

## **Factsheet 17 - Eligibility and qualification for joining the Runnymede Housing Register**

The following information is an abbreviated version of the Council's Independent Housing Allocation Policy (May 2015) and should be viewed as a guide only.

To be considered for Runnymede's Housing Register, applicants must be both eligible for an allocation of accommodation in the UK and qualify via localness to join.

### **Eligibility**

In brief, to be eligible for consideration for an allocation of accommodation in the UK you must be either: -

- A British citizen
- A Commonwealth citizens with a right to abode in the UK
- Irish citizens (not subject to immigration control)
- A European Economic Area (EEA) nationals, with a right to reside/work in the UK

Persons granted refugee or humanitarian protection status, or those exempt from immigration controls, may also be eligible. If you are in any doubt as to your eligibility you are advised to check the Council's Independent Housing Allocation Policy (May 2015).

The UK Border Agency may be asked to confirm an applicant's immigration status.

### **Qualification to join Runnymede's Housing Register**

Applicants deemed eligible to join the Housing Register in Runnymede they will need to qualify against the following criteria:-

#### **Local Connection**

Where any permanent member of your household (husband/ wife/partner) has either: -

- Lived in the Borough for the last three consecutive years  
Or
- Has an adult mother, father, brother, sister or child who has lived in the Borough for the last ten consecutive years (Half-blood and stepchild relationships are excluded)  
Or
- Has a current and ongoing welfare and/or health reason for living in the Borough  
Or
- Has been in continuous employment or self-employment (with an ongoing viable venture) within the Borough for more than 9 months

## **The Right to Move**

Under the Allocations of Housing Regulations 2015, an existing social tenant may transfer to the Borough from another local authority district in England for the purposes of employment. So as not to disadvantage other housing applicants, this will be limited to two or three applicants a year.

## **Armed Forces**

Where any permanent member of your household is/has;-

- Serving or has served in the regular armed forces within the last 5 years
- Recently lost entitlement to MOD accommodation through the death of a spouse or civil partner
- Serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability as a result of that service

## **Disqualification**

Subject to an exception that can only be granted by the Business Centre Manager or the Housing Needs Manager on the basis of exceptional or unforeseen circumstances, the following is a guide to some of the criteria used to disqualify applicants.

## **Financial Resources**

Applicants will be excluded if they: -

- Have a sole or joint income of £50,000+ or capital in excess of £16,000
- Own property which they could be reasonably expected to live in
- Are already suitably housed in social housing without an identified housing need to move

## **Behaviour – deception and fraud**

Applicants will be excluded if: -

- They seek to/or have obtained housing through deception or attempted tenancy fraud.
- Where they have an unspent conviction (under the Rehabilitation of Offenders Act 1974) for housing or welfare benefit related fraud

## **Behaviour – poor housing related conduct**

Applicants will be excluded if: -

- They or any member of their household has engaged in unacceptable housing related conduct that makes them unsuitable to be a tenant, for example: -
  - Anti-social behaviour

- Illegal or immoral behaviour
  - Threats of and/or use of violence
  - Racial harassment
  - Domestic abuse or domestic violence
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- They or any member of their household has an unspent conviction (under the Rehabilitation of Offenders Act 1974) for anti-social or criminal activity
  - They have breached the terms of any tenancy, whether social or private, within the last five years
  - They have a recoverable housing related debt of over £100 owed to any landlord, whether social or private, in the last five years

Further useful information can found at

Runnymede's full Allocations Policy

Factsheet 7 - [Joining the Runnymede Housing Register](#)

[www.citizensadvice.org.uk/law-and-rights/immigration](http://www.citizensadvice.org.uk/law-and-rights/immigration)

[www.gov.uk/find-an-immigration-adviser](http://www.gov.uk/find-an-immigration-adviser)