



Transfers - Priority Banding

MTVH will make vacancies available to transferring tenants subject to local authority nominations restrictions and local lettings criteria.

Banding Priority (from highest to lowest)	Categories
<p>A1 Emergency (1 direct offer only): To avoid an immediate threat to life substantiated by current corroborating evidence</p>	<ul style="list-style-type: none"> Safeguarding including Domestic Abuse, Harassment or Hate Crime (to avoid an immediate threat to life and supported by third party evidence).
<p>A2 High Priority To avoid a potential threat to life substantiated by current corroborating evidence. To manage other agreed high priority / high risk criteria.</p>	<ul style="list-style-type: none"> Safeguarding including Domestic Abuse, Harassment or Hate Crime (to avoid a potential threat to life and supported by third party evidence). Medical (the resident is unable to return to the property for medical reasons. This will be supported by a medical professional and assessed by independent medical advisors). Wellbeing & Security (the resident is unable to live in or return to the property. This will be supported by evidence from third party professionals). Under-Occupancy (where 2 or more bedrooms are being released). Overcrowding (where 3 or more extra bedrooms are needed). Permanent Decants (where there is an urgent need to move, e.g. property disposals).
<p>A3 High Priority: Left in Occupation/Move-on</p>	<ul style="list-style-type: none"> Left in occupation (case approved for more than 12 months) Move-on from supported housing (following case approval)
<p>B1 Medium Priority: Significant need / medium risk</p>	<ul style="list-style-type: none"> Safeguarding including Domestic Abuse, Harassment or Hate Crimes (where this is serious and supported by third party evidence but not life threatening). Medical (the resident is able to occupy their property in the short term. This will be supported by a medical professional and assessed by independent medical advisors). Wellbeing & Security (the resident is able to live in the property in the short term. This will be supported by evidence from third party professionals). Under-Occupancy (where one bedroom is being released). Overcrowding (where two extra bedrooms - or 4 bed spaces- are needed). Permanent Decants (where there is a non-urgent need to move).
<p>B2 – Medium priority: Overcrowding</p>	<ul style="list-style-type: none"> Overcrowding (where two extra bedrooms - or 3 bed spaces -are needed).
<p>B3 – Medium Priority: Left in Occupation under 12 months</p>	<ul style="list-style-type: none"> Left in occupation (case approved for less than 12 months)



<p>C1 – Low Priority: Non-urgent / low risk</p>	<ul style="list-style-type: none"> • Safeguarding including Domestic Abuse, Harassment or Hate Crimes (supported by third party evidence). • Medical (where the property or locality is unsuitable and this is supported by a medical professional and assessed by independent medical advisors). • Wellbeing & Security (where there is a non-urgent need to move. This will be supported by evidence from third party professionals). • Overcrowding (where one extra bedroom - or two bed spaces -is needed). • Serious Financial Hardship (includes those affected by the benefit cap or where current property costs and outgoings exceed income through no fault of the tenant or their household). • Local Connection (a need to move to another Borough for an evidenced local connection e.g. work, family support etc.). Bids made for properties outside the local connection area will not be valid.
<p>C2 Low Priority: Overcrowding</p>	<ul style="list-style-type: none"> • Overcrowding (where one extra bed space or a single bedroom is needed).
<p>D – No Priority: Mobility</p>	<ul style="list-style-type: none"> • Where a move to another area is requested.

To qualify within the categories shown in the bandings priority table above, the following criteria must be met;

Category Criteria	
<p>Safeguarding including Domestic Abuse, Hate Crime and Harassment</p>	<p>Where a safeguarding concern has been identified (a current professional recommendation will be needed to support the concern).</p>
<p>Medical Need</p>	<p>Where a customer, or a member of the customer’s household is assessed as having a, physical or mental health need which can only be met through the provision of alternative accommodation (including additional bedroom requirement on medical grounds).</p> <p>Evidence must be supported by a current professional recommendation (for example, an Occupational Therapist). MTVH will seek an independent assessment from a medical professional, to which there is no right of appeal. GP letters can be accepted in support of evidence from a specialist healthcare professional.</p> <p>If additional evidence is provided by an Occupational Therapist or other specialist healthcare professional post assessment, the assessment can be resubmitted. Additional assessments may incur a charge payable by the customer.</p>
<p>Welfare Need</p>	<p>Where it is determined that there is a re-housing need caused by a lack of security, protection or wellbeing (and there is a threat to tenancy sustainability. Evidence must be supported by a current professional recommendation.</p>
<p>Local Connection</p>	<p>Where a need to move to another area for local connection e.g. work, family support, support for vulnerable customers, etc. will only be able to bid on properties that fall within the Local Connection Area – local connection must always be evidenced.</p>



Left in Occupation	Where a household member(s) has been left in occupation of a MTVH dwelling and no right of succession or assignment to the tenancy exists.
Under Occupation	<p>Save in exceptional cases we consider the household to be substantially under-occupying the property if there would be two or more additional bed spaces than required. Exceptional circumstances may include, but are not limited to:</p> <p><i>Where an under-occupier is freeing up a larger property to move to a property with one bedroom in excess of their needs.</i></p> <p>This will be considered if the type and size of the vacated property is in an area where demand is high. Under-occupiers may be subject to a financial assessment to ensure affordability</p>
Over Crowding	<p>Where the household is applying to move to a larger property, non-eligible household members and adult children over the age of 21 will generally be discounted for the purposes of assessing bed spaces required (unless there is up to date medical evidence supporting the need for additional rooms).</p> <p>We do not permit over-crowding a property. Exceptional circumstances may include, but are not limited to: Where customers live in an area where there is a severe shortage of accommodation suitable for a larger family.</p> <p>Where an additional bedroom is required on medical grounds (the customer will be required to provide a report from an Occupational Therapist to confirm this);</p>
Serious Financial Hardship	Where the household is affected by the benefit cap or where current property costs and outgoings exceed income through no fault of the tenant or their household.
Decants	Where it has been agreed to permanently decant a household; normally as a result of property disposal.