undertaken in the Local Authority area, but the main place of work is outside the Local Authority area) or voluntary (e.g. where no payment is received, or payment is made only for expenses) will not be taken into account.

An exemption will apply for Applicants who need to move to take-up an offer of work. When deciding whether to apply an exemption, the Local Authority will consider evidence (the following list is not exhaustive and the Local Authority will consider any other appropriate factors and local circumstances):

- a) The distance and/or time taken to travel between work and home.
- b) The availability and affordability of transport, taking into account the level of earnings.
- c) The nature of the work and whether similar opportunities are available closer to home.
- d) Other personal factors, such as medical conditions and childcare, which would be affected if a move could not take place.
- e) The length of the work contract.
- f) Whether failure to move would result in the loss of an opportunity to improve their employment circumstances or prospects, such as taking a better job, a promotion, or an apprenticeship.
- g) In circumstances where a job is being offered, and there is a need to move to take it up, and their intention to take up an offer of employment.
- h) Verification of employment, or an offer of employment, and acceptance of it from the employer, such as:
 - i. A contract of employment,
 - ii. Wages/salary slips or bank statements in cases of zero hours contracts,
 - iii. Proof of receipt of tax and benefit information,
 - iv. A formal offer letter.

C. **Family associations** – a connection established by family relationships will be limited to immediate family members (defined as spouses, partners, parents, step parents or other legal guardians, children or step children (aged 18 and over), siblings and step siblings or grandparents where there are sufficiently close links in the form of frequent contact) and their residence being within the Local Authority for a minimum period of two years. An Applicant who can prove they have a continuing caring responsibility for someone who is resident in the Local Authority area, and that this care could not be provided unless they were resident in the region, will be exempt from local connection requirements.

D. **Other special reason** – Applicants who need to be near special medical or support services which are only available in the Local Authority area will be exempt from local connection requirements.

E. **Care leavers** – An Applicant aged 18-21 years (or up to 25 years old if they are pursuing a programme of education agreed in their pathway plan), who are owed a duty under Children Act 1989, section 23C, by the Local Authority will be deemed to have a local connection to the Local Authority area.

Local Connection exceptions

The local connection criteria will not apply to the following applicants:

- a) An Applicant where the Local Authority has accepted a full statutory homelessness duty under S 193(2), S195(2), or (189B) of Part 7, Housing Act 1996

- b) An Applicant who are victims of domestic abuse or threats of domestic abuse, or escaping domestic abuse or harm, will be exempt from local connection requirements, as will those who have sought a place of safety in a refuge or other form of temporary accommodation in the Local Authority area.
- c) An Applicant who are members of the Armed Forces community:
 - i. An Applicant who are currently serving in the Regular Armed Forces or were serving in the Regular Armed Forces at any time in the five preceding years of their application, and their spouses.
 - ii. An Applicant who are a bereaved spouse or civil partner, of a person who was serving in the Regular Armed Forces, where the bereaved spouse or civil partner has recently ceased, or will cease, to be entitled to reside in Ministry of Defence accommodation following the death of their Service spouse or civil partner and the death was wholly or partially attributable to their service.
 - iii. An Applicant who are serving or former members of the Reserve Armed Forces who are suffering from a serious injury, illness or disability which is wholly or partially attributable to their Service.
 - iv. An Applicant who are divorced or separated spouses or civil partners of Service personnel, who are required to move out of accommodation provided by the Ministry of Defence.
 - v. An Applicant who are adult children of service personnel who are no longer able to remain in the family home due to the impact of their family moving from base-to-base.

An Applicant who meets any of these exceptions will need to provide supporting evidence.

Unacceptable or unreasonable behaviour

(Section 5.4.1. of the draft Housing Allocation Scheme)

An Applicant or a member of their household, who have been guilty of past unacceptable behaviour serious enough to make them unsuitable to be a social housing tenant or would be serious enough that a county court judge could make an outright order for the Local Authority to obtain possession, had the Applicant been a tenant at the time the unacceptable behaviour was carried out.

