PLACEMENT CHECK

Where can the household still reach?

From every home, on the record.

Viiyoo's placement check measures the journeys a household relies on, to a school, a GP, work, family or any other place, from every home being considered. The officer's consideration is issued as a dated location record, set out under the Suitability Order's location factors.

- The household's own places
- Timed on the real timetables
- A travel limit on each
- A sealed, dated record

For housing needs and temporary accommodation teams, and the providers who supply homes to them.

viiyoo

by Proanex · viiyoo.com · November 2026

WHY IT MATTERS

Explain why. And evidence it.

Since 2015, the Supreme Court has been clear: where a council places a homeless family, it has to explain why, and evidence it.

OUT OF AREA

43,180

households in temporary accommodation in England were living in another council's area on 31 March 2026.

MHCLG, Statutory homelessness in England, January to March 2026.

Each placement has to weigh where the home is. The Homelessness (Suitability of Accommodation) (England) Order 2012 says what: the disruption to a job, to caring responsibilities and to education, and how close the home is to medical facilities, to other support, and to local services, amenities and transport.

Answering that home by home, with evidence, takes an officer's time. Viiyoo does the measuring and keeps the record. The judgement stays the officer's.

THE QUESTIONS BEHIND EVERY PLACEMENT

Can the children stay at their school?

Can the household stay with its GP?

Can the adults still get to work, on time?

Can they still reach the family and support they rely on?

HOW IT WORKS

1

Name the places

The places this household relies on, each under its location factor.

2

Set a limit on each

How long a journey may take, and how: a Must or a Prefer.

3

Viiyoo measures

From every home being considered, inside the placing area and outside it.

4

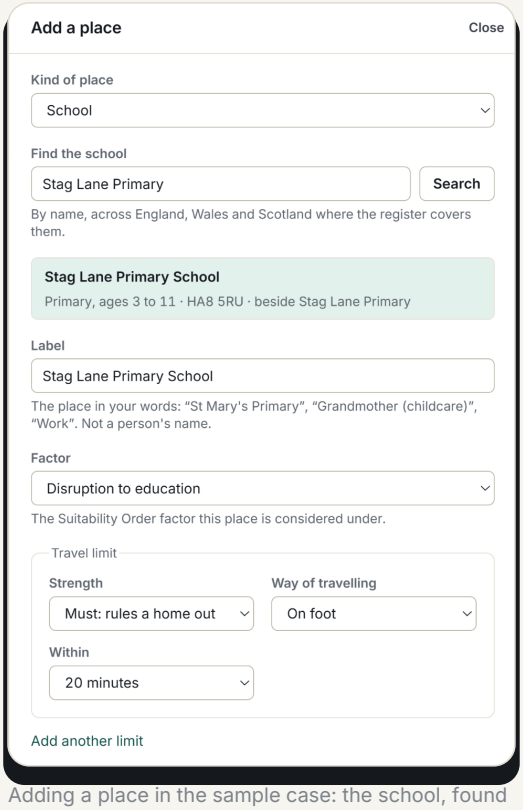
Issue the record

The officer's consideration, dated and sealed for the case file.

Viiyoo states the journeys and the homes checked. Whether a home is suitable is the council's judgement, and the record says so.

01 · THE HOUSEHOLD'S PLACES

The places this household relies on. A travel limit on each.



Adding a place in the sample case: the school, found on the register, considered under disruption to education, with a Must of 20 minutes on foot.

Named, not generic

A particular school, GP practice, pharmacy, hospital, park or station, found on the official registers; or any postcode, such as a workplace or a relative's home. Each is labelled in the officer's words, never with a person's name.

Under its location factor

Disruption to employment, caring responsibilities or education; proximity to medical facilities, to other support, and to amenities and transport.

A Must or a Prefer

A **Must** rules a home out when its journey is over the limit. A **Prefer** is shown beside every home, and never rules one out.

