

Appendix 4 – Description of Bands

Band A	
Exceptional Needs	Where 'substantial' evidence from a statutory organisation, such as the police, is provided which concludes that risk to life or serious harm is likely to result if an immediate move is not obtained (includes victims of domestic violence, racial harassment and witness intimidation), AND it is not appropriate for the applicant to apply as homeless and be offered temporary housing.
Welfare	Applicants awarded an 'urgent' priority by the Welfare Assessment Panel.
Adapted Property	The applicant occupies a Council or Registered Provider property within the Cornwall Homechoice area, that is fully wheelchair accessible, where no household member requires the adaptations.

Band B	
Statutory Homelessness	Applicants to whom Cornwall Council has accepted the main housing duty under the current Homelessness legislation.
Welfare	Applicants awarded a 'high' priority by the Welfare Assessment Panel.
Lack of Bedrooms	Applicant lacks 2 or more bedrooms in their current home,. (this excludes applicants in temporary accommodation) or,an inspection by PSH concludes that due to the size of the bedrooms there is a category 1 hazard present.
Disrepair	Applicants living in private sector accommodation awarded a 'high' disrepair assessment by the Council's Private Sector Housing Team
Move-on	The applicant is formally accepted under the move-on scheme.
Downsizing	Tenants of Homechoice partner landlords residing in Cornwall who are under-occupying a general needs social housing.
Redevelopment Programme	Where a social housing tenant residing in Cornwall is required to move permanently due to a redevelopment programme and wishes to apply for a move through the scheme.

Band C

Homelessness Other	Applicants who are homeless or threatened with homelessness but not owed a main housing duty by Cornwall Council.
Welfare	Applicants awarded a 'medium' priority by the Welfare Assessment Panel.
Disrepair	Applicants living in private sector accommodation awarded a 'medium' disrepair assessment by the Council's Private Sector Housing Team.
Lack of bedrooms	Applicants who lack one bedroom in their current home or if inspection by PSH concludes that due to the size of the bedrooms there is a category 2 hazard present, or if applicant has been approved by Cornwall Children, Schools & Families service for fostering subject to moving to a property with an additional bedroom.
Support/Facilities	The applicant, or a member of their household, needs to move to a particular 'locality' within Cornwall, to give or receive on-going support from 'close' family members, or to access specialist medical facilities. As assessed through the welfare panel.
Work/Training	The applicant, or a member of their household, needs to move closer to their place of work/training (of a non-casual nature) within Cornwall. (Evidence will be required from employer)

Band D

Welfare	Applicants awarded a 'low' priority by the Welfare Assessment Panel.
Disrepair	Applicants living in private sector accommodation awarded a 'low' disrepair assessment by the Council's Private Sector Housing Team.
Shared Facilities	Where Single applicants who are aged 35 or over, share bathroom or kitchen facilities with non-family members.
Children living in flats	Applicant has a child/children under 10 years of age and lives in a property above ground floor, with no lift.

Band E

Not in Reasonable	Applicants have been assessed and are not in a
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Preference	statutory reasonable preference group.
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Banding Guidance Notes

Deliberate overcrowding - An applicant will be considered to have deliberately worsened their housing circumstance if they become overcrowded as a result of leaving accommodation where it was reasonable and suitable for them to remain, in order to move to smaller accommodation, or if they dispose of financial assets (which would otherwise have been sufficient to meet their housing needs). Where overcrowding is deemed to be deliberate the application may be suspended for a period of 12 months. Applicants have the right to request a review of an adverse decision and, where they wish to do so, should follow the review process as outlined in Section 11.2.

Move-on – A number of projects have been built in Cornwall to provide specialist support to vulnerable client groups. To help ensure this resource is used effectively a move-on policy has been developed to help clients, ready to move-on from specialist accommodation, to find appropriate alternative accommodation. Full details are contained in the Move-on Policy which is attached as Appendix 9.

Support Need - Applicants needing to move to a particular locality in Cornwall to be closer to specialist medical facilities, or in order to give or to receive essential on going support from a close family member or friend must move within 30 minutes drive of the particular locality. Applicants will be required to complete a Support form and provide corroborative evidence which will be assessed by the Welfare Panel. The panel will consider the level of risk or harm that is likely to occur if the need for a move is not met. Each case will be considered on an individual basis. Evidence will also need to be provided to verify that both parties are in agreement as to the level of support to be provided. More detailed guidance notes are provided to assist the welfare panels in their decision making. Applicants must meet the Cornwall Connection criteria.

Eligible Band Date

All applications are given an 'eligible' band date. This date is used to differentiate between applicants in the same band when allocating properties. Properties are let in band and then date order, subject to the applicant meeting the eligibility criteria and any preference labels that apply to the property.

The eligible date is band specific; it is not necessarily the date an applicant first registered for housing. The eligible date given will depend on the type of application and reason for the assessment. Examples are given in the table below:

Reason for Band	Eligible Band Date
Homeless applicants accepted by Cornwall Council under Part V11 of the Housing Act 1996, as amended by the Homelessness Act 2002 and the Localism Act 2011	The date the formal homelessness application was received by the authority.
New Applications	The date the completed housing register application was received.
Move-on from Supported Housing within Cornwall	The date of acceptance under The Cornwall Homechoice Move on from Supported Housing Policy.
Change of Circumstances	Where a band is increased the eligible band date will be from receipt of the notification. If the band decreases or stays the same, the date will not alter.
Welfare Award	If the band is increased the date the Welfare Form was received will apply. If the band decreases or stays the same, the date will not alter.