

SGCH ALLOCATIONS POLICY 2022

FAQS

What is this for?

Stockland Green Community Housing offer a number of properties for rent. The allocations policy relates to homes let as social housing, at discounted rent levels. It does not apply to our market rent properties, which are let under different arrangements.

What is the criteria to join?

You will need to demonstrate a legal right to rent a property in the UK

All household members who are reasonably expected to live with you will need to prove the right to legally occupy property in the UK

You must have been accepted on Birmingham City Council's waiting list and have received a banding from them under their scheme. We will need to see proof of this as it will be used to prioritise your application.

You must be resident in the UK

You must be at least 18 years of age

How do I apply?

In order to apply to join the waiting list you must complete a Stockland Green Community Housing application form.

You will be required to submit documents as evidence to verify the information you have put in your application form. E.g. passport, driving licence, evidence you have been accepted onto the BCC list

How long will it take to be offered?

There are only a small number of properties available so if there is no vacancy available when you join due to other applicants being ahead of you, you will be placed on our waiting list. We will not be able to make an offer until a tenancy ends. The tenancies we offer allow people to stay as long as they like, as long as they keep to the terms of their agreement. This may mean that it could be a long time before a property becomes available.

Will I automatically be placed on Castle Vale Community Housing list?

No, if you wish to be considered for a CVCH property on Castle Vale you must make a separate application and meet the criteria for CVCH waiting list. The criteria for the CVCH scheme is different.

Will I be eligible?

Not everyone will be eligible. You must have been accepted onto BCC waiting list and need a property of the size that we offer. At the moment we only have properties which have one and two bedrooms so if you need something larger we won't accept you onto our waiting list until we start developing properties of the size you need. We will announce any new developments on our website.

If you do not have a housing need then BCC may not accept you onto their waiting lists.

You might be excluded if you've been evicted from a social housing property in the past or if you owe a former landlord money.

How do you decide who gets priority

Applicants will be awarded points as defined in the table below.

Local connection to the B23 postcode area	500
Local connection to the Stockland Green Ward (excludes those in the B23 area)	200
Local connection to neighbouring wards of: 1) Kingstanding 2) Perry Common 3) Erdington 4) Gravelly Hill 5) Nechells 6) Aston 7) Perry Barr	100
BCC Band A	200
BCC Band B	150
BCC Band C	100
BCC Band D	50
Existing Pioneer Group tenant	100
Armed Forces Personnel (regular or reserved)	500
Discretionary Points	750

I live in B23 postcode and have a child in school in the Perry Common Area – will I receive two lots of points for local connection?

Where applicants can demonstrate more than one local connection (for example living, working and having a child in school in the area) only one set of local connection points will be awarded (i.e. 1x500, not 3x500). Similarly, locality points will only be awarded at the highest rate, not a combination of two local connection areas (eg – living in the B23 postcode

area and having a child in school in the Perry Common area will attract 500 points only, not 500+100).

How do I request a review of a decision that has been made?

Applicants may request an internal review of any of the following decisions by emailing us at contactus@pioneergroup.org.uk

- Ineligibility to join the waiting list
- Disqualification from waiting list
- Type of property to be considered for
- Extent of applicant's household
- Affordability, behaviour, tenancy history including arrears, local connection
- Reasonableness of any offer of accommodation
- Refusal of a joint tenancy

An internal review will consider whether the original decision was made in line with the allocations policy, and will take into account any additional personal circumstances supplied by the applicant that may have changed the original decision.