

# **Choice Based Lettings**

**A guide to choosing a home through a Registered Social Landlord (Housing Association)**



- **This guide tells you about how to get a home using Choice Based Lettings**

## What is Choice Based Lettings?



### **Choice Based Lettings is a new way to rent a home from some housing associations**

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

Choice Based Lettings is different. Homes are advertised on the internet and in the Housing Association's offices like an estate agent.

You choose the homes you are interested in and express an interest – this is called bidding.

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

## How does 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 if you have a medical need.



## Find out which band you are in

A band is a group of people who have a similar need for a home. The bands express the priority given to that group.

The bands may be the letters **A, B, C**, the numbers **1, 2, 3** or the words **Gold, Silver, Bronze** or something similar.

The band you are given says how much you need a home.

**Band A or 1 or Gold** = people needing a new home the most. These could be people nominated by Walsall Council who are, in the main, homeless; or applicants with a proven medical need for housing; or applicants with a proven and urgent reason for re-housing such as a need to provide or receive support.

**Band B or 2 or Silver** = people needing a new home quickly e.g. short of bedrooms.

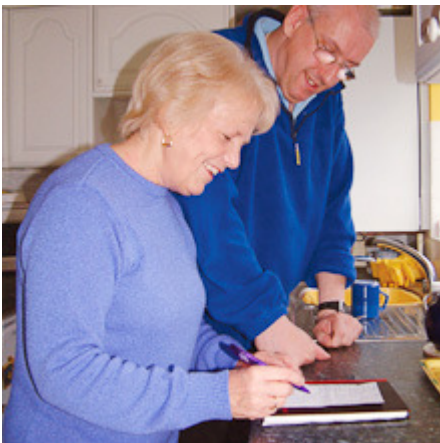
**Band C or 3 or Bronze** = people who want a new home but can wait.

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 advertised are only for people with a disability.

You will be told which homes you can choose from.





## Choosing a home

You can bid on the homes you like every 1 or 2 weeks.

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

Homes are advertised in the Housing Association offices and on the internet.



## You can say you are interested in a home in different ways

- By telephone
- By text
- By internet
- By post
- By visiting the property shop or housing office yourself or by asking a friend, relative or support worker to go for you. If you ask someone else to go for you, this must be agreed with the Housing Association.

Please note that different social landlords may operate all or just some of the above contact methods.

Before you bid you should consider if the home is the right one for you and also if you are happy to live in that location.



## Getting a home After the bidding closes

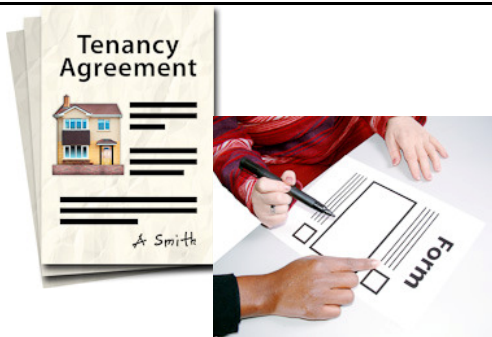
You may be asked to go and see a home you have chosen.

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, like which band they were in and how long they have waited.



If you are made an offer, you will be asked to decide whether you want the home you have looked at.

If you accept, 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 if the property is ready for you to move into.



## Getting help

The Disability Equality Duty says that people with a disability should get extra help 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 help to look at other ways to get Housing.

Ask when you apply for a home.



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

The next section is a guide for how a supporter or family member can help.

