

Agenda item:

[No.]

Name of Meeting: Cabinet

On: 15 June 2010

Report Title: **Review of the Housing Allocations Policy**

Report of: Niall Bolger, Director of Urban Environment

Signed:

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Wards(s) affected: **All**

Report for: **Key Decision**

1. Purpose of the report

- 1.1 To inform the Cabinet of the results of a comprehensive review of Haringey's Housing Allocations Policy and to recommend a fresh approach to the way in which applications for social housing are administered and prioritised.
- 1.2 To seek Cabinet's support for a new Housing Allocations Policy that prioritises applications on the basis of housing needs bands rather than housing points.
- 1.3 To seek Cabinet's agreement to the Council undertaking three months' formal consultation on the contents of the new Housing Allocations Policy with a view to the new policy being implemented in 2011.

2. Introduction by Cabinet Member

- 2.1 We need to simplify the system (to assist people's understanding and ensure that it is perceived as being fair to all applicants) and we need to reduce the complexity and cost of administering the housing register.
- 2.2 The new Housing Allocations Policy will enable us to do this and to meet our statutory obligations, including those resulting from new regulations and case law.
- 2.3 I welcome the plans to introduce a 'banding' system and I am delighted that high priority will now be given to the transfer applications of council tenants and housing association tenants who are willing to 'free up' family homes and specially adapted homes that they no longer need.

3. State links with Council Plan Priorities and actions and/or other Strategies:

3.1 The new Housing Allocations policy will support the delivery of a number of key strategic objectives, including those related to housing, homelessness, domestic violence, regeneration, sustainable communities and community safety.

3.2 It will also support the Council's objective of improving housing conditions in the borough and it will help meet the following priorities in the Council Plan:

- **Priority 3** – “Encouraging lifetime well-being, at home, work, play and learning”

By allocating social housing stock in a fair and transparent manner, the Council will provide families and vulnerable households with the stability they need, making it easier for them to maintain their links with schools, healthcare professionals and support networks.

- **Priority 4** – “Promoting independent living while supporting adults and children when needed”.

By assisting planned move-on from temporary accommodation and supported housing schemes and into settled social housing, the new Housing Allocations Policy will enable some of the borough's most vulnerable residents to plan their lives and work towards independent living.

- **Priority 5** – “Delivering excellent, customer focused, cost effective services”.

By targeting social housing towards those applicants who need it most and those who are willing to give up large and/or specially adapted homes that they no longer need, the Council will make best use of Haringey's social housing.

As the new banding system will mean that applicants within each housing needs band will be prioritised in date order (and anyone moving up a band will be given a new 'effective date' that reflects the date they are awarded the higher priority), the Housing Allocations Policy will assist applicants' understanding and enable them to make informed decisions about their future housing. This will improve transparency and ensure that the service is more customer focused.

By tackling under-occupation and making better use of specially adapted social housing, the Council will be able to make optimum use of the borough's social housing to meet the needs of those households that are in the greatest housing need, including families and people with disabilities whose social care and support needs may be met better and more cost effectively in social housing.

4. Recommendations

4.1 It is **recommended** that Cabinet:

- (a) Notes the conclusions of the review of Haringey's existing Housing Allocations Policy and the need to complete a full review of the Housing Register in preparation for the implementation of the new Housing Allocations Policy; and

- (b) Supports the proposed changes to the way in which applications for housing are administered and prioritised, as set out in the Draft Housing Allocations Policy, including the use of housing needs bands (instead of housing points) as the basis for determining applicants' relative priority; and
- (c) Agrees that a 3 months consultation should take place in respect of the Draft Housing Allocations Policy, and that all preparatory work is carried out to ensure the accurate and timely re-registration and reassessment of housing applications, to enable the new Housing Allocations Policy to be approved and implemented as soon as practicable.

5. Reasons for recommendations

- 5.1 Every local authority has a statutory duty to publish its housing allocations policy.
- 5.2 Haringey's existing Housing Allocations Policy is extremely complex, difficult to explain and administer, prevents households from making informed decisions about their future housing, and makes only a limited contribution to the achievement of the borough's key strategic objectives.
- 5.3 A detailed review of the Housing Allocations Policy has been carried out, taking into account the new staffing structure of Strategic & Community Housing Services, good practice, government guidance and recent court decisions.
- 5.4 At a Leader's Conference in October 2009, there was strong cross-party support for the use of housing needs bands (rather than housing points) and policy changes that will make it much easier for applicants to assess their housing prospects and make better, more informed decisions in relation to their options.
- 5.5 A revised Housing Allocations Policy has been drafted and is now ready for consultation with a wide range of stakeholders, including customers.
- 5.6 If implemented, the proposed changes will simplify the administration of the Housing Allocations Policy, make it easier to explain decisions, and ensure that housing choices are clearly and precisely communicated to customers.

