

Applying to Wandsworth Council for housing



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Introduction

You can apply for a home through Wandsworth Council. They might call this ‘social housing’.

If your application is accepted, you’ll go on to a waiting list of people who need a council home. Wandsworth Council will then prioritise applications based on who needs a home most urgently. The council’s allocations scheme will give details of who gets priority for homes in the area.

Even you get on the waiting list there’s no guarantee you’ll get a home. You could be offered a home owned by Wandsworth Council or a housing association.

Will you be rehoused?

The council can’t provide housing for everyone who applies and even those with a high priority (bands A or B) may have to wait several years before a suitable property becomes available. If you are in bands C or D you are unlikely to be offered a property. You may want to consider other options for finding housing if you don’t want to wait or have lower priority.

You can find more information about waiting times for Wandsworth at:
www.wandsworth.gov.uk/housing/apply-for-housing/social-housing-application-process/housing-waiting-list-times/

How to apply

You can apply for social housing in the borough if you are over the age of 18. However, under the allocations scheme, people who live outside of the borough and those who have not lived in Wandsworth for the last three years continuously will receive lower priority and are unlikely to receive an offer of accommodation.

To qualify for social housing you must:

- Be eligible for an allocation of housing under immigration laws
- Be 18 years old or over (55 or over for sheltered housing applicants)
- Not have refused any offer or nomination of suitable accommodation within the last two years
- Have a housing need (e.g. are overcrowded or the accommodation is not suitable for medical reasons)
- Not have been previously involved in using false information to obtain public funds (housing or benefits)
- Not have made yourself intentionally homeless from your last home
- Have a good history of being able to manage a tenancy and pay your rent.

You can apply online at: www.wandsworth.gov.uk/housing/apply-for-housing

Once completed you will receive an acknowledgement notification advising you your application will be forwarded to one of the team for assessment.

Your application will be assessed under the council's Housing Allocation Scheme based on the information you have provided on your form and through their enquiries.

An assessment officer may contact you and request that you attend a booked appointment at the housing reception to submit supporting documents such as:

- Identification (passport or birth certificate)
- Passport sized photos of all household members
- Details of your income
- Any other documents reasonably required to support your application.

When they have received enough information and supporting evidence to enable them to assess your application they will notify you of the outcome within a few weeks.

You can download and read the guidance on applying for housing and transfers at:
www.wandsworth.gov.uk/media/1214/wandsworth_applying_for_housing.pdf

How the assessment process works

The majority of applicants wanting to join the waiting list will join one of the following queues:

- General needs housing (for applicants who want to move from their current home into social housing)
- Sheltered housing (for applicants over the age of 55 who want to move to one of the sheltered housing schemes).

You will be assessed and your priority will be based on what points you are awarded using a points-based system which is set out in the Housing Allocation Scheme.

People who get higher priority for housing

- People whose current housing has a serious negative impact on their health
- People who are living in severely overcrowded housing
- Other priority groups as defined in the Allocation Policy.

People who get lower priority for housing

- People who have not been resident within the borough for 3 years immediately prior to making an application
- People who own or jointly own accommodation in the UK or elsewhere
- People whose income or savings are of a reasonable amount to get alternative suitable accommodation
- You are a housing association tenant and have not made a transfer application to your housing association directly.

What happens when your application is accepted

If your application is accepted you will be sent a registration letter which will include:

- Number of bedrooms you have been assessed as requiring
- The waiting list your application has been registered on
- The number of points your application has been awarded
- The priority band your application has been placed in.

The number of points you receive will determine your priority band for re-housing, with band A being the highest and band D being the lowest:

- Band A - 300 points or more
- Band B - 150 to 299 points
- Band C - 50 to 149 points
- Band D - 1 to 49 points

Your position within your priority band is based on the date your application was registered. You will be contacted when the council are in a position to make you an offer, which can take a long time even if you have high priority.

Rehousing on medical grounds

If you need rehousing on medical grounds, you should ask the council for a Medical Assessment Form to complete and get a supporting letter from your GP. Your need to be rehoused will be assessed by the council's medical adviser.

You may also wish to request a formal Occupational Therapy assessment to assess the extent of your functional/mobility impairment within your accommodation. You should ask the Occupational Therapist to make a rehousing recommendation to the council. To get an assessment you can contact the Access Team at the council's Adult Social Care department on 020 8871 7707.

Asking for a review

If your application is assessed as not eligible or not qualifying to go onto the Housing Register you will be advised on your right to a review. The review will consider any information that you provide that supports your view that you should qualify to join the housing waiting list.

If your circumstances change

You should inform the council if your circumstances have changed in a way that affects your application. Examples of this include having a new baby or new medical information.

You can email the Housing Register team at:

housingregisterapplications@richmondandwandsworth.gov.uk

You should include the following information:

- Your full name
- Your housing application reference number (found at the top of your registration letter)
- Your date of birth
- Your current address
- Your contact details.

You should also explain how your circumstances have changed and provide any supporting documentation you want them to consider. It helps if you include 'change of circumstances' in the subject line of your email.

It can take several weeks for the Housing Register team to respond because of the large number of emails they get.

Getting information about open applications

If you have an open application you can use your Housing Online account to view information about your bed need, queue group, band and position on the register:

www.wandsworth.gov.uk/housing/wandsworth-housing-online/register-or-sign-in-to-wandsworth-housing-online/

You should log into your account and write down this information before contacting us or another organisation for help with your application. This is because it's difficult to advise you without it.

Other ways to find housing

Because it can take a long time to get social housing even if you have high priority you should think about the other options for rehousing. Some of these options offer council or housing association tenancies.

Options that involve moving out of Wandsworth:

www.wandsworth.gov.uk/housing/council-tenants-and-leaseholders/council-tenants/council-tenant-re-housing-options/move-out-of-wandsworth/

Downsizing:

www.wandsworth.gov.uk/housing/council-tenants-and-leaseholders/council-tenants/council-tenant-re-housing-options/downsize-your-council-home/

Swapping your home:

www.wandsworth.gov.uk/housing/council-tenants-and-leaseholders/council-tenants/council-tenant-re-housing-options/swap-your-home/

Renting privately:

www.wandsworth.gov.uk/housing/homelessness-and-temporary-accommodation/preventing-homelessness/your-housing-options/finding-a-place-to-rent/