

Guide to banding

Torfaen Homeseeker uses a priority banding system to determine who will be allocated homes.

There are five bands:

Emergency priority—Emergency Need

Platinum band—Urgent priority

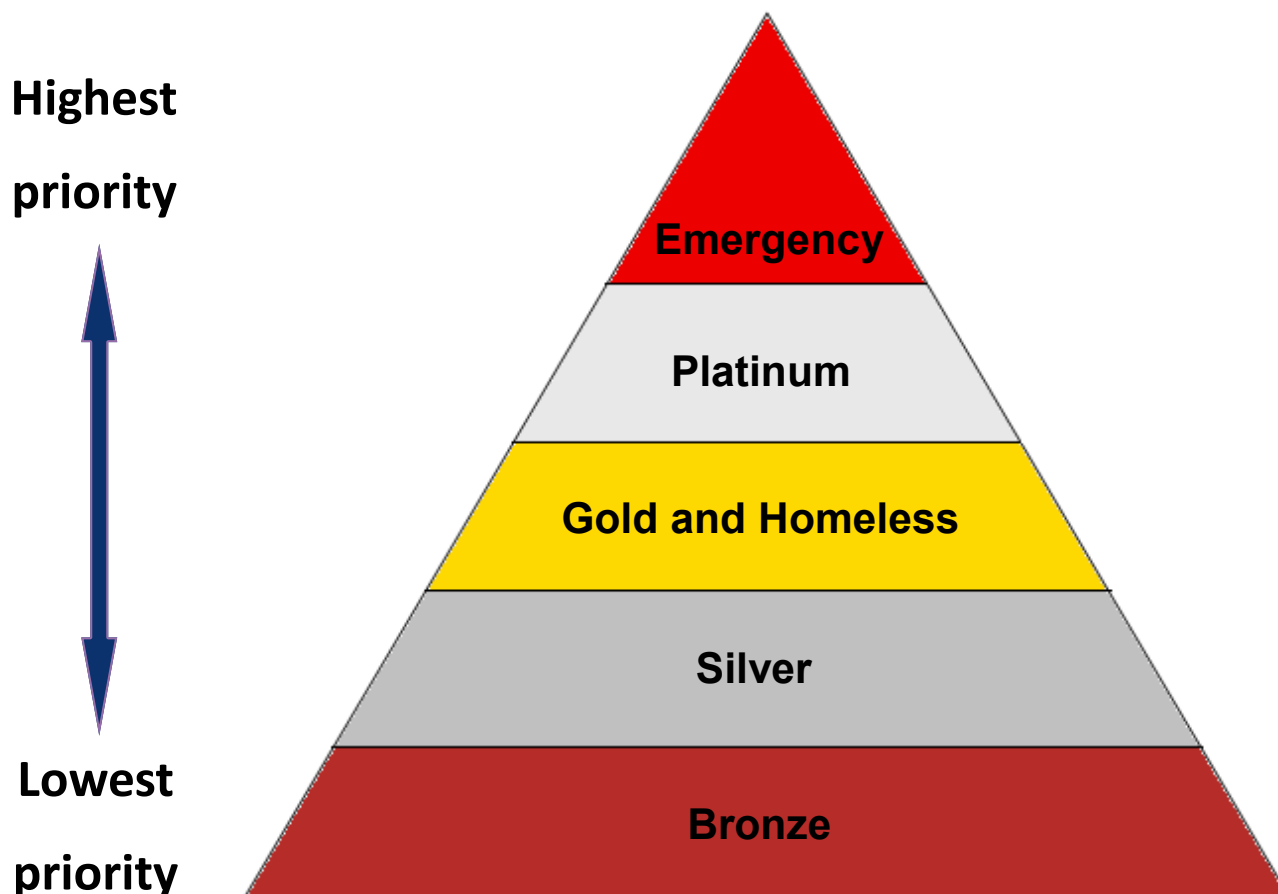
Gold Band and Homeless—Very high priority

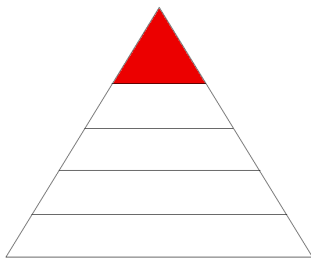
Silver Band — Medium priority

Bronze Band — Low priority

Once you have completed and sent in your Homeseeker application form and supporting documentation the Homeseeker team will place you into a band depending on your circumstances.

