



# Key Changes - Housing Options Band Fact Sheet

When an applicant makes an application for housing they will be assessed as to whether they meet the necessary criteria and will be placed in one of three bands. If the applicant is assessed as having a statutory housing need they will be placed in either band A or band B depending on their particular need. If an applicant is assessed as having no statutory housing need they will be placed in the Housing Options Band.

## What do you mean by a statutory housing need?

The Government has told all Councils that they have to give a "reasonable preference" or a "higher priority" to those applicants that meet the following statutory housing needs:

- Someone who is homeless;
- Overcrowded;
- Living in poor unsatisfactory housing;
- Needing to move on medical or welfare grounds and finally;
- Needing to move to a particular locality to avoid hardship.

Applicants who have been assessed as having any of the above statutory housing needs will

be able to actively bid for properties that are advertised each week.

## So what is the Housing Options band?

The Housing Options band is for applicants that have been assessed as having no statutory housing need. Applicants placed in the Housing Options Band are not able to bid for properties that are advertised due to the fact that they are highly unlikely to receive an offer of housing through the bidding system. However, they will still be able to service their own needs through accessing up to date information to help them plan what housing options to pursue, including a small number of social and affordable rented units which have not been allocated to band A and B applicants. Applicants in the Housing Options Band will also be sent information about a range of housing such as:

- Social rented low demand properties available now in Cheshire West and Chester and how to access these
- Private Rented Sector
- Extra Care (aged over 55)
- Sheltered Housing

- Affordable rent – newer rented property at a 20% discount of a market rent
- Rent to buy – rent at a 20% discount from a Housing Association until you are able to buy the property
- Shared ownership - part rent, part buy low cost home ownership
- Discounted market sale / starter homes
- Help to Buy - government loan scheme - so you can buy a brand new home

## So what happens if an applicant disagrees with the decision to place them in the Housing Options band?

The information an applicant provides in their housing application is used to determine whether they meet the statutory housing need criteria. If an applicant feels that their circumstances have changed since they applied for housing and/or they disagree with our decision not to award them a statutory housing need, the applicant should contact West Cheshire Homes directly via:

Telephone: 0300 123 2442

Email: [westcheshirehomes@cheshirewestandchester.gov.uk](mailto:westcheshirehomes@cheshirewestandchester.gov.uk)

Post: West Cheshire Homes, Council Offices,  
4 Civic Way, Ellesmere Port, CH65 0BE.



**West Cheshire  
Homes**