

Original Policy	Proposed Policy Changes in bold
<b>Platinum</b> Looked after and accommodated children who are leaving care; People leaving supported housing; People living in adapted housing but no longer need it; & the property is required to meet another applicant's needs; People approaching discharge from an institution (e.g. hospital, prison, care facility) who do not have accommodation on discharge and the council has a statutory duty to offer them Armed forces personnel approaching leave from full-time regular service; Other exceptional circumstances	<b>Platinum Plus</b> <b>Applications containing care experienced children with an unmet housing need, where this is supported by Children's Services:</b> People moving on from supported housing <b>if there is no longer a need for it;</b> People living in adapted housing but no longer need it; & the property is required to meet another applicant's needs; People approaching discharge from an institution (e.g., hospital, prison, care facility) who do not have accommodation on discharge and the council has a statutory duty to offer them permanent housing; Armed forces personnel approaching leave from full-time regular service; <b>Housing First applicants;</b> Other exceptional circumstances
<b>Gold</b> Current housing does not meet mobility needs and cannot be adapted.	<b>Platinum</b> <b>People who are unintentionally homeless or unintentionally threatened with homelessness under Part II of the 1987 Act (as amended).</b>
<b>Silver</b> *People who are unintentionally homeless or unintentionally threatened with homelessness under Part II of the 1987 Act Social housing tenants who are under occupying (i.e. they have more bedrooms than they need).	<b>Gold</b> <b>Current</b> <b>housing does not meet mobility needs and cannot be adapted.</b> <b>People with a severe and enduring medical need (non-mobility) that cannot be met in their current housing or with support needs that cannot be met in their current housing:</b>
<b>Bronze</b> People in unsatisfactory housing conditions with unmet housing needs: including overcrowding; or living in a house below tolerable standard.  People with a severe and enduring medical need (non mobility) that can't be met in their current housing or with support needs that cannot be met in their current People who cannot meet their caring responsibilities for someone with a severe and enduring medical need in their current housing	<b>Silver</b> People in unsatisfactory housing conditions with unmet housing needs: including overcrowding (see glossary for definition); <b>Social housing tenants who are under occupying (i.e., they have more bedrooms than they need);</b> or living in a house below tolerable standard. Or People who cannot meet their caring responsibilities for someone with a severe and enduring medical need in their current housing. <b>People who have a private tenancy and have been serviced with a valid notice to leave but are not threatened with homelessness within 56 days.</b>
<b>Starters &amp; Movers</b> Starters are generally people who do not have their own home. Movers are people who have a home but wish to move.  <b>Starters</b> Homeless households accommodation	<b>Transfer &amp; Housing Register Applicants</b>  If you are a council or registered social landlord partner tenant, we will categorise you as a transfer applicant. This has no impact on your priority band. This will better utilise our existing housing stock but also allow us to meet our statutory obligations to those in housing need.

<p>People staying c/o family/friends Households in tied accommodation (service occupancy tenancies)</p> <p><b>Movers</b> Council tenants Registered Social Landlord or other social rented sector tenants Private sector tenants Owner Occupiers</p>	<p><b>Transfer applicants</b> are tenants of the Angus Common Housing Register landlords; <b>Housing register applicants</b> are all others.</p>
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<p><b>timeframes</b></p> <p>Two Reasonable Offers - 6 months months</p> <p>Breach of Tenancy – 6 months</p> <p>acceptable behaviour agreement; unacceptable behaviour notice; Final written warning for ASB; or ASB order – 6 months</p> <p>You have lost a previous tenancy within the last 3 years by abandoning it: for example, you leave a property that you have rented without handing back the keys or notifying your landlord. - 6 months</p> <p>You have been evicted by a court order in the last 3 years: for example, you were evicted for rent arrears or damage to the property or its contents 6 months</p>	<p><b>New application suspension timeframes</b></p> <p>Two Reasonable Offers – Staying the same 6 months</p> <p><b>Intentionally withholding information – 12 months</b></p> <p><b>Breach of Tenancy – 12 months</b></p> <p><b>Subject of written warning for ASB; acceptable behaviour agreement; unacceptable behaviour notice; Final written warning for ASB; or ASB order – 12 months</b></p> <p><b>You have lost a previous tenancy within the last 3 years by abandoning it: for example, you leave a property that you have rented without handing back the keys or notifying your landlord - 6 months</b></p> <p><b>You have been evicted by a court order in the last 3 years: for example, you were evicted for rent arrears or damage to the property or its contents - 12 months</b></p>