6. Other options considered

- 6.1 Although a substantial part of the review focused on the updating and amendment of the existing Housing Allocations Policy (in order to ensure that the policy is fit for purpose and complies with the law), it is the replacement of the 'points' system with a 'banding' system that offers the most potential for improving the way in which housing need is met in Haringey.

The practice of other London boroughs

- 6.2 A review of the housing allocations policies of 30 London boroughs (see Appendix 1) shows the wide variety of approaches that local authorities have adopted in order to manage complex housing demand in areas where there is also a severe shortage of affordable rented housing.

6.3 Schemes include 'points only', 'bands only', and combined 'bands and points' schemes. Of the 30 London boroughs surveyed:

- 10 boroughs (including Haringey) have a 'points only' scheme
- 12 boroughs have a 'bands only' scheme
- 8 boroughs have a combined 'bands and points' scheme.

'Points only' schemes

6.4 Ten London boroughs have a 'points only' scheme. Housing applicants are awarded points based on housing need / medical / social / welfare factors and waiting time, and they are placed in a queue in points order.

6.5 Under these schemes, applicants will move up the queue when other applicants with more points are either rehoused or removed from the housing register, and they will move down the queue when new applicants with more housing points than them join the housing register.

6.6 These schemes are complex to explain and administer, and encourage 'points chasing'. The number of points awarded is routinely challenged.

'Bands only' schemes

6.7 Twelve London boroughs operate a 'bands only' scheme. Different levels of housing need are grouped together into bands and applicants are placed, in date order, in the band that reflects their housing need. They will move up their band when applicants above them are either rehoused or removed from the register.

6.8 As applicants can only move upwards in banding schemes, this is easier to explain and is seen, by applicants, as fairer and more transparent. Banding schemes tend to have fewer challenges than points schemes.

6.9 Of the 12 London boroughs using a 'bands only' scheme, 10 are using four bands, one is using five bands and one is using nine bands.

Combined 'Bands and Points' schemes

6.10 Eight London boroughs use a combined scheme. The number of bands ranges from 3 to 8, with a points scheme within each band. Some schemes have different points criteria within different bands.

6.11 Combined 'bands and points' schemes are the most complex and difficult to explain, and have the same disadvantages as 'points only' schemes, including the fact that applicants will move down the queue when new applicants with more points than them join the register.

6.12 For the above reasons, we have considered but rejected, the option of retaining our 'Points only' system or replacing it with a 'Bands and Points' scheme.

7. Summary

The review of Haringey's Housing Allocations Policy has concluded that a housing needs banding system should be adopted in line with government guidance but with significant changes to the existing priorities, in line with the 'reasonable preference' categories set out in the legislation.

The main advantages of the proposed arrangements are that:

- They will end the complexity of having a variety of points for different categories and a situation in which a high number of points is the primary factor in determining whether or not someone is rehoused.
- The new Band A will include a relatively small number of applicants. Applicants with high levels of need (and those whose transfer to alternative accommodation will benefit the Council and/or free up a family home or a specially-adapted home) will be awarded the highest priority, based upon explainable and transparent criteria.
- Exceptional priority cases are likely to be housed more quickly.
- There is a clear and explainable distinction between Bands A & B.
- The new Band B will have a real relevance for applicants. It will also enable better planning and transparent decision making and hold the Council more accountable for the way in which it prioritises the allocation of its very limited supply of social housing

All homeless households in Band B will be housed in date order. Where they are able to remain 'homeless at home', their application will be placed in Band B (the same category as other homeless applicants), thereby removing the incentive for such households to move into temporary accommodation.

In October 2009, the Council introduced auto-bidding for highly-pointed homeless households living in temporary accommodation. This has already started to have an impact on the bidding behaviour of applicants and, when it is eventually rolled out to everyone who is living in temporary accommodation, it is likely to reduce the number of households who use the homelessness legislation as a route into social housing.

8. Chief Financial Officer Comments

The Chief Financial Officer has been consulted in the preparation of this report and makes the following comments.

