

What if I need to apply
for a property on
medical or welfare
grounds?



Available in alternative formats

This leaflet explains what you need to do if you need to move home on medical or welfare grounds.

What is Medical Priority?

Anyone who thinks their home is unsuitable based on their medical needs may ask to be assessed for medical priority. This is awarded at two levels:

- Band 1 - Urgent Need
- Band 2 - Standard Need

Medical priority will only be awarded where re-housing will improve an applicant's or a member of the applicant's household, health or quality of life. An applicant may be very ill but suitably housed and so will not be awarded priority.

Priority will only be awarded for the person or household experiencing the medical circumstances and waiting to be housed and not for others who would not be re-housed as a result of the application.

The priority awarded will depend on:

- how severe the needs are; and
- how well an applicant can manage in their present home, if the property is unsuitable for aids or adaptation.

A medical award will contain a property restriction. For example, if an applicant is awarded medical priority because they need ground floor accommodation, they will not be eligible for houses or upper floor flats with no lift access.

Advice may be considered from a medical advisor or appropriate external agency supporting this aspect of the application.

Band 1 medical priority may be awarded if:

- the applicant is to be discharged from hospital and the home is totally unsuitable for them to return to
- the applicant cannot get into or out of their home; or
- they cannot reach essential facilities within their home, such as a bathroom

Band 2 medical priority may be awarded if:

- the applicant has other medical or disability problems, which mean that their home is having a detrimental effect on their physical or mental health.

What if an applicant's medical condition makes the property unsuitable?

Aids or adaptations may be a more appropriate course of action than re-housing. A referral can be made for an assessment by an occupational therapist, with the consent of the applicant.

What is welfare priority?

SARH takes welfare needs into account because we want to address problems that threaten the ability to live independently or to increase the opportunity to improve the welfare of the household.

An applicant may be considered for a welfare priority if there is a significant risk to the welfare of a member of the household whilst occupying their current property and a move to a different environment is likely to alleviate the situation. The awards are as follows:

Band 1

- Victims of harassment or domestic abuse and who are at risk of death or serious harm.

Band 2

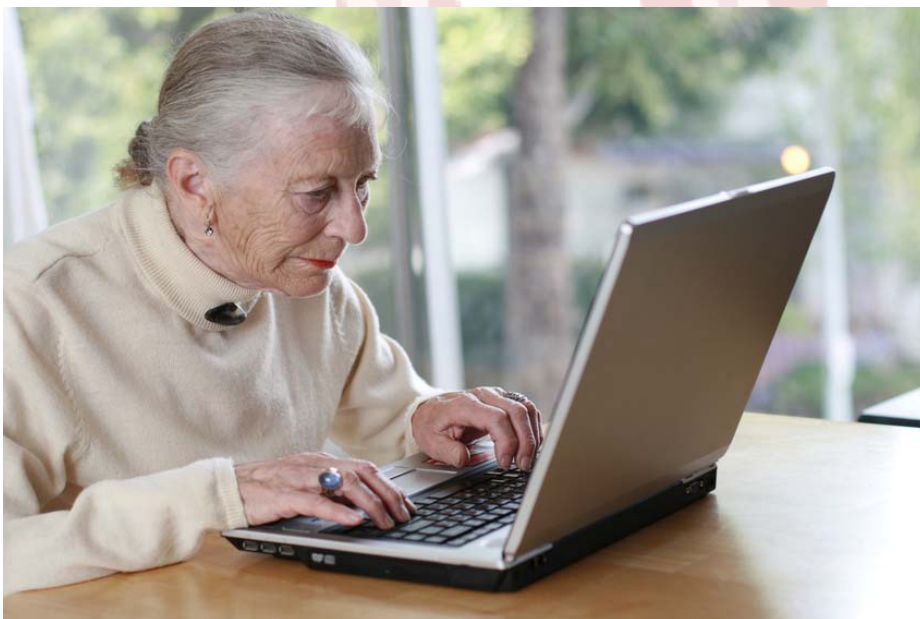
- There is a serious housing need because of the threat to remain living independently in the community.
- Need to move from one town to another to be nearer schooling, work or support and there are no bus routes to accommodate their travel requirements.
- Adults and children whose lives are seriously disrupted by domestic violence including those living in refuge accommodation.



How do I appeal against a medical or welfare decision?

Applicants can ask for an appeal of a decision not to award medical or welfare priority, or to award priority at the Band 2 level instead of the Band 1 level. The applicant must give in writing their reasons for requesting an appeal and supply any new supporting evidence. If an applicant needs assistance a member of staff can take the details in writing on their behalf.

The appeal will be carried out by an Officer not involved with the original decision. The appeal decision will take into account all the information on which the original assessment was based plus any additional evidenced information provided by the applicant or by others on their behalf. The applicant will be notified of the appeal decision in writing within 10 working days of receipt.