The meaning of unacceptable behaviour for the purpose of this Scheme will encompass a past action or activity (including an omission, failure to act, passivity or inactivity) on the part of the Applicant or a present member of their household. An Applicant will be considered unsuitable to be a tenant if there has been no improvement in their behaviour since the date when the unsuitable behaviour occurred, to the date when a decision is made about their application and/or when an allocation of social rented housing is due to be made. The Local Authority will not take account of any behaviour relating to a spent conviction under the Rehabilitation of Offenders Act 1974, section 4(1). Unacceptable behaviour is defined as:

- a) Having an unspent conviction of a serious offence, committed in the locality of their property, against a person with a right to reside or occupy accommodation.

- b) Having an unspent conviction of a serious offence, committed elsewhere against the Local Authority or a Registered Provider or agents acting on their behalf, which directly or indirectly was related or affected carrying out housing management functions
- c) Perpetrators of domestic abuse who are subject to a non-molestation order, an injunction order, an occupation order or a restraining order, which is in force at the date an application is being determined.
- d) Having an unspent conviction at the date an application is being determined for a serious offence as defined by the Serious Crime Act 2007, Part 1, Schedule 1, committed in the locality of a property against another person or the Local Authority or a Registered Provider.
- e) Breaching a provision of an injunction under section 1, conviction under section 30, or an order made under section 80 of the Anti-social Behaviour, Crime and Policing Act 2014, which occurred in the locality of a specified property or elsewhere which caused nuisance, annoyance, harassment, alarm or distress to a person in the locality or the Local Authority or a Registered Provider, or resulted in access to property that has been prohibited under section 76 of the Anti-social Behaviour, Crime and Policing Act 2014, for a continuous period of more than 48 hours.
- f) Having an unspent conviction for an offence under section 80(4) or 82(8) Environmental Protection Act 1990, concerning noise from a property which was a statutory nuisance as per section 79(1), Part 3 of the Environmental Protection Act 1990.
- g) Having an unspent conviction for an offence under the Fraud Act 2006, Forgery and Counterfeiting Act 1981 or Social Housing Fraud Act 2013, involving withholding, falsifying or misrepresenting any information to access to be allocated social rented housing or sub-letting of social housing by current tenants.
- h) Within the past previous 5 years (having committed any other behaviour that would give grounds for possession under Housing Act 1985, section 84, Schedule 2, Part 1, Grounds 1-7 and section 84A. This includes an Applicant being responsible for:
 - i. Causing nuisance or annoyance to other people; living, visiting or carrying out lawful activities in the locality of their home, and/or employees of the Local Authority, or people employed by other organisations, to carry out housing management functions, for the Local Authority.
 - ii. Causing an offence or another adult residing with them causing an offence, for which they were convicted which took place during and at the scene of a riot in the UK.
 - iii. Causing violence or threats of violence towards another person or their family members, who were living at the same property as the Applicant, which resulted in them leaving and being unlikely to be allowed to return to the property.
 - iv. Allowing acts of damage or neglect of their property or common parts of a building in which their property is situated or failing to take reasonable steps to stop any person residing with them to cause acts of damage or neglect to the property.
 - v. Allowing internal structures and amenities (doors, walls, etc.) and furniture provided by a landlord for use as part of their tenancy, or for use in common parts, to deteriorate due to ill-treatment, and in a circumstance where a lodger has caused the ill-treatment, not taking reasonable steps to evict that lodger.
 - vi. Being granted a tenancy as a result of deliberately making a false statement, made by themselves or another person at their prompting.

Housing related Debt

(Section 5.5.1. of the draft Housing Allocation Scheme)

An Applicant or a member of their household who has outstanding liabilities (such as rent or service charge arrears, or recharges) attributable to a tenancy which are more than one twelfth of the annual amount payable (or which was payable) by an Applicant to a landlord in respect of a tenancy.

When determining a realistic repayment agreement, there will be an emphasis on an Applicant's willingness to address the debt and to come to an agreement to do so, along with evidence of regular affordable payments (of at least 3 monthly or 12 weekly consecutive payments). Any agreement will be based on the affordability of an Applicant, rather than the level of debt. Efforts will be made to take into consideration why the arrears have arisen. The urgency of an Applicant's housing need will also be of paramount importance.