How the household travels

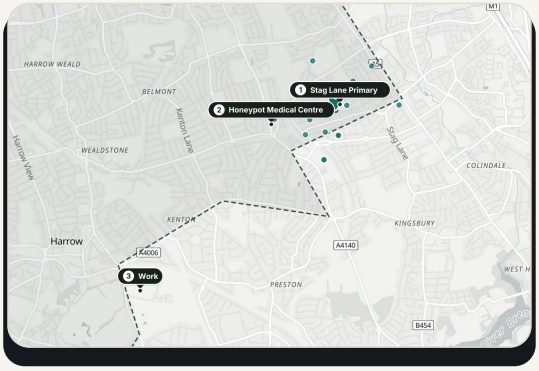
On foot, by bike, by car or by public transport, leaving at a set time or arriving by one. Up to four limits on one place.

Step-free, where asked

The stations each ride uses are checked against TfL and National Rail station data. Bus stops and the walk from the door are for the officer to check.

THE SAMPLE CASE: A FAMILY OF FOUR

PLACE	CONSIDERED UNDER	LIMIT
Stag Lane Primary	Disruption to education	Must · 20 min on foot
Honeypot Medical Centre	Proximity to medical facilities	Must · 20 min by public transport, leaving 10:00
Work, at a postcode	Disruption to employment	Must · 45 min by public transport, arriving by 08:45



On the record's map

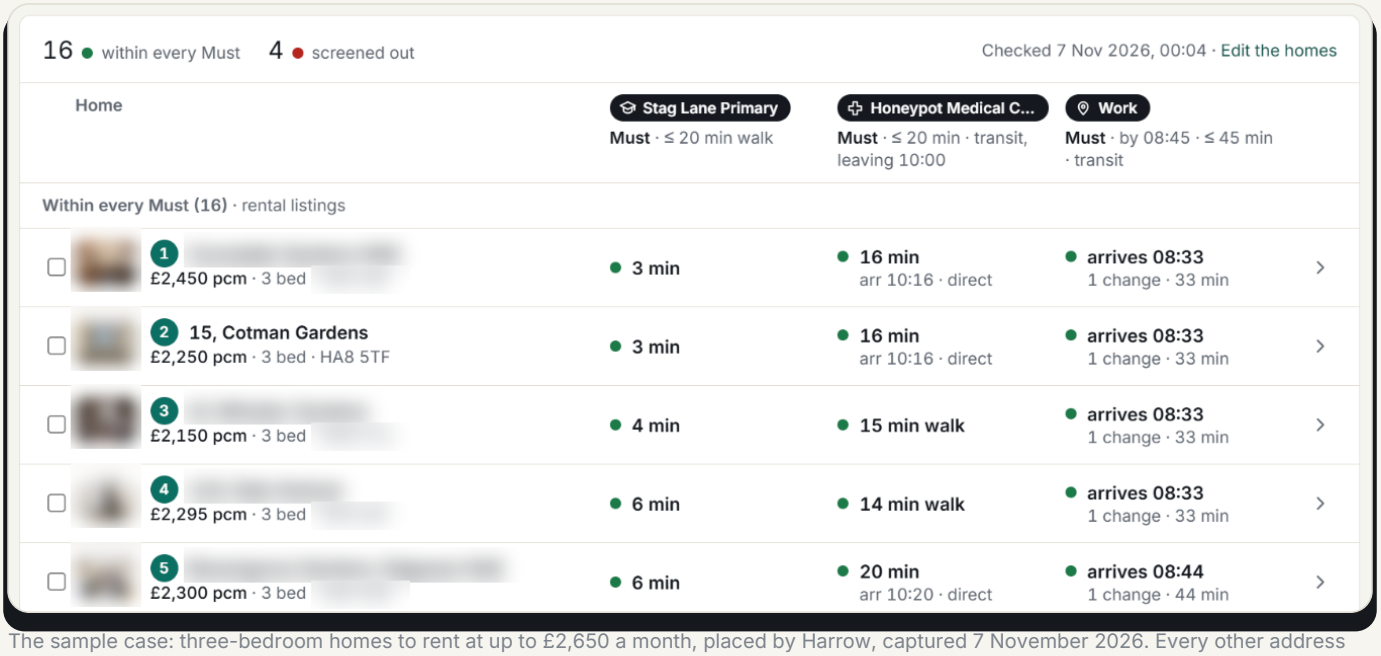
The household's places, numbered as in the record; the home considered; the other homes within every Must; and the placing authority's boundary, so a home outside it is plain to see.