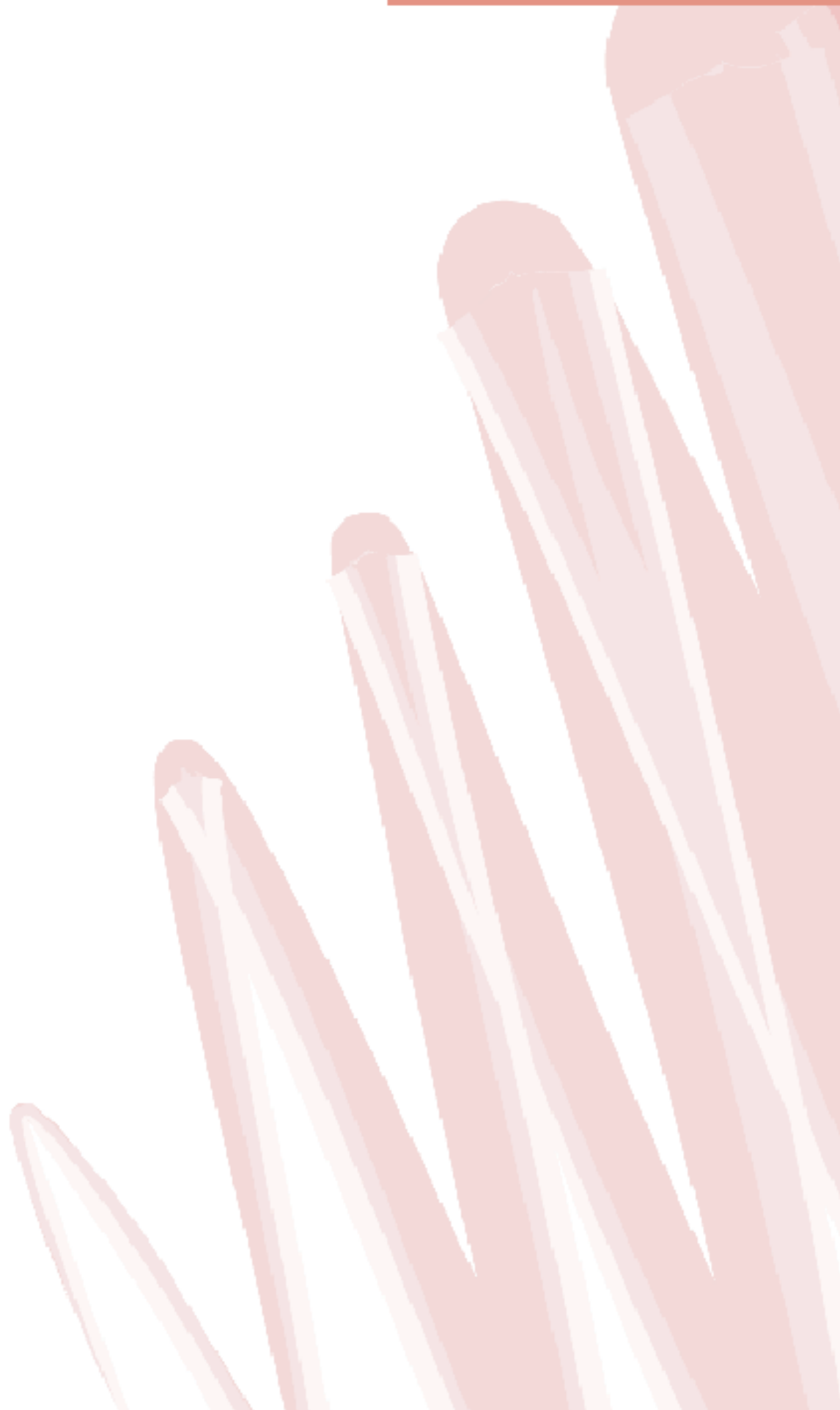


Code of Guidance

The CLG's current Code of Guidance for allocations gives the following list for awarding reasonable preference to applicants (the list is not meant to be comprehensive or exhaustive).

- People who need to move on medical or welfare grounds (criteria may apply to any member of the household):
 - A mental illness or disorder
 - A physical or learning disability
 - Chronic or progressive medical conditions (e.g. MS, HIV/AIDS)
 - Infirmary due to old age
 - The need to give or receive care
 - The need to recover from the effects of violence (including racial attacks) or threats of violence, or physical, emotional or sexual abuse
 - Ability to fend for self restricted for other reasons
 - Young people at risk
 - People with behavioural difficulties
 - Need for adapted housing and/or extra facilities, bedroom or bathroom
 - Need improved heating (on medical grounds)
 - Need sheltered housing (on medical grounds)
 - Need ground floor accommodation (on medical grounds)
 - Need to be near friends/relatives or medical facility on medical grounds.

Notes



Contact Details

SARH Headquarters

“The Rurals”, 1 Parker Court, Dyson Way, Staffordshire
Technology Park, Beaconside, Stafford ST18 0WP

Open Monday – Friday 8.30am 5.00pm

FREEPHONE 0800 111 4554 housingchoices@sarh.co.uk

Stafford Advice Shop

56 Greyfriars, Stafford ST16 2RG

Opening times are:

Monday and Tuesday 9.00am - 5.00pm

Wednesday 9:00am - 12:30pm

Thursday and Friday 9.00am - 5.00pm

Stone Advice Shop

3 Crown Courtyard, Crown Street, Stone ST15 8UY

Opening times are:

Monday 9am - 12:30pm

Tuesday 1pm - 4:30pm

Wednesday Closed

Thursday 9am - 12:30pm

Friday 9am - 4:30pm

Stafford Borough Council

Civic Centre, Riverside, Stafford ST16 3AQ

Telephone: 01785 619313

Opening times are:

Monday - Thursday 8.30am - 5.00pm

Friday - 8.30am - 4.30pm

housingadvice@staffordbc.gov.uk