

## Reasonable Preference Criteria

Band 1: Reasonable Preference Plus Additional Preference	Summary of Criteria
<p>Hospital discharge s.166A(3)(d)</p> <p>Serious medical, welfare or disability s.166A(3)(d)</p> <p>Severe overcrowding s.166A(3)(c)</p> <p>Exceptional need to move s.166A(3) (c) and (d)</p>	<ul style="list-style-type: none"> <li>• Applicants with a very serious medical need for immediate rehousing or awaiting discharge from hospital, residential care and with no suitable accommodation to move back to.</li> <li>• Applicants need to move urgently because of a life threatening illness or sudden disability which are exacerbated by their current housing situation.</li> <li>• Applicants in severe overcrowding, according to the Bedroom Standard, which poses a serious health hazard. Severe overcrowding is where the household occupies accommodation which is 3 or more bedrooms shorter than which the household is eligible for.</li> <li>• Urgent priority would be awarded to households where there's exceptional need to move, including             <ol style="list-style-type: none"> <li>1) High risk victims of domestic abuse who are subject to a MARAC as part of an agreed safety plan.</li> <li>2) Applicants suffering extreme violence, race hate or harassment and can demonstrate that it is not safe for the applicant or household to remain in their current home.</li> <li>3) Where there is serious threat to the well-being of a child and the current accommodation is a contributory factor to the risk.</li> <li>4) Applicants who are subject to a Compulsory Purchase Order or where there is a council decision to include their homes for compulsory purchase, and a voluntary sale has been agreed, or who are council or Housing Association tenants subject to demolition proposals (the effective date of this priority will be the date the council approves the demolition proposals). Accommodation will be offered based on the need of the household at the time they are required to move and not on a like for like basis. Within this group priority will be given those applicants who are the few</li> </ol> </li> </ul>

<p>Armed forces personnel s.166A(3) (a-e)</p>	<p>remaining residents in an area and there are concerns as to their health and safety. Each case will be judged on its own merits, taking into account the scale of the regeneration plans and the need to balance this against the need of the other reasonable preference groups at the time.</p> <ul style="list-style-type: none"> <li>• An award of reasonable preference with additional preference will be made following categories of people who fall within one or more of the reasonable preference categories and who have urgent housing needs: <ul style="list-style-type: none"> <li>(a) former members of the Armed Forces</li> <li>(b) serving members of the Armed Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service</li> <li>(c) bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner</li> <li>(d) serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service</li> </ul> </li> </ul>
<p>Private Sector property which has one or more Category 1 Hazard (excluding Overcrowding) s.166A(3)(c)</p>	<ul style="list-style-type: none"> <li>• Additional preference will be awarded to applicants who occupy a private sector property which has with one or more Category 1 Hazard (excluding Overcrowding) under the Housing Health and Safety Rating System (HHSRS), and where a Prohibition Order has been served by the Council, resulting in the applicant(s) losing the use of their home on a permanent basis. Moreover, conditions at the property must present an immediate threat of serious injury to the occupant(s) or be life-threatening.</li> </ul>
<p>Under-occupation s.166A(3)(c)</p>	<ul style="list-style-type: none"> <li>• An applicant will release a social rented house with 3 bedrooms or more by downsizing to a suitable property.</li> </ul>
<p>Adapted property</p>	<ul style="list-style-type: none"> <li>• An applicant living in social rented home in Oldham that has been purpose-built / or contains major adaptations for a person with disabilities and where the adaptations are no longer required and there is demand for this type of property from households on the Council's Disabled Persons Register.</li> </ul>

<p>Statutory homeless s.166A(3)(a) and (b)</p> <p>Move on from Supported Accommodation or Care s.166A(3)(d)</p>	<ul style="list-style-type: none"> <li>• Applicants who are unintentionally homeless, or about to be homeless and in a category of housing need and include those where the Council has accepted a full or relief duty.</li> <li>• Applicants who live in accommodation that is intended to provide short-term housing and support and where the support provider confirms that the applicant has satisfactorily completed a programme of intensive housing-related support and is ready to move independent living.</li> </ul>
<p><b>Band 2: Reasonable Preference Plus WorkingXtra</b></p>	<p><b>Summary of Criteria</b></p>
<p>Overcrowding s.166A(3)(c)</p> <p>Under-occupation s.166A(3)(c)</p> <p>Children living at height s.166A(3)(c)</p> <p>Medical grounds s.166A(d)</p>	<ul style="list-style-type: none"> <li>• Applicant is overcrowded by 1 or 2 bedrooms according to the Bedroom Standard for overcrowding. This category will not be available to any applicants whose overcrowding is reasonably believed by the council to have been brought about intentionally to gain an advantage in terms of rehousing.</li> <li>• An applicant will release a social rented house with 3 bedrooms or more by moving to a 1 or 2 bedroom non-family property i.e. sheltered flat or bungalow, Extra Care, general needs multi-story flat, maisonette, etc.</li> <li>• Applicants who occupy a flat above the 4<sup>th</sup> floor and with children 16 years old or younger. These cases will reviewed on a case by case, taking into account the current landlord's policy on children living at height.</li> <li>• An applicant's current housing is unsuitable due to severe medical reasons or their disability (this includes people with a learning disability as well as those with a physical disability) but the present accommodation does not cause serious barriers to their day-to-day activities or whose life is not at risk of due to their current housing but their current home directly contributes to causing serious health risk.</li> </ul>