Map © OpenFreeMap © OpenMapTiles © OpenStreetMap contributors. Boundaries: ONS (OGL v3.0). Contains OS data © Crown copyright and database right 2025.

02 · EVERY HOME MEASURED

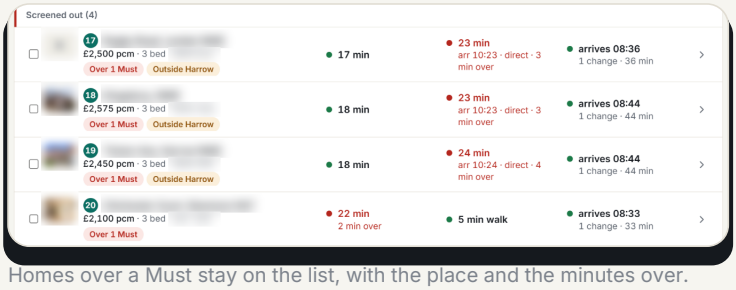
Every home measured.
Every Must judged on a timed journey.

Homes come from the council's own list, such as its empty homes, provider units and nightly-let rooms; from homes advertised to rent or for sale; or one named home. Each is first given an estimate from the travel areas around the places. Viiyoo then times the most promising on the real timetables, nearest first, with every ride, change, walk and wait. Only a timed journey decides a limit.



The sample case: three-bedroom homes to rent at up to £2,650 a month, placed by Harrow, captured 7 November 2026. Every other address and all photos are blurred.

20	16	11 + 5	4
homes checked	within every Must	inside Harrow + outside it	over a limit, and still shown



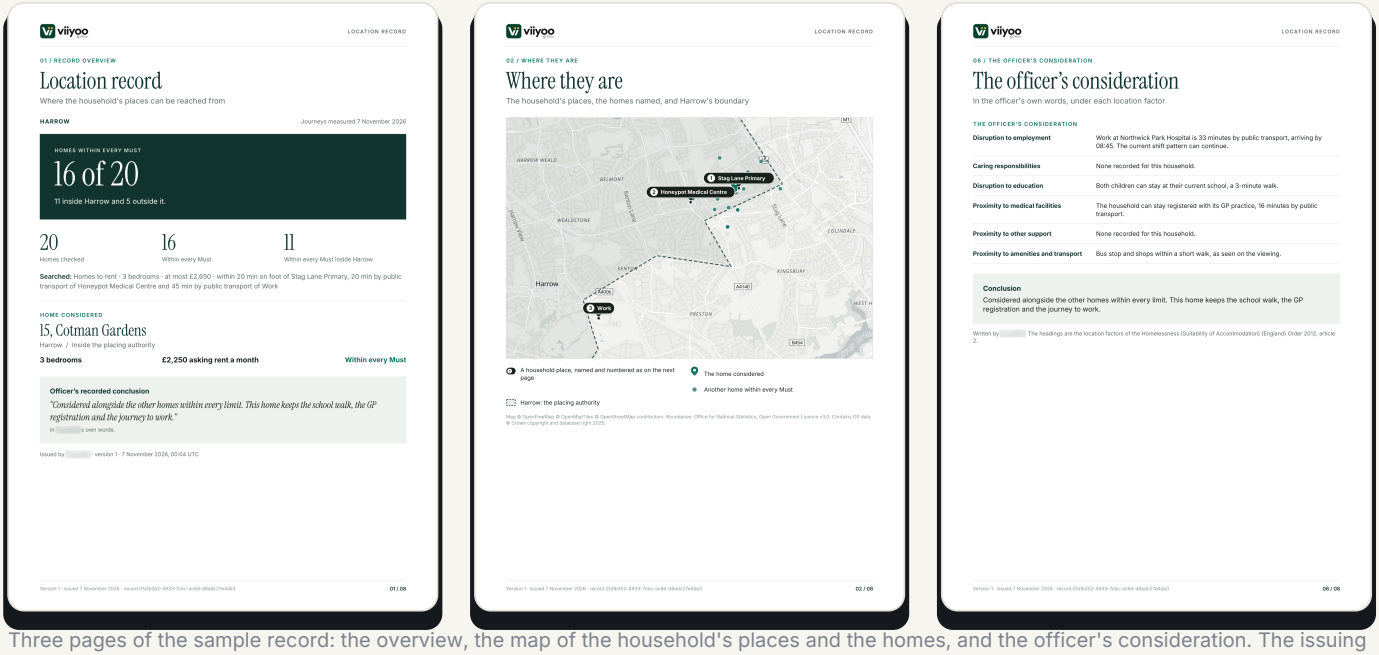
Homes over a Must stay on the list, with the place and the minutes over.