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<p><b>Assessing applications from our with Angus</b></p> <p>When you submit an application for housing, you will only be considered for a priority banding if you currently live in Angus or at least one of the following applies to you:</p> <p>you are approaching discharge from an institution and are considered normally resident in Angus</p> <p>you are employed, or have been offered employment in the area</p> <p>you need to move into Angus to be near a relative or carer</p>	<p><b>10.2 Assessing applications from outwith Angus</b></p> <p>When you apply for housing and you live outwith Angus and we don't have a duty to house you under homelessness legislation, you will only be assessed for a priority banding if you have an unmet housing need, and at least one of the following applies to you:</p> <p>you are approaching discharge from an institution and are considered normally resident in Angus</p> <p>you are employed, or have been offered employment in the area; or wishes to move into the area to seek employment and the landlord is satisfied that this is the applicant's intention</p> <p>you need to move into Angus to be near a relative or carer;</p>
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<p>you have a special social or medical reason for requiring to be housed in Angus you want to move to the area because you are fleeing harassment or at risk of domestic abuse</p>	<p>you have a special social or medical reason for requiring to be housed in Angus;</p> <p>wishes to move into the area because of harassment; wishes to move into the area because he or she runs the risk of domestic abuse.</p>
<p><b>We will apply Department for Working Pension rules to assess the number of bedrooms allowed for children - considering how old they are and their sex. The bedroom entitlement rules</b> We will make common sense exceptions to these rules, depending on individual circumstances. For example:</p> <p>Where we have very limited stock and turnover of the house sizes you qualify for and you request a house size smaller than you would normally qualify for</p> <p>if you provide foster care, or have been preapproved to provide foster care or to adopt children we will provide one additional bedroom per child</p> <p>Where parents have shared care of their child or children, the parent who provides their main home and has responsibility for them will receive their room allocation. If a child or children spend equal amounts of time in different households, or there is question as to where they normally live, they will be treated as living with the person who is receiving child benefit for them.</p> <p>For a property with two bedrooms, we will consider families with children who need two bedrooms <b>before</b> we consider single people or couples, regardless of priority banding.</p> <p>For single people and couples, if you have a history of rent arrears or we think you might not manage to meet your housing costs we will restrict the size of properties you can bid for or can be matched to a maximum of one bedroom.</p>	<p><b>We will apply Department for Work and Pensions rules to assess the number of bedrooms allowed for children – considering how old they are and their sex. The bedroom entitlement rules assume that:</b></p> <p>We will make common sense exceptions to these rules, depending on individual circumstances. For example:</p> <p>Where we have very limited stock and turnover of the house sizes you qualify for, and you request a house size smaller than you would normally qualify for, <b>unless it does not meet the minimum standards as set out in legislation;</b></p> <p>if you provide foster care/ <b>kinship care</b> or have been preapproved to provide foster care/<b>kinship care</b> or to adopt children, we will provide one additional bedroom.</p> <p><b>When assessing bedroom entitlement for those with shared care of a child/children we will consider those with Equal Shared Care (More than 3 Overnight Stays Per Week on average) the child/children will be counted as part of both households when determining bedroom requirements. You will need to provide sufficient evidence of the shared care arrangements to support this claim.</b></p> <p><b>If you have shared care of child/children for fewer than 3 overnight stays per week (on average), the child/children will not be considered part of your household for bedroom entitlement. However, if the co-parent of the child/children would ordinarily qualify for a one-bedroom property, they may qualify for an increase in bedroom entitlement, allowing for a two-bedroom property to ensure there is space for regular contact with child/children, you will need to provide evidence of the shared care arrangements to support your application.</b></p> <p><b>For a property with two bedrooms, we will prioritise families with children who live in the home on a permanent or shared care basis, before single people or couples with no children.</b></p> <p>For single people and couples, if we have evidence that you might not manage to meet your housing costs, we will restrict the size of properties you can bid for or can be matched to, to a maximum of one bedroom.</p>