

5. HOW THE CHOICE BASED LETTINGS SCHEME WORKS

5.1 Priority Banding

Housing need is determined by assessing the current housing circumstances of applicants. A priority 'band' is then allocated according to the urgency of the housing need. There are fourteen priority bands as follows:

Band 1	This is the highest priority band and is only awarded to households who are being decanted from their existing home and qualify for additional priority due to having 10 years' residence in Hillingdon
Band 2	As Band 1 but without 10 years' residence
Band 3	This band is for under occupying social tenants moving to a property with fewer bedrooms and that qualify for additional priority due to 10 years' residence
Band 4	As Band 3 but without 10 years' residence
Band 5	This band is for households for which a management transfer has been agreed due to exceptional circumstances and that qualify for additional priority due to 10 years' residence
Band 6	As Band 5 but without 10 years' residence
Band 7	This band is for households with an emergency and very severe housing need other than the needs covered by Bands 1 to 6 and that qualify for additional priority due to 10 years' residence
Band 8	As Band 7 but without 10 years' residence
Band 9	This band is for households with an urgent need to move and that qualify for additional priority due to 10 years' residence
Band 10	As Band 9 but without 10 years' residence
Band 11	This band is for households with an identified need to move and that qualify for additional priority due to 10 years' residence
Band 12	As Band 11 but without 10 years' residence
Band 13	Homeless applicants without 10 years' residence who do not own a property or have savings over £30,000
Band 14	Applicants within a Reasonable Preference category who own or have an interest in a property or have savings over £30,000

If following an assessment, it is determined that an applicant has no housing need, they cannot join the housing register, they will be given advice and assistance on other housing options, for example, renting from a private landlord or applying to an intermediate rent or low cost home ownership scheme which will be available on the 'Targeted housing option' website at www.locata.org.uk/hillingdon.