

Homeless Reduction Act 2018

Solihull Community Housing

Your Homeless Application Process explained

Your Homeless application could comprise of 3 stages dependent on when you approach.

| <i>Prevention Duty – 56 DAYS</i> | <i>Relief Duty – 56 DAYS</i> | <i>Main Housing Duty</i> |
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| <p>Prevention Duty: This a duty owed to you if you are threatened with homelessness and not yet homeless. This duty is for a number of 56 days. Examples could be ;</p> <ul style="list-style-type: none"> • <i>A service of a Valid Section 21 Notice or a Section 8 Notice on a Private tenancy before its expiry</i> • <i>Parental evictions with a planned move on date</i> • <i>Approaches made due to Anti-Social Behaviour issues affecting your ability to remain in your tenancy</i> • <i>Approaches due to Unaffordability issues in your current tenancy affecting your ability to remain there</i> • <i>Your home is in disrepair</i> <p><i>You will be owed this duty irrespective of any local connection criteria under Part 6 (Allocations scheme) 9allocat or Part 7(homeless duties).</i></p> | <p>Relief Duty: This duty will be owed to you if you approach and you are already homeless. This duty is also for a number of 56 days.</p> <p>If you do not have a local connection to the Solihull Borough when the Relief Duty is triggered you will be referred to the Local authority where you do have a local connection unless your are in fear of violence there.</p> <ul style="list-style-type: none"> • <i>You will be subject to the Relief Stage if you approach and you are already homeless i.e. your Section 21 or Section 8 Notice has already expired</i> • <i>You have made an approach due to Domestic Abuse. You could be homeless at home or placed in Temporary Accommodation</i> • <i>You have been asked to leave by friends and family and are of no fixed abode</i> • <i>Our enquiries have concluded that you are not able to remain in your home due to fear of violence, Anti-Social Behaviour issues or your</i> | <p>You will be subject to the Main Housing duty If the efforts to Prevent or relieve your homelessness have not been successful.</p> <p>We would have to satisfy ourselves that you meet the following criteria ;</p> <p>You must be :</p> <ul style="list-style-type: none"> • Eligible • Homeless • Present as Priority Need • Not be intentionally homeless • Have a Local Connection to the Solihull Borough • (Residency 6/12 months, permanent employment or immediate family who have resided in Solihull fro the last 5 years. Please note immediate family refers to Mother, Father, Brothers & sister and adult children over 18. If you feel you have a local connection due to special circumstances please discuss with your Housing Options |

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| | <i>home is inhabitable due to disrepair issues</i> | Officer) |
| <p>Prevention Activities</p> <ul style="list-style-type: none"> • <i>Negotiation with family/friends to allow you to remain in home</i> • <i>Referral to Money Advice Team / Debt Advice to maximise income</i> • <i>Prevention work with landlords to try and keep you in your home i.e. assistance with arrears</i> • <i>Liaise with Solihull Council's Public Protection Team i.e landlord harassment, illegal evictions and Property Disrepair</i> • <i>Liaise with Solihull Community Housing's Anti-Social Behaviour Team</i> • <i>Liaise with the Income and Award's Team to prevent your homelessness. This could be activities such as assisting you to reduce your arrears or assisting towards a deposit & Rent in Advance for an alternative tenancy</i> • <i>Utilising the 'Sanctuary Scheme' to make your property safer if you choose to remain in your home after experiencing Domestic Abuse. This will only be implemented after assessing your individual circumstances.</i> | <p>Relief Activities</p> <ul style="list-style-type: none"> • <i>Relieve your homelessness by utilising the 'Solihull Home Options Allocation Scheme'. This will allow your to Bid on suitable properties which comprise of Council Properties and properties of our partner Housing Associations.</i> • <i>Private Sector work – Our Private Team work within local landlords to source reasonable and affordable private sector properties to relieve your homelessness. This is necessary due to huge demands on Social Housing and lack of available stock. We will always take into account your personal and financial circumstances before pursuing this as a Relief Activity.</i> • <i>Liaise with the Income and Award's Team to relieve your homelessness. This could be activities such as assisting you to reduce your arrears or assisting towards a deposit & Rent in Advance for an alternative tenancy</i> • <i>Work closely with the SCH Money Advice Team to maximise your income & support you with any Temporary Accommodation charges you may be liable for</i> | <p>Main Duty Activity</p> <ul style="list-style-type: none"> • <i>Once we have accepted a main duty towards you and awarded the correct Priority banding you will bid using the Solihull Home Options Housing Register. In many cases this will be priority banding Band B unless you are eligible for any of the other reasonable preference categories</i> • <i>If we have accepted a main duty towards you and you are not eligible to join Housing Register you will not be able to bid for properties and will be made a direct offer once a suitable property become available.</i> • <i>It is difficult to predict when you will be offered a property as there is a large number of people on the Housing Register and the demand outweighs the supply. This may mean the time you spend in temporary accommodation is prolonged. We will continue to do private sector work with you in attempts to relieve your homelessness sooner and discharge duty in the private sector.</i> |
| <p>Priority on the Solihull Community Housing Allocation Scheme within the Prevention Stage</p> <ul style="list-style-type: none"> • <i>You may be eligible for a Band D within the Prevention Stage</i> | <p>Priority on the Solihull Community Housing Allocation Scheme within the Relief Stage</p> <ul style="list-style-type: none"> • <i>You may be eligible for a Band D within the Relief Stage</i> | <p>Priority on the Solihull Community Housing Allocation Scheme if we have accepted the Main Housing Duty</p> <ul style="list-style-type: none"> • <i>All homeless acceptance are Placed in Band B</i> |

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| <p><i>*Please note this is subject to you meeting the eligibility Criteria for the 'Solihull Home Options Allocation Scheme'. This can be found on our website at https://www.solihullhomeoptions.org.uk</i></p> | <ul style="list-style-type: none"><i>• You may also be eligible for any of the Reasonable Preference category Banding within the Relief Stage (Please refer to the 'Solihull Home Options Allocation Scheme' for more information)</i> <p><i>*Please note your Banding within the Relief Stage will be awarded after careful consideration of you individual circumstances.</i></p> | <p><i>unless you are eligible for any of the other reasonable preference categories</i></p> <ul style="list-style-type: none"><i>• You will be able to bid in this priority banding for 4 weeks. At the end of this period we will commence bidding on your behalf until a suitable property become available</i> |
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