<p>Welfare grounds s.166A(d)</p> <p>Hardship grounds s.166A(d)</p> <p>Fostering and Adoption s.166A(3)(d)</p> <p>Unsatisfactory housing conditions in the Private where there one or more Category 1 Hazard (excluding Overcrowding) s.166A(3)(c)</p>	<ul style="list-style-type: none"> <li>• Applicants who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship to themselves or to others. This category includes applicants who need to move to provide or receive care or support from others. The person receiving care or support would be expected to be eligible for Attendance Allowance or for services to be provided through Supporting People or Social Services.</li> <li>• Applicants need to move due to ill-health related to old age or disability related to old age if their housing is inadequate.</li> <li>• Applicants who are have been approved to adopt or those being assesses for approval to foster or adopt, who need to move to a larger home in order to accommodate a looked after child or a child who has previously looked after by the council.</li> <li>• Applicants who are private sector tenants and the council’s public health team has decided that their property poses a category 1 hazard under the health and safety fitness rating and the council is satisfied that the problem cannot be resolved by the landlord within six months and as a result of continuing to occupy the accommodation will pose a risk to the applicant’s health.</li> </ul>
<p><b>Band 3: Reasonable Preference Only</b></p>	<p><b>Summary of Criteria</b></p>
<p>Overcrowding s.166A(3)(c)</p> <p>Under-occupation s.166A(3)(c)</p>	<ul style="list-style-type: none"> <li>• Applicant is overcrowded by 1 or 2 bedrooms according to the Bedroom Standard for overcrowding. This category will not be available to any applicants whose overcrowding is reasonably believed by the council to have been brought about intentionally to gain an advantage in terms of rehousing.</li> <li>• An applicant will release a social rented house with 3 bedrooms or more by moving to a 1 or 2 bedroom non-family property i.e. sheltered flat or bungalow, Extra Care, general needs multi-story flat, maisonette, etc.</li> </ul>

<p>Children living at height s.166A(3)(c)</p>	<ul style="list-style-type: none"> <li>• Applicants who occupy a flat above the 4<sup>th</sup> floor and with children 16 years old or younger.</li> </ul>
<p>Medical grounds s.166A(d)</p>	<ul style="list-style-type: none"> <li>• An applicant's current housing is unsuitable due to severe medical reasons or their disability (this includes people with a learning disability as well as those with a physical disability) but the present accommodation does not cause serious barriers to their day-to-day activities or whose life is not at risk of due to their current housing but their current home directly contributes to causing serious health risk.</li> </ul>
<p>Welfare grounds s.166A(d)</p>	<ul style="list-style-type: none"> <li>• Applicants who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship to themselves or to others. This category includes applicants who need to move to provide or receive care or support from others. The person receiving care or support would be expected to be eligible for Attendance Allowance or for services to be provided through Supporting People or Social Services.</li> </ul>
<p>Hardship grounds s.166A(d)</p>	<ul style="list-style-type: none"> <li>• Applicants need to move due to ill-health related to old age or disability related to old age if their housing is inadequate.</li> </ul>
<p>Fostering and Adoption s.166A(3)(d)</p>	<ul style="list-style-type: none"> <li>• Applicants who are have been approved to adopt or those being assesses for approval to foster or adopt, who need to move to a larger home in order to accommodate a looked after child or a child who has previously looked after by the council.</li> </ul>
<p>Unsatisfactory housing conditions in the Private where there one or more Category 1 Hazard (excluding</p>	<ul style="list-style-type: none"> <li>• Applicants who are private sector tenants and the council's public health team has decided that their property poses a category 1 hazard under the health and safety fitness rating and the council is satisfied that the problem cannot be resolved by the landlord within six months and as a result of continuing to occupy the accommodation will pose a risk to the applicant's health.</li> </ul>

Overcrowding) s.166A(3)(c)	
<b>Band 4: Reduced Priority for Applicants Owed Reasonable Preference</b>	<b>Summary of Criteria</b>
<p>Homeless (intentional)</p> <p>Housing arrears or other housing related debt defined within this scheme</p> <p>Refusal of a reasonable offer</p> <p>Unresolved breach of a tenancy agreement</p>	<ul style="list-style-type: none"> <li>• Where the council has found an eligible applicant has priority need but is homeless intentionally.</li> <li>• Where the total housing-related debt is £500 or more but less than £1,000, the application will normally be registered and placed in the low band until the applicant has made payments towards the debt at an agreed level for at least 12 consecutive weeks. When the applicant has made payments for at least 12 consecutive weeks, they should contact FCHO and request that their priority is reviewed.</li> <li>• Where the applicant has refused a reasonable offer of tenancy, their application will be placed in band 4 for 12 months. If during these 12 months an offer is refused then the application will be suspended for 12 months. If no offer has been made/refused in the 12 months then the applicant will need to submit change of circumstance and band will be awarded priority from this date.</li> <li>• Cases where the applicant qualifies for Reasonable Preference but he or she or a member of their household is considered to be guilty of unacceptable behaviour serious enough to make them unsuitable to be a tenant (but not serious enough to decide that they are not a qualifying person) and at the time of application for housing they are still considered to be unsuitable to be a tenant by reason of that behaviour, but where the council believes that the applicant or member of their household is prepared to take action to address that behaviour. In such cases, the council will award no preference at all until they have through their actions improved the behaviour to the satisfaction of the council.</li> </ul>



Equity above threshold	<ul style="list-style-type: none"><li>• Owner occupiers who have Reasonable Preference and are applying for General Needs housing and have an equity level above the defined threshold.</li></ul>
Savings or income	<ul style="list-style-type: none"><li>• Any applicants who have Reasonable Preference are applying for General Needs housing whose assets or income are above the threshold.</li></ul>