



GUIDANCE ON MEDICAL REHOUSING

The Medical Panel

- Rehousing on medical grounds is subject to the terms of Bassetlaw District Council's Lettings Policy. Under Bassetlaw District Council's Lettings Policy you may be granted extra time on the waiting list of 8,16 or 24 months or priority rehousing.
- Assessment of medical needs for rehousing is delegated to A1 Housing's Medical Panel.
- The Medical Panel will consist of the Service Development and Performance Manager and an independent General Practitioner.

Referral to the Medical Panel

- Requests for consideration by the Medical Panel can be made by the applicant or someone acting on their behalf.
- A1 Housing will supply a Self Assessment Form which must be completed in full to allow the Medical Panel to assess the applicants needs for rehousing.

Factors to be Considered by the Medical Panel

- The medical assessment will take into account any alterations or adaptations that have or could be made to improve the current living circumstances and priority will be given on the assessment of housing medical need on this basis.
- A medical award is granted if:
 - An applicant has a long term chronic or degenerative illness, physical disability or mental health problem **AND**
 - There is a clear connection between the applicant's medical condition and their current housing, for example in terms of their daily living activities **AND**
 - Rehousing will resolve the problems caused by the applicant's medical condition and their current housing circumstances

A medical condition in itself does not automatically give any priority for rehousing

Factors which are not considered

The Medical Panel will not consider social reasons for a request to move, eg vandalism, neighbour disputes, your property is too large or too small, pregnancy, overcrowding.

Assessment of Medical Need for Rehousing

- The Medical Panel may make an immediate assessment of the applicant or may defer the assessment for further reports or information that it sees fit.

The Medical Panel may also defer a decision for re-assessment after a period of time.

- Where an applicant has deliberately or recklessly worsened their housing condition and consequently now qualifies for enhancement or priority that would not previously have been given they will not be entitled to this additional help.
- Where an applicant with a pre-existing medical condition has taken a tenancy of A1 Housing or other social landlord they will not be entitled to any enhancement for rehousing or priority rehousing on the basis of this medical need. The applicant will continue to be eligible for enhancement where there is a subsequent material change in medical circumstances.
- Where the applicant has been assessed by the Medical Panel a re-assessment of the applicant will not take place unless there has been a material change in the applicant's circumstances
- Applicants may be awarded enhanced waiting time of 8, 16 or 24 months by the Medical Panel or Priority rehousing in extreme circumstances.
- Where an applicant has been awarded a priority for rehousing the Medical Panel will identify the minimum standard of basic facilities required for the applicant's rehousing needs to ensure that these are met before a property is offered.
- Applicants with Medical Priority will be assessed individually against an identified adapted property.
- Criteria for assessment are shown below.
- The applicant will be informed in writing of the decision of the Medical Panel and its reasons.
- Applicants with a need for a property with major adaptations will be identified for matching with a suitable property when this becomes available. This will include all Priority applicants. Non Priority applicants may also be included where appropriate eg they have a severe need for an adapted property but they currently occupy suitable accommodation or their need is likely to become a priority need within the next 12 months.

Allocation of Accommodation

- Applicants granted Priority Status on medical grounds will be allocated a property that is suitable for their needs. Properties that require substantial adaptation before the applicant can occupy them will not normally be considered as suitable.
- Applicants can express their preferred area for allocation but may be offered a suitable property in another area if this would lead to their earlier rehousing. This will count as a reasonable offer if it meets their assessed needs.
- A1 Housing will maintain a list of properties that have been specifically and substantially adapted for the use of tenants with disabilities. These properties will in the first instance be offered to applicants with medical priority needs in order of their priority of need.
- A1 Housing will assess the adapted property for its suitability for the applicants needs. The assessment will be undertaken with the assistance of A1 Housing's GP, the Occupational Therapy Section of Nottinghamshire County Council and/or other agencies as appropriate.

- A property will only be offered if it meets the assessed needs of the applicant.
- The property will not be considered suitable if major works are required. Minor works may be undertaken.
- If the property is not considered suitable for the applicant's needs it will not be allocated even if requested by the applicant.
- If there are no suitable applicants the property may be let to the General Waiting List.
- Where an applicant has been assessed as needing priority for rehousing on medical needs their Housing Application will be reviewed. The applicant's choice of accommodation will be amended to exclude properties that are considered to be inappropriate for their needs. Applicants will be advised of this in writing.
- Where it has not been able to offer an applicant a suitable property within 6 months of a priority status being granted the application will be reviewed. This will consider the property type, facilities and areas requested, the likely future availability of property and any other outstanding priority need cases. The applicant will be advised of the outcome of the review which may include a recommendation that they consider amending their choices to ensure early rehousing.
- If it has not been possible to rehouse the applicant within 12 months of the priority being granted the application will be reviewed again. The applicant's choices will be amended to ensure early rehousing, if the applicant does not wish to accept this their application will be returned to the General Waiting List and the priority status discharged. Applicants will not be able to reapply for priority rehousing.

Appeals

- Applicants may make a written appeal against the decision of the Medical Panel. This must be made within 3 weeks of the date of the decision letter.
- Once such an appeal has been made the Medical Panel will review its original decision. The independent GP will visit the applicant and seek additional information as necessary which will be presented to the Medical Panel.
- If the Medical Panel's review confirms the original decision this will be referred to the Director of Housing Services who will review the reasons for the decision and the appeal. A final decision will be made by the Director of Housing Services solely on the medical needs of the applicant. The appellant will be informed in writing of the decision and the reasons for this.
- There is no further right of appeal.

Criteria for Assessment of Medical Needs for Rehousing	
Award	The examples below show how a medical condition is taken into account
None	If the applicant or a dependent has a medical condition but their current housing has no significant effect on it and rehousing would not lead to any significant improvement in their health.
Eg	The current property meets the applicants needs and can be occupied safely and with no significant effect on the medical condition of the applicant.
8 months	If the applicant or a dependent is capable of living in their current accommodation but they have a medical condition that could be improved by alternative accommodation or their living conditions made more tolerable and the quality of life enhanced.
Eg	The property is mainly suitable and the applicant has reasonable access to the basic facilities of the property. There is some support in the current area and a move to an alternative area would help provide some extra support.
16 months	If the applicant or a dependent had a medical condition that is made worse by the current housing conditions and rehousing would lead to an improvement in the medical condition.
Eg	The property is only partly suitable for the applicants needs and they have difficulty with access to some but not all of the basic facilities. There is some difficulty with external access to the property but it is suitable inside. The need for rehousing is reduced by alternative arrangements or adaptations to the property. There is limited support in their current area and a move to an alternative area would provide additional support that can be received from others.
24 months	If the applicant or a dependent has a medical condition that makes it difficult to gain access to and use safely the basic facilities of the property including the WC and bathing facilities and there is no separate sleeping accommodation that the applicant can use.
Eg	The property is generally unsuitable for the applicants and they have substantial difficulty with access to most or all of the basic facilities. The applicants have sleeping and living arrangements which are on different levels and they experience significant problems in using the property. There is minimal support in their current area and a move to an alternative area would provide significant additional support from others that could not otherwise be provided.
Priority	If the applicant or a dependent has a medical condition that makes it impossible to gain access to and use safely the basic facilities of the property including the WC and bathing facilities and there is no separate sleeping accommodation that the applicant can use.
Eg	The current accommodation is totally unsuitable for the applicants needs and they would find it impossible to live in the property Sleeping and living arrangements are on different levels and the applicant cannot safely move between these levels. There is an urgent need for support which cannot be provided in their current area and can be provided by a move to a different area.