

Penge Churches Housing Association
‘providing good quality homes and housing services in the
local community’

Transfer Policy

PCHA recognises that tenants may need to move. We do not hold an open transfer list; tenants must need to move. We will work with the local authority to meet tenants’ transfer needs.

We will consider applications for the following reasons:

- Harassment or threat of physical assault
- Overcrowding or under-occupation
- Medical reasons
- When we need to carry out major works that cannot be done in occupation

We do not get many homes to let each year and therefore we will ask tenants to register with the local authority as well so that they get access to more homes.

In emergency situations, tenants will be referred to the local authority for temporary or permanent accommodation.

To be eligible for a transfer:

- Tenants must have lived in their home for 12 months
- Rent payments must be up to date
- The home must be in reasonable condition and decorative order and ready for immediate re-letting

Tenants will be registered within a banding and within the banding applications will be dealt with in date order. The bandings are as follows:

Banding A

Emergency rehousing e.g. fire, flood, structural instability

Statutory overcrowding

Severe medical needs

Racial harassment, domestic violence or threat of physical violence

Decanting to carry out major repairs

Banding B

Overcrowding

Under occupation

Banding C

Medical needs

Management reasons

The transfer list will be reviewed every 3 years.