

# SOCIAL HOUSING

## Forces policy

### Document Control

Version	1.0	Date modified:	Feb 2019
Responsible Officer (s)	Director of Housing		
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### Other Relevant Policies and Legislation

The States Housing (Statutory Tenancies) (Guernsey) Regulations, 2005
The States Housing (Statutory Tenancies) (Guernsey)(Amendment) Regulations, 2006
The States Housing (Statutory Tenancies) (Guernsey)(Amendment) Regulations, 2007
The States Housing (Statutory Tenancies) (Guernsey)(Amendment) Regulations, 2016
States Housing (Tribunal and Appeals) (Guernsey) Regulations, 2005
Data Protection (Bailiwick of Guernsey) Law, 2017

## **1.0 INTRODUCTION**

The States of Guernsey and Guernsey Housing Association (GHA) recognize the significant sacrifice given by local residents who join the Armed Services and have had to move abroad to carry out their duties. Permanent members of the Armed Services are provided with accommodation for the duration of their service and that accommodation is not normally available once military service has come to an end.

The vast majority of returning service personnel will return to the Island fit and well and will have access to appropriate housing accommodation. It is important to acknowledge that occasionally Service personnel do leave the service and return in less advantaged circumstances and it is necessary to have an appropriate policy to meet their housing needs.

## **2.0 POLICY DESCRIPTION**

This policy aims to address the management of social housing needs of Service personnel and their immediate families when returning to the Island at the end of their service. It should be read in conjunction with the Social Housing Allocations and Eligibility Policy to enable them to access the Single Gateway waiting list to all social rented housing provision in Guernsey.

## **3.0 ELIGIBILITY FOR SOCIAL HOUSING**

Individuals who have been a member of Her Majesty's regular naval, military or air forces are entitled to apply for social rented housing as having a priority need, as their current accommodation is tied to their employment with the forces.

All applicants must meet the eligibility criteria for social rented housing as defined in the Social Housing Allocations and Eligibility Policy available on [gov.gg/applyhousing](http://gov.gg/applyhousing).

The policy applies to those who have been in permanent service with the following:-

Royal Navy

British Army

Royal Air Force

Royal Fleet Auxiliary

Applicants returning to Guernsey from the service will be entitled to apply for social housing using the application form available on [gov.gg/applyhousing](http://gov.gg/applyhousing).

On receipt of a completed application form and all supporting documentation, the applicant will be added to the waiting list. Documentation will include appropriate MOD documentation/letter from their Commanding Officer which details the date of discharge and date that their Service accommodation will no longer be available.

Applicants will be placed in Band 1 of the Single Gateway waiting list for the appropriate property size to meet their household need (due to their Tied accommodation coming to end at the cessation of their employment with the armed forces).

Priority within the Bands is in date order with Band 1 applicants being for those with greatest need. Applicants in this Band will be limited to one offer of accommodation. If the applicant refuses a reasonable offer of accommodation they will be placed at the bottom of the Band 2 waiting list.

It will not always be possible for an offer of accommodation to be made prior to or immediately upon the return of the applicant. If suitable accommodation is available and an offer made and accepted prior to the date of return, the applicant will be expected to pay rent on the accommodation immediately.

This policy only refers to Service personnel who are legitimately leaving the Forces. If an applicant is considered to have made themselves intentionally homeless e.g. where an applicant has received a dishonourable discharge, their application will be managed on a case by case basis and may be banded accordingly.

#### **4.0 MEDICAL DISCHARGE**

Applicants applying following medical discharge will have their housing needs assessed to ensure that the applicant is fully supported in every aspect of his/her housing need. This may require a multi-agency approach.

#### **5.0 INCOME SUPPORT**

All applicants offered social rented housing will be responsible for the rent charged on that particular property. Applicants are advised to contact the Committee *for* Employment and Social Security in relation to any financial assistance they may be entitled to, should they require it, on their return to the Island.

#### **6.0 RIGHT OF REVIEW AND APPEALS**

6.1 If an applicant is dissatisfied with a decision, they may ask to have an internal review to be carried out. Any request to have a decision reviewed should be made in writing within 28 days of the date of the letter communicating the original decision.

6.2 Should the applicant still be dissatisfied with the decision made after the internal review has been carried out, they may appeal to the Independent Housing Appeals Tribunal if the decision relates to the following areas:

- Rent payments
- Rent rebates
- Tenancy reviews
- Allocations (the properties that Housing or GHA offer you or refuse to offer you)
- Applications for social housing

6.3 The appeal should be submitted in writing not later than 28 days after the decision of the internal review and on a form that will be provided through Housing.

6.4 The applicant will be advised of their statutory right to appeal in any decision communicated to them.

Information is available on <https://www.gov.gg/socialhousingappeals>

## 7.0 MONITORING

7.1 Housing and GHA will review this policy every three years or earlier if change is identified to keep it up to date with changing Law or best-practice guidance.

7.2 There will be a process in place to monitor various aspects of this policy. This will be to ensure that the policy is operating in the most effective way and that any issues are identified and addressed as early as possible.

## Change History

Version	Date	Description	Change ID