Although there will be some initial costs incurred in the course of changing the Housing Allocations Policy (including staff and IT costs), these will need to be contained within existing budgets.

In the longer-term, a simplified Housing Allocations Policy (together with the reduced number of households on the housing register, achieved through the proposed re-registration exercise and annual review of the housing register) may reduce the number of staff required to administer the housing register.

9. Head of Legal Services Comments

The Head of Legal Services has been consulted in the preparation of this report and makes the following comments.

The Council is under a statutory obligation to have an allocations scheme for determining priorities and for defining the procedures to be followed in allocating housing. Procedures include all aspects of the allocation process, including the people or descriptions of people by whom decisions are taken. The Council must allocate all housing in accordance with its allocations scheme and the allocations scheme must be compatible with the Council's Community Strategy.

Before adopting an allocations scheme or making an alteration to its scheme effecting a major change in policy, the Council must consult with every registered social landlord with whom it has a nomination arrangement and consider the comments received.

Anyone likely to be affected by an alteration to the allocations scheme which reflects a major change of policy must be notified of it. Statutory guidance also recommends that in addition to notification, the Council should consider its wider duty to involve and should consult with those who are affected by or interested in the way social housing is allocated.

When making changes to its allocations scheme the Council must have regard to the statutory guidance on the allocation of accommodation and choice based lettings. The Council must take such steps as it considers reasonable to bring the effect of major changes to the policy to the attention of those likely to be affected within a reasonable period of time.

10. Equalities and Community Cohesion Comments

10.1 The council has a statutory duty to promote equality and diversity and foster good relations between all communities. Greater transparency of the way in which it prioritises and allocates the increasing demands for its housing will assist it to demonstrate fairness and equality of opportunity. The implementation of a banding system will benefit all qualifying applicants. It will positively contribute to equalities, diversity and social cohesion by increasing applicants awareness and knowledge of how the council's lettings policy operates. The lack of clarity of how the current system operates has led to misconceptions that allocations policies favour certain communities and groups, over others. The introduction of a more transparent system will help to demystify the lettings procedure and lead to an increase in individuals confidence that they are being treated fairly.

10.2 It is recommended that an analysis of equal opportunities monitoring information reviewing the profile each band by equality group is carried out. This will allow the council to identify whether giving preference by date order will create any significant imbalances or disadvantage any equality group. It is also recommended that ongoing equalities monitoring and analysis continues to be carried out to assess the impact of the new policy on all equality groups. It is noted that all applicants with health, medical or disability related needs will be

allocated to the Band A category which will mean that the new policy will be clear for those applicants in relation to the priority awarded on these grounds.

10.3 It is recommended that the service continues to carry out equal opportunities monitoring in relation to the outcomes of the lettings procedure. This will contribute to public confidence in the new policy and assist the council to demonstrate that it contributes to equality of opportunity in the allocation of its social housing.

11. Consultation

It is a statutory requirement to consult with RSL partners when making major changes to a housing allocations scheme and the Secretary of State recommends that consultation should also include a wide range of stakeholders, including housing applicants and social housing tenants.

Consultation on Haringey's new Housing Allocations Policy will include Homes for Haringey staff and tenants, RSLs, service users and representatives from a wide range of Council services and partners, including community groups, and advice and support providers.

The informal consultation undertaken to date has indicated widespread support for the proposals to simplify the scheme, improve the housing opportunities of applicants who have severe and exceptional need, reduce overcrowding and streamline the process for rehousing vulnerable people who are in need of appropriate supported housing.

During the review it was established that a number of local authorities are developing specific policies to address worklessness and encourage households to enter into work. Such issues will be addressed by the new Housing Allocations Policy through its provision for Local Lettings Policies that address specific issues and will be discussed as part of the consultation.

12. Background

12.1 Haringey's existing Housing Allocations Policy is based on a points assessment and is delivered through a choice based lettings scheme, Home Connections.

12.2 It is not easy to fully explain the policy to applicants and, although there are now more than 20,000 households on Haringey's housing register, only about 20%

of the households on the register have any real prospect of being offered the tenancy of a council or housing association home.