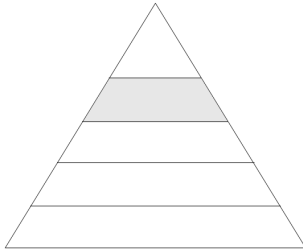
The team will look at which of the band criteria you meet and will place you in the band which suits your housing need.





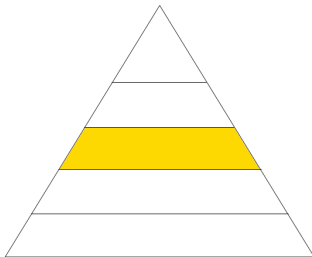
Emergency Priority– Emergency Priority

Very high priority where multiple (3 or more) priorities apply. Applicants need to move immediately due to an emergency e.g. Fire/Flood/Serious police incident.



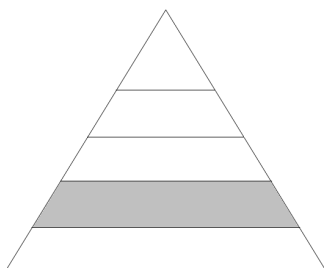
Platinum– Urgent Priority

Urgent priority for existing tenants of Homeseeker partner landlords who are affected by the bedroom tax and are facing financial hardship.



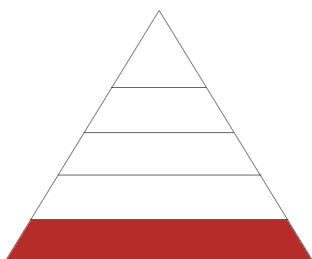
Gold Band and Homeless

- Medical need,
- Silver band for 3+ years
- 2 or more silver band needs
- Under occupancy
- Re-designation/regeneration programme
- Due to be discharged from armed forces and likely to become homeless
- ‘Move on’ accommodation needed
- Specific adapted/disables property required
- Overcrowded
- Category 1 /Health & Safety Hazard
- Surrendering 2+ existing tenancies
- Living on or above first floor with 3 or more children under 10 years of age
- Domestic violence victim recommended by MARAC
- Prohibition order
- Substantial hardship
- Exceptional circumstances



Silver Band- Medium Need

- Lodging with friends or non-immediate family and sharing kitchen or bathroom facilities
- Need to move to give or receive essential support/care services
- Medical need for rehousing
- A key worker offered a full-time job in Torfaen and need accommodation
- Bronze band for 3+ years
- Currently homeless or to be homeless but not in priority need
- Lack a bedroom for permanent members to reside
- Living above ground floor with 1 or 2 children under 10 years of age
- Relationship breakdown



Bronze Band- Low Need

- Own your own home and have suitable assets to purchase/rent
- Existing tenant with no housing need to move
- All other categories not qualifying for higher priority
- Private sector tenant under no threat of eviction

Decision

A decision on your band will be made based on the information you provide in your application and any supporting evidence which is required. The Homeseeker team will contact you and let you know if supporting information is needed.

Following a decision

Once a decision has been made about which band you have been allocated the Homeseeker team will write to you. You will be informed of the date when your band was awarded and your registration information, including your Unique Reference Number and Pin. You will also be told what size and type of property you are eligible to bid for. Unless there are exceptional circumstances the size of property that you can bid for and be offered is shown in the following table.

Family Size	Bedsit/ Studio	Bungalow	1 Bed Flat	2 Bed Flat or	2 Bed House	3 Bed Flat / Maisonette	3 Bed House / 3 bed bungalow	4 bed + house
Single Person	Yes	Yes	Yes	Yes				
Couple		Yes	Yes	Yes				
Parent/ couple with 1 child				Yes	Yes	Yes	Yes	
Parent/ couple with 2 children						Yes	Yes	
Parent/ couple with 3 children						Yes	Yes	
Parent/ couple with 4+ children							Yes	Yes

If you are registered disabled then you are eligible to bid for appropriately adapted properties within the above matrix.

Appeal

You can appeal if: your application to join the Homeseeker register has been refused, you disagree with the band which you have been awarded, your priority is withdrawn or you disagree with your eligibility for a property. If you wish to appeal you must do so within 21 days of being notified about the decision which you are appealing. You can find out more about the appeal process by contacting the Homeseeker team.

Change in circumstances

It is your responsibility to contact the Homeseeker team if there is a change in circumstances which may effect your priority or if you change your contact details.

Call Homeseeker: 01495 74 (2401) (2402) (2403) (2409) or visit www.torfaenhomeseeker.org.uk