Housing related debts included in Debt Relief Order will remain outstanding until 12 months from the date of issue, at which point the debts are formally written off by creditors and the debtor is discharged. Households owed a statutory homeless duty will be exempt from the 12-month criteria.

For the purpose of this Scheme, outstanding rent arrears or debts which fall within the following categories will be disregarded:

- a) Any outstanding liability (such as rent arrears) attributable to a tenancy of which the Applicant (or a member of their household) is not, and was not when the liability accrued, the tenant.
- b) Any rent or other liability which is outstanding, but where the amount outstanding is less than 1/12th of the annual amount payable (or which was payable) to a landlord in respect of a tenancy, or the Applicant has both (i) agreed payments with a landlord for paying the outstanding liability, and (ii) made payments in line with that arrangement for at least three months and is continuing to make such payments.
- c) Any outstanding liability of an Applicant or anyone who will live with them, which does not relate to the tenancy of a property.
- d) Any outstanding liability that has been declared unenforceable or statute barred (e.g. any debts that can no longer be recovered through court action). For rent arrears this will be after six years. (Debts which are subject to court action before the unenforceable period begin will not become statute barred).

Breaches of tenancies

(Section 5.6.1. of the draft Housing Allocation Scheme)

An Applicant or a member of their household who have been found to have breached any of the following tenancy conditions, within the past six years, regardless of tenure:

- a) Purposely failing to report repairs.
- b) Failing to allow contractors to enter the property to carry out maintenance.
- c) Running a business from the property without permission from the landlord.
- d) Subletting part or the whole of the property without permission.

- e) Having an unspent conviction for using or allowing their property to be used for illegal or immoral purposes.
- f) Or any other scenario that would give grounds for possession under Housing Act 1985, section 84, Schedule 2, Part 1, Grounds 1-7, and section 84A.

Property ownership

(Section 5.7.1. of the draft Housing Allocation Scheme)

An Applicant or a member of their household who are homeowners and have a legal right to occupy their own home (either freehold, leasehold, under mortgage or shared ownership) will not qualify subject to the exceptions below (disregards apply to An Applicant who have survived domestic abuse).

Where an Applicant has sold a property within the last five years, and the funds received from that sale would have allowed them to meet their housing needs, but they have disposed of these funds, the Local Authority reserves the right to disqualify them from the Scheme.

If an Applicant has transferred the ownership of their homes to family members, within the last five years, and the proceeds of a sale could have allowed the Applicant to meet their housing need, the Local Authority reserves the right to disqualify them from the Scheme. The following exceptions will apply:

- a) property has been valued as having negative equity (or limited equity in respect of disabled adaptation to be made).
- b) where the property has not been let, but the owner cannot secure entry to the property, for example due to it not being safe to enter the property due to severe structural faults, or there are squatters living in the property.
- c) where it is probable that occupying the property will lead to abuse from someone living in the property.
- d) where it is probable that occupying the property will lead to abuse from someone whether in that property or elsewhere.
- e) where the Local Authority has issued a Prohibition Order under the Housing Act 2004 due to continued occupation of the property may endanger the health of the occupants and there are no reasonable steps that can be taken by an Applicant to prevent that danger (e.g. where it is not possible to adapt a property due to the physical arrangements of a dwelling, or the cost of adaptations is prohibitive, or an Applicant is in negative equity).
- f) the Applicant or a member of their household does not have the financial resources in respect of the value or sale of the property as set out in 5.8.1 below.
- g) an applicant of state pension age and over who cannot stay in their own home and need, based on medical/welfare to move into sheltered, supported or assisted living accommodation where the nature of their current accommodation does not meet their needs and they do not have sufficient resources to meet their housing need elsewhere.

Income and Savings

(Section 5.8.1. of the draft Housing Allocation Scheme)

An Applicant or a member of their household with financial resources consistent with the United Kingdom Government's upper limit for savings, this is currently set out as £16k within the common rules of the Department of Work and Pensions Benefit and Pension Rates (disregards apply to Armed Forces personnel). This upper savings limit will change in line with the DWP Benefit and Pension rates.