Review of the Housing Allocations Policy

- 12.3 The purpose of the review was to develop a clearer, fairer, simpler housing allocations policy that will give unequivocal and clear signals to our customers about their prospects of accessing social housing, improve applicants' understanding of their prospects of rehousing and be better aligned with the borough's strategic priorities.
- 12.4 However, it also has to comply with the requirements of Part VI of the Housing Act 1996 (as amended by the Homelessness Act 2002) which covers:
- Allocations of local authority housing to new tenants;
 - Transfers requested by local authority tenants;
 - Allocations of local authority housing to current tenants of registered social landlords (now known as "registered bodies");
 - Nominations that the local authority makes to registered social landlords.
- 12.5 In order to comply with the law, Haringey's new Housing Allocations Policy must have a mechanism for determining different levels of housing need, allow for multiple needs to be identified, take account of government guidance and case law, and give reasonable preference to those that the government considers to be in greatest housing need. This includes:
- People who are homeless or owed a duty under the homelessness legislation;
 - People who are overcrowded / living in unsanitary conditions;
 - People who need to move on medical /welfare grounds; and
 - People who need to move to avoid hardship.
- 12.6 Governance for the review of the policy was provided by a multi agency Project Board, comprising representatives from Strategic & Community Housing Services, Legal Services, Homes for Haringey, the Citizens Advice Bureau and registered bodies.
- 12.7 The review considered and examined the structure of the points scheme, the relative merits of banding and points schemes, the information that housing applicants receive in relation to their housing prospects, and how the policy can best contribute to the achievement of the borough's key objectives.
- 12.8 The views of Members were also sought at a Leader's Conference held in October 2009 when they had the opportunity to participate in a prioritisation exercise and consider the merits of housing needs bands.

Haringey's existing Housing Allocations Policy

- 12.11 Haringey's existing Housing Allocations Policy involves a points scheme that is based on household and property needs and includes 48 categories of points within five themes:

- **Families and children** – points are awarded for 16 different reasons and criteria, ranging from being homeless to retaining a tenancy in the private sector.
- **Care and health** – points are awarded for 7 different reasons, based on health and medical needs.
- **Property** – points are awarded for 12 different reasons, based around property type and conditions.
- **Stable communities** - points are awarded for 8 different reasons, ranging from local connection to time on the register, decants, care leavers and supported housing needs.
- **Other** – points are awarded for 5 different reasons, including move-on, shared hostels, and leaving supported housing.

12.12 With 48 different points categories, Haringey's Housing Allocations Policy can be confusing and difficult to explain to customers. The problem has been compounded by the fact that, with approximately 20,000 households on the housing register, it has proved complex, expensive and time consuming to constantly amend and update all of the housing applications, many of which are extremely unlikely to result in an offer of social housing.

Merits of introducing a banding scheme in Haringey

12.13 As long as the criteria and purpose of each band is clear, 'bands only' schemes are considered to be the simplest to explain and administer.

12.14 The review concluded that Haringey would benefit from a revision of the assessment criteria used and the replacement of the points scheme with a system that will put an end to the 'points chasing' that many applicants and their advisers have pursued to improve their prospects of rehousing.

12.15 This fresh approach to the way in which applications for social housing are administered and prioritised will support and complement the Council's choice-based, person-centred approach to meeting housing need, supporting independence, preventing homelessness and reducing the Council's use of temporary accommodation. It will also enable the Council to improve its approach to preventative services.

12.16 By simplifying the housing allocations scheme and providing applicants with the information that they need to assess their prospects of being offered social housing, it is considered that the Council will be able to substantially reduce the number of households on the housing register, discourage households from using the homelessness legislation as a route into social housing, and encourage the take-up of other options and choices, thereby improving efficiency, clarity and fairness

Proposed Housing Allocations Policy and Banding System

12.17 Haringey's proposed Housing Allocations Policy (for consultation) will comprise five housing needs bands (A – E). After assessing an applicant's eligibility, the Council will place the applicant in the appropriate housing needs band.

12.18 None of the 30 London boroughs reviewed use less than four bands without

adding a points system within bands.

12.19 This is consistent with government guidance that less than four bands will not comply with the legislation unless additional means (such as points within bands) are included to separate out different levels of need.

12.20 The review of Haringey's housing allocations policy concluded that there should be five housing needs bands:

- Band A – Urgent Housing Need / Council Interest Transfer
- Band B – High Priority
- Band C – Identified Need (Reasonable Preference)
- Band D – Identified Need (Reduced Preference / No Local Connection)
- Band E – No Identified Need

12.21 Band A will contain those applicants who are in the most urgent need and those for whom an urgent move to alternative accommodation is in the Council's interests. Band E will contain those applicants who have no identified housing need, and where there will be very little prospect of accessing social housing.

