

Banding

When you apply for housing and you have been accepted onto the housing register and your details have been verified, you will be placed into one of five housing bands. Where you are placed will depend on a number of factors, but in general, if you are placed in Band A, you have the highest priority. Further information on our Banding criteria is set out below, but please see our [Allocations Policy](#) for more details.

A – Urgent Housing Needs*

- Urgent medical or welfare priority
- Urgent cases requiring multi-agency support
- Transfer needed because of violence/intimidation
- Major works on the property are to be carried out

*Band A applicants are reviewed periodically, if an offer of suitable accommodation is given and refused Band A priority may be removed.

B – Serious Housing Needs

- Major overcrowding (lacking two or more bedrooms)
- Very unsatisfactory housing
- Households who no longer need a disabled adapted property
- Need to move on from supported housing
- Council tenants under-occupying (by two or more bedrooms)
- Those with reasonable preference (band C) but who also make a community contribution (working, volunteering, (ex-)service personnel, fosterers/adopters)

C – Reasonable Preference

- Overcrowding (lacking one bedroom)
- Unsatisfactory housing (lacking basic facilities e.g. no inside WC, no kitchen, no water supply etc)
- Homeless households where the Council has accepted a responsibility to house
- Council tenants under-occupying (by one bedroom)
- Medium medical or welfare priority
- Where a person needs to move to the area where failure to meet that would cause hardship to themselves or others
- People who need to live in the borough to work and who make a contribution to the community

D - General

- Intentionally homeless applicants
- Those that have deliberately worsened their housing situation
- Those homeless by another authority but placed in the Dartford borough

- Applicants in Dartford private sector leasing properties - if any reasonable preference criterion is met then band C may apply.
- Those aged 55+ needing supported accommodation but adequately housed or out of borough.

E – General without priority (not eligible to bid)

- All other applicants where A B, C or D criteria does not apply or they have no local connection with the borough and/or exceed the financial threshold set out in the [Tenancy Policy](#).

How to bid

Once you are accepted onto the register you can bid for a property of your choice. You can view available properties by:

- Visiting the website www.kenthomechoice.org.uk
- Via Sky Community channel 539 (press red)
- Via Virgin Media community channel 233
- Via mobile phone <http://lookinglocal.gov.uk/Kenthomechoice/>
- Visiting the Civic Centre

When the bidding cycle has closed, all bids are assessed and placed in order of priority, including waiting time, within bands. For example, if 2 applicants bid on the same property and they are both placed into band A the person who has been waiting the longest would have the successful bid.

From time to time our housing circumstances change, if your circumstances change, please fill in a [change of circumstance form](#). If your priority increases because of your change in circumstances, the date you have been waiting will be reset to the date you were reassessed.

If you have any questions please feel free to email the Council's Allocations Team at allocations@dartford.gov.uk who will be pleased to help.