An Applicant / joint applicant who has a high income, defined in this context as at least £60,000 gross household income in the most recent tax year ending prior to them making application to join the scheme and/or being made an offer of accommodation (disregards apply to applicants who have survived domestic abuse). Household income includes any income received by the Main or Joint applicant.

An Applicant whose qualification would solely derive from a household member who is subject to immigration control, due to them not being entitled to freely enter or remain in the United Kingdom, or not being entitled to public funds, will not qualify to join the Scheme.

Property ownership conditions, plus thresholds for Income and savings will not be applied to Applicants who are victims of domestic abuse or threats of domestic abuse or escaping domestic abuse or harm.

Any compensation for an injury or disability sustained on active service with the Armed Forces or Reserve Forces will be disregarded when calculating financial resources. Any mesne profit debts accrued by occupants of service families accommodation will be disregarded, subject to them providing a copy of their notice to vacate or Certificate of cessation of Entitlement to Service Families Accommodation (the Local Authority may contact the Ministry of Defence Loss of Entitlement team by emailing DIORDAccn-LOETeam@mod.gov.uk with any queries about the status of such Applicants).

No housing need

(Section 5.9.1. of the draft Housing Allocation Scheme)

An Applicant who has no assessed housing needs will not qualify on this Scheme. However, any person can access advice and assistance on other housing options from the Council's Housing Solutions Team. If an applicant does not fall into any of the priority bands they will be regarded as having no housing need / being adequately housed.

The following exception will apply:

Where an Applicant has no housing need but establishes a local connection within a local lettings policy in relation to a rural exception site (including entry level exception sites) (as determined in relevant legal agreements). The local connection as determined in the relevant agreements, will be specific to the village where the development is located, or a neighbouring village, and will be permitted to join the housing register but will only qualify to bid on properties where the rural exception development is to which they satisfy a local

connection. Local connection to such sites will be verified at the point of application and at the point of nomination.

Preference will be given to applicants who meets the local connection criteria to the rural exception site development, who also falls within a reasonable preference category. If there are no exception site applicants who also fall within a reasonable preference category, then preference will be given to other exception site applicants in Band 4 in accordance with their effective date.

Other matters

Deliberately worsening circumstances

(Section 7.22. of the draft Housing Allocation Scheme)

If an applicant or a member of their household has done something that has deliberately made their housing circumstances worse, the Local Authority may reduce the level of priority with the application demoted to Band D for a period of 12 months from the date of the decision.

- a) Abandoned or terminated previous accommodation without securing alternative accommodation first
- b) Sold a property or given notice on a tenancy with securing alternative accommodation first
- c) Been found to have deliberately disposed of assets or capital that would have enabled them to secure suitable accommodation

Number of offers

(Section 9.9.1. of the draft Housing Allocation Scheme)

To ensure applicants only bid for properties in which they are genuinely interested, and in order to be fair as possible to all Applicants, the number of offers an applicant can refuse is limited.

All Applicants are entitled to two refusals of a reasonable offer of accommodation, except for the following exceptions:

- i. Homeless applicants to whom the authority has accepted a S193 main duty to accommodate will only receive one refusal of a reasonable offer of accommodation. After the first refusal, the 2nd nomination or offer will be through a direct match
- ii. Homeless applicants to whom the authority has accepted a S188 duty to accommodate will only receive one refusal of a reasonable offer of accommodation. After the first refusal, the 2nd nomination or offer will be through a direct match
- iii. Applicants who are subject to MAPPA are entitled to one reasonable offer to accommodation, this will be through a direct match.

Once an Applicant has exhausted the applicable refusal threshold, if the Applicant refuses a final suitable offer, they will be given reduced preference for a period of 12 months.

When an offer is refused, an assessment will be made as to whether this was a suitable offer. The Local Authority will consider the circumstances of each refusal on a case-by-case basis and confirm with an Applicant they are refusing an offer prior to imposing a sanction.