12.22 Priority within bands relates to an applicant's effective date. The effective date is usually the date that the completed application is received but, where an applicant is moved from one band to a higher band, their effective date will normally be the date their circumstances changed, therefore ensuring that the prioritisation within each band relating to waiting time is maintained intact.

PROPOSED BAND 'A'

12.23 It is envisaged that Band A will contain only those households that are in the most urgent need of a move to alternative accommodation and those tenants of social housing whose transfer to alternative accommodation will benefit the Council and/or free up a family home or a specially-adapted home.

12.24 As most applicants in Band A will be rehoused quickly, it is anticipated that the total number of households in the band will be less than 300, and therefore the prospects of being housed will be relatively high.

12.25 Band A is the 'Urgent' category of the housing register and will include the following applicants and situations:

- Applicants who need to move urgently because of a critical medical or welfare need, including emergencies and situations where there are serious safeguarding implications
- Council tenants and housing association tenants in Haringey who have been approved for an emergency management transfer because of harassment, domestic violence or hate crime
- Council tenants and housing association tenants in Haringey who are under-occupying a family home (with three or more bedrooms) and are willing to transfer to a home that has at least two fewer bedrooms
- Council tenants and housing association tenants in Haringey who are under-occupying a two-bedroom family home and are willing to transfer to a bedsit or one-bedroom home
- Council tenants and housing association tenants in Haringey who are occupying a specially-adapted home and are willing

to transfer to a home that is more appropriate to their needs

- Applicants who have a right of succession in Haringey but are under-occupying their accommodation (or occupying a specially-adapted home) and are required to move to somewhere smaller and more appropriate to their needs
- Council tenants and housing association tenants in Haringey who require extensive disabled facilities that can be provided more appropriately in alternative accommodation
- Applicants who are in severe need and have been accepted for rehousing, by Haringey Council, under the homelessness legislation
- Applicants who need to be decanted in order to enable essential repairs or redevelopment to be carried out, or as part of a regeneration scheme in Haringey
- Applicants who are required to leave their homes as a result of an emergency prohibition order served in relation to the premises under the Housing Act 2004
- Applicants (including young care leavers and people leaving hospital, residential care and supported housing) who are nominated for move-on accommodation by named agencies in accordance with an agreed nominations agreement that includes specific quotas
- Retiring service tenants who are living in Council accommodation and for whom Haringey Council has a contractual obligation to provide accommodation.
- Situations where it is in the overriding interests of the Council to prioritise an allocation of housing to a particular household and/or it is necessary to fulfil an urgent statutory or legal duty.
- Applicants (except homeless households for whom the Council has accepted a rehousing duty) who have two or more needs in Band B.

12.26 Applicants who have been assessed as meeting Band A criteria but have no local connection with Haringey will be placed in band B.

PROPOSED BAND 'B'

12.27 Band B is the 'High Priority' category of the housing register and will include the following applicants and situations:

- Applicants who need to move because they have been assessed as having a serious medical or welfare need
- Council tenants and housing association tenants in Haringey who are seriously overcrowded and have at least two bedrooms less than the number of bedrooms to which they would be entitled under Haringey's Housing Allocations Policy.
- Applicants for whom Haringey Council has accepted a rehousing duty under the homelessness legislation.

- 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
- Applicants living in accommodation for which a prohibition order or demolition order has been served, or is about to be served, by Haringey Council in relation to the applicant's dwelling.
- Applicants living in accommodation for which an improvement notice has been served, or is about to be served, by Haringey Council in relation to the applicant's dwelling and the remedies that are needed to reduce the hazard will require the property to be vacated for a significant period of time or will make the property unsuitable for occupation by the applicant.
- Applicants who have two or more needs in Band B.

12.28 Applicants who have been assessed as meeting four needs in Band C will move to Band B.

12.29 Applicants who have been assessed as meeting band B criteria but with no local connection with Haringey will be placed in band C.

PROPOSED BAND 'C'

12.30 Band C is the category of the housing register that includes those households that have an identified housing need and should be afforded 'reasonable preference' under the law, but are deemed to be a lower priority than the households in bands A and B.

12.31 This category of the housing register and will include the following applicants and situations:

- Applicants who need to move because they have been assessed as having a moderate medical or welfare need
- Council tenants and housing association tenants in Haringey who are overcrowded because they have one bedroom less than the number of bedrooms to which they would normally be entitled under Haringey's housing allocations policy.
- Applicants who are homeless or threatened with homelessness but have been assessed by the Council as having no right to rehousing under the homelessness legislation because they are not in priority need or are considered to have become homeless intentionally
- Applicants who have no fixed abode
- Applicants who are overcrowded and living in private rented accommodation or social housing outside of Haringey
- Applicants who are living in accommodation that has shared facilities or lacks certain amenities.