- **Within every Must**
  Every Must journey timed and within its limit.
- **Over a Must**
  One timed journey over its limit: ruled out, and still shown, with the place and by how much.
- **A Must to check**
  A journey that is estimated or not known: neither within nor over. The officer can ask for it to be timed.
- **Inside or outside**
  Every home is marked against the placing area, so out-of-area options are seen, not left out.

03 · THE LOCATION RECORD

A sealed, dated record. In the officer's own words.

When the officer has considered the homes, the check is issued as a location record for the case file: the same eight sections every time, with the officer's consideration under each location factor of the 2012 Order.



Three pages of the sample record: the overview, the map of the household's places and the homes, and the officer's consideration. The issuing officer's name is blurred.

IN EVERY RECORD

01 Record overview
02 Where they are: the map
03 The household's places and limits
04 Journeys from the home considered
05 The search, and every home checked
06 The officer's consideration
Annex Every home listed, with a CSV
08 How the journeys were measured

Sealed and versioned

An issued record is never edited. A reissue is a new version, linked to the one before and saying what changed.

Checkable

The record carries a SHA-256 fingerprint, and so does its annex. The council can check that a copy is its own, unaltered.

Kept, and cleared

The record is kept for the period the council sets, six years by default. The places and notes on a case are deleted when it closes.

Clear about the decision

The record states journeys and homes checked. It does not decide whether a home is suitable: that is the council's judgement.

WHO IT'S FOR

Built for the teams that place households, *and the providers who supply the homes.*

Housing needs and TA teams

- Check the homes in front of you before an offer, inside the borough and outside it
- One record for the case file, and for a review of the decision
- The same measure for every officer and every case

TA providers and procurement teams

- Run the homes you offer against the places a council names
- Hand over the journeys with the offer, not after it
- In borough and out, on the same timetables

START WITH AN EXAMPLE CASE

We'll run one for your team, on homes in your own area.

Tell us the kind of household, the area and the sort of places that matter: a school, a GP practice, a workplace. We run the check on real homes and send you the location record, as in this brochure. An example case needs no household's personal details.

GET IN TOUCH

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The placement check is part of Viiyoo, the property intelligence platform. The full brochure is at viiyoo.com/brochure.

Most platforms give you the market data. Viiyoo does the analysis, and shows its working.

The sample case uses homes advertised to rent in and around Harrow on 7 November 2026, with places chosen for illustration; it is not a real household or any council's case. Travel times © OpenStreetMap contributors (ODbL); bus timetables from the Bus Open Data Service (OGL v3.0); Powered by TfL Open Data; National Rail timetables from the Rail Delivery Group. Supreme Court, 2015. Viiyoo is a product of Proanex Ltd, registered with the Information Commissioner's Office as a data controller, number ZC270991.