Prioritisation of applications - Band A

(Section 8.2. of the draft Housing Allocation Scheme)

An applicant will be awarded Band A if their housing need fits within the following circumstances:

1. An Applicant under-occupying a social rented home within West Northamptonshire by one or more bedrooms
2. Sudden loss of existing home as a result of a disaster
3. Need to move as home within West Northamptonshire area is subject to a compulsory purchase order or requires major works
4. An Applicant releasing an adapted West Northamptonshire Council home or Registered Provider property within the West Northamptonshire area, where the adaptations are no longer required.
5. An Applicant assessed as an urgent medical need whose condition is life threatening and / or terminal and their accommodation is a major contributory factor and re-housing is required due to detrimental effects caused by the current accommodation.
6. Planned discharge from hospital is imminent and there is no accommodation available which is reasonable to occupy
7. Victims of domestic abuse, who are homeless or owed any homelessness duty and/or have been identified as high-risk victims of domestic abuse at Multi-Agency Risk Assessment Conferences (MARAC)
8. Victims of racial harassment amounting to violence or threats of violence
9. Victims of hate crime amounting to violence or threat of violence
10. Witnesses of crime, or victims of crime, who would be at high risk of intimidation amount to violence or threats of violence

Prioritisation of applications - Band B

(Section 8.3. of the draft Housing Allocation Scheme)

Applicants will be awarded Band B if their housing need fits within the following circumstances:

1. Homeless applicants owed a S189B initial duty, who are homeless and owed the S188 interim duty to accommodate having a priority need
2. Homeless applicants owed a S193 duty
3. Homeless applicants owed a S189B relief duty, but are not owed the S188 interim accommodation duty
4. Homeless applicants threatened with homelessness and owed the S195 duty
5. An Applicant who is overcrowded and requires two or more additional bedrooms
6. An Applicant occupying insanitary housing or living in unsatisfactory housing conditions.
7. An applicant has at least one dependent child and is living in accommodation where the facilities are shared with others who are not part of their family association, as defined in section 5.3.2.(c)
8. An Applicant where the Local Authority has a Corporate Parenting Responsibility where a young person (care leaver) who have had a duty of care accepted under the Children's Act by the Local Authority and is ready for independent living

9. An Applicant approved by the Local Authority as foster carers or to adopt, who need to move to a larger home in order to look after a child under the care of the Local Authority's children services
10. Applicants who are members of the Armed and Reserve forces
11. An Applicant who are bereaved spouses and civil partners of members of the Armed forces leaving Service Family Accommodation
12. An Applicant assessed as a High medical need or High welfare need due to detrimental effects caused by the present accommodation
13. An Applicant subject to Multi-Agency Public Protection Arrangements (MAPPA) (Levels 2 and 3)
14. An Applicant that needs to move on hardship grounds

Prioritisation of applications - Band C

(Section 8.4. of the draft Housing Allocation Scheme)

Applicants will be awarded Band C if their housing need fits within the following circumstances:

1. An Applicant who are intentionally homeless and have a priority need for accommodation owed the S190 duty
2. An Applicant overcrowded due to lacking one bedroom
3. An Applicant is a separated family due to no suitable accommodation
4. An Applicant has at least one dependent child and is living in accommodation where the facilities are shared with family associations, as defined in section 5.3.2. (c)
5. An Applicant assessed as a medium welfare need due to detrimental effects caused by the present accommodation
6. Take-up a particular employment, education or training opportunity and in respect of Transfer Applicants, be closer to work

Prioritisation of applications - Band D

(Section 8.5. of the draft Housing Allocation Scheme)

An applicant will be awarded Band D if their housing need fits within the following circumstances:

1. An Applicant has refused the maximum number of suitable offers and will be demoted to a reduced priority for a period of 12 months
2. An Applicant has no housing need but establishes a local connection to a S106 or village exception site, whether the connection is to the specific village where the development is located, or within the cascading villages (as set out in the relevant legal agreements).
3. An Applicant has deliberately worsened their circumstances to gain more priority through this Scheme
4. Any other applicant who is eligible and qualifies and not is covered by any of the above