



Haig Housing Guide to Tenant Selection and Property Allocation

Haig Housing is the leading housing provider for ex-Service people and the strategic housing partner of Help for Heroes. The main object of the Trust is to provide housing assistance to the Service and ex-Service community and this is delivered through various options including:

- General needs housing let to ex-Service people at affordable rent
- Special needs housing to rent or part purchase through a shared ownership scheme aimed to help severely wounded and disabled Service and ex-Service people

To be considered for general needs accommodation with Haig Housing, applicants must have 'a **British Armed Forces connection and be in housing need**'. 'Housing Need' is defined as follows:

Applicants may be homeless, threatened with impending homelessness, inadequately or inappropriately housed or in other housing need and are without the financial resources to make their own provision by renting in the private sector or buying their own home. Current housing will be assessed and taken into account.

This leaflet summarises Haig Housing's eligibility criteria for the allocation of housing.

Please read this leaflet carefully to establish whether you are eligible for housing with Haig Housing.

WHO CAN APPLY

GENERAL NEEDS HOUSING:

For those with a Regular Armed Forces connection (any rank or rating) and are in need of housing and have:

- Served for a minimum of three years (if enlisted before 2001) or four years (if enlisted from 2001)
- Been discharged early through redundancy/medical grounds (please also see below 'Special Needs Housing' for severely wounded and/or disabled applicants)
- Been given a discharge date within six months, if currently still serving
- served the Merchant Navy and Fishing Fleets in a campaign afloat during hostilities (this would normally be recognised by the award of a campaign or service medal) and the need for housing arises from that Service
- Ex-Members of the Territorial Army and the need for housing arises from that Service

Applications given a lower priority may also be considered from:

- A widow/er (with or without dependants) of a person who would have been eligible as above
- A separated or divorced spouse / partner / civil partner of a Service person (serving or former) with dependants (children under 18 or in full time education) from the relationship permanently resident with them and their housing need arises as a direct result of a breakdown of that relationship

SPECIAL NEEDS HOUSING:

For those Service and ex-Service people with significant medical needs arising from operational and non-operational traumatic causes there is no requirement for a specific length of Service. This housing scheme is open to, amongst others, those with Armed Forces Compensation Scheme (AFCS) and other compensation payments.

ASSESSING PRIORITY

Applications for housing by the Trust exceed properties available. Applications are normally assessed using a Points Scheme. Priority is given to those with the strongest Service connection and those with medical needs.

The Trust aims to create balanced communities and ensure appropriate use of the housing stock therefore does not adopt a rigid approach to the allocation of its properties. Factors affecting allocations may include:

- Varying demand for individual estates
- Property size to be matched to the applicant's needs
- Properties with existing adaptations may be allocated to applicants who needs those adaptations
- Affiliations – some properties have specific regimental links and applicants with relevant links will usually be given priority for housing in these properties

NON-ACCEPTANCE ONTO OUR HOUSING NEEDS REGISTER

Reasons for rejecting an application may include:

- The Trust does not have appropriate size/type/location of accommodation for a general needs applicant
- The applicant's circumstances result in 'Low Priority' housing need. We would not want to raise unrealistic expectation of housing in these circumstances
- The applicant has serious criminal conviction(s), proven antisocial behaviour or previous breaches of tenancy conditions
- The applicant giving false information or references
- The applicant has a financial or legal interest in a property
- The applicant has sufficient income and capital to rent or buy property of a size to meet need (except Special Housing Needs applicants who may have AFCS or other compensation funds)
- Another tenancy may have been granted using this Service record

HOW TO APPLY

If you have read this leaflet and feel that you are eligible to be considered for accommodation with Haig Housing you can apply as follows:

- Visit our website at www.haighousing.org.uk and
 - Download an application form and other supporting documents
 - Use the contact form to request a form to be sent to you
- Telephone 020 8685 5777, choose Option 0 and request a form
- Email: enquiries@haighousing.org.uk

FAIR TREATMENT

Applications and tenancy allocations are monitored to ensure fair treatment. Decisions to accept or reject an application or offer accommodation will be made by two Trust representatives