- Applicants living in accommodation for which a hazard awareness notice has been served, by Haringey Council in relation to a Category 1 or 2 hazard in the applicant's dwelling and the remedies that are needed to reduce the hazard will require the property to be vacated for a significant period of time or will make the property unsuitable for occupation by the applicant.

12.32 Applicants who have been assessed as meeting Band C criteria but with no local connection with Haringey will be placed in Band D.

PROPOSED BAND 'D'

12.33 Band D is the category of the housing register that includes those households that have an identified housing need but are awarded no 'reasonable preference' under the law.

12.34 It also includes those applicants that have an identified housing need and would normally be awarded 'reasonable preference' under the law, but have no local connection with Haringey.

PROPOSED BAND 'E'

12.35 Band E is the category of the housing register that includes those households that have no identified housing need, but wish to join the housing register.

Timetable for implementation

12.36 Subject to the approval of Cabinet, three months' consultation on the draft housing allocations policy can commence in June 2010.

12.37 An Equalities Impact assessment will be carried out between September and December 2010 to assess the impact of the new Housing Allocations Policy.

12.38 Although three months will need to be allowed for the re-registration of existing applicants in Autumn 2010, it is possible that a large number of applicants will decide that it is not worth their while remaining on the housing register. The letters sent to applicants inviting them to re-register will provide them with a very clear indication of their housing prospects under the new policy.

12.39 The new Allocations Policy will be implemented as soon as practicable in 2011.

13. Service Financial Comments

13.1 The existing scheme is administratively complex and demands a very high amount of customer contact, in person, by phone and correspondence. The proposed changes to the housing allocations policy will begin to reduce this demand and they will lead to greater efficiency in the use of staff resources and produce better outcomes for customers.

13.2 These changes, together with last year's restructuring of Strategic & Community Housing Services, will improve productivity, increase flexibility and provide better value for money.

13.3 Any extra cost incurred in the development and implementation of the housing allocations policy will be contained within the existing budget.

14. Use of Appendices

- Appendix 1 – London Borough Housing Allocations Schemes

15. Local Government (Access to Information) Act 1985

Appendix 1 - London Borough Housing Allocations Schemes

Borough	No of Bands	Band classification	Points
POINTS ONLY SCHEMES			
Haringey	0		Full Points Scheme Needs categories plus waiting time
Islington	0		Full Points Scheme
Barnet	0		Full Points Scheme Needs + Waiting Time
Enfield	0		Full Points Scheme
Barking & Dagenham	0		Points Scheme High Priority cases given direct officers
Ken & Chelsea	0		Full Points Scheme
Wandsworth	0		Full Points Scheme
Richmond on Thames	0		Complex Points Scheme
Merton	0		Full Points Scheme
Sutton	0		Full Points Scheme
BAND ONLY SCHEME			
Croydon	9	5 Bands for Hsg Register 4 Bands for Transfer cases	
Lewisham	5	4 Priority - AA/A/B/C/ 1 Non Priority - D	
Southwark	4		
Tower Hamlets	4	1. Community Gain 2. Community Priority 3. Community Mobility 4. Community General	
Kingston on Thames	4	A: emergency B: Urgent need to move C: Identified Housing Need D: all other applicants	
Ealing	4	A: Emergency + homeless + underoccupation B: Other high priority cases C: Identifiable housing need D: No housing need	
Bromley	4		
H & F, ,	4		
Brent	4		
Harrow	4		
Hillingdon	4		
Hounslow	4		

POINTS / BAND COMBINED	No of Bands	Band classification	Points
Lambeth	8	High Priority A – C Main Hsg Register D – H	Points Scheme within Bands D – H
Camden	7	A – G	Points within Bands
Hackney	5	Emergency / Urgent / Priority Homeless / General Reserve	Plus Points scheme within Bands
Westminster	4	3 - A/B/C	Points scheme within Bands

		1 special needs band SB	
Waltham Forest	3	Uses term categories instead of bands	Points scheme within categories
Greenwich	3	A/B/C	+ complicated backdating of nominal time allowance to allow for multiple needs
Newham	3	A/B/C	Points within Bands
Redbridge		Various Categories	Points scheme within categories

