

Housing information pack – Part 5

Choice-based letting

A guide to choosing a home through the city council/a registered social landlord (housing association).

This guide is for people with a learning disability, their families and people who support them.



This guide tells you about how to get a home using choice-based letting



What is choice-based letting?

Choice-based letting is a new way to rent a home from the council and some housing associations.

The old way of renting a home meant you applied for a home then stayed on a waiting list until you were offered one.

Choice based lettings is different. Homes are advertised on the internet.

You choose the home you are interested in – this is called bidding.

Different housing associations and councils run schemes a little bit differently to each other.



How do choice-based lettings work?

You will need to apply.

You may need to say what type of home you are looking for and the area you want.

You may need to say why you need to move out of the home you have now.

Your doctor, social worker or someone who knows you well may need to give more information.



Find out which band you are in

A band is a group of people who have similar need for a home.

The bands may have the letters A, B, C, or the number 1, 2, 3.

The bands you are given says how much you need a new home.

Band A or 1 is people needing a new home the most, like homeless people

Band B or 2 is people needing a new home quickly

Band C or 3 is people who need a new home but can wait

Some homes advertised are only for people who need a home quickly.

Some homes advertised are only for people who are over a specific age.

Some homes are advertised only for people with a disability.

You will be told which homes you can choose from.



Choosing a home

Homes are advertised on the internet.

You can bid on the homes you like every one or two weeks.

Some social landlords limit the number of bids you can make.

You can say you are interested in a home by internet.



Getting a home, known as an offer

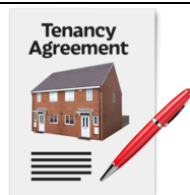
You may be asked to go and see a home you have chosen.

You will be asked to look at the home and see if you want it.

It can sometimes take a long time to be asked to see a home.

It is important that you keep choosing homes that you like every week.

You will be told about the reasons someone else was given the home you wanted, such as which band they were in and how long they had waited.



Agree the rules and get your keys

You will be asked to decide whether you want the home you have looked at.

You will be asked to agree the rules about having your home – this is called a tenancy agreement.



When you agree the rules you will get your keys to your new home.



Getting help

The disability equality duty says that people with a disability should get extra help from the council to get housing if they need it.

You can get help to make the application.

You can get help if you are homeless and need a home quickly.

You can get help to say which homes you like.

You can get housing staff to choose for you.

You can get extra time to decide on your home if you need to because of your disability.

You can get help with moving and getting furniture.

You can get help to look at other ways to get housing.

Ask about these things when you apply for a home.



Some people will also need help from a supporter or family member.