



## **This guide provides a summary of the North Yorkshire Home Choice Allocations Policy.**

To join the North Yorkshire Home Choice register you must be eligible and qualify.

### **Who can apply?**

Any UK resident aged 16 or over may apply to join the register.

People will not be accepted if they are subject to certain types of immigration control

Applicants aged 16 and 17 (and Care Leavers) will be only be accepted if they have support to enable them to sustain a tenancy and a trustee who can hold a tenancy on their behalf until they reach the age of 18.

### **Qualification?**

There are certain circumstances where applicants or existing tenants wishing to transfer may not qualify for access to the housing register and these include persons with;

- Anti social behaviour issues that have caused or is likely to cause serious nuisance to neighbours.
- Rent arrears.
- No local connection to the partnership area (Exceptions refer to full policy 2.6 page 12)
- who own their own home or reside with a household member who is a home owner and are not in housing need.
- who have a combined household income and/or savings of £60,000 or more
- who have deliberately worsened their housing circumstances with the intent of increasing priority
- Persons who provide false information and/or deliberately withhold information
- MAPPA without the approval of a senior manager

## How do we prioritise applications\*

Applications are assessed and placed in one of the following bands according to housing need

### **Emergency Band**

Applicants unable to return to their home from hospital because their current home is permanently unsuitable

Applicants unable to access key facilities in their home without **major** adaptation works

### **Gold Band\***

Care leavers with an agreed support package Applicants: -

who need to move on from approved accommodation-based support

scheme who currently under-occupy by 2 bedrooms

who are overcrowded and require 2 more bedrooms

statutory homeless households – owed a main duty

homeless households owed a relief duty eligible for assistance and in priority need

whose current accommodation is having a direct impact or a serious impact on a medically diagnosed health or wellbeing condition and the move would remove or significantly improve the impact

who have been assessed and accepted as having a proven need to move to a specific locality so that hardship can be prevented

### **Silver Band\***

Applicants : -

who currently under-occupy by 1 bedroom

who are overcrowded and require 1 more bedroom

whose current accommodation is assessed as having a detrimental impact or compromising a medically diagnosed health or wellbeing condition where a move would remove or improve the impact

homeless households owed a prevention duty

homeless households owed a relief duty no priority need

homeless households no main duty owed, or found intentional homeless regardless of priority need

who share bathroom and/or kitchen facilities with another household

who are approved adopters or foster carers or those being assessed to adopt or foster and need a larger home to accommodate a child previously looked after by a local authority

### **Bronze Band**

Applicants assessed as being adequately housed with no priority need

### **How soon can I bid (express an interest) on a property**

Once your application has been assessed you will receive a letter confirming you have been accepted onto the housing register and you can bid for properties.

This letter will include also details of your assessed housing band, the number of bedrooms and property type that you can bid on. You will be advised of any area restrictions specific to your personal circumstances.

You will be able to bid on a maximum of 3 properties each week. It is important that you only bid on properties you have been assessed for and want to move into.

Bidding on a property you are not eligible for or where you do not meet the advert criteria will be a wasted bid and you will not be considered for the property. If you need help to bid please contact the Partner landlord dealing with your application who will be able to help.

### **How do we decide who is successful**

At the end of the advertising period, bids are ranked in order of priority, where there is more than one applicant for a property we apply a criteria of tie breakers and these are.

- Band – Emergency Gold Silver Bronze
- Assessed Bedroom Need
- Debt
- Time

Bids will be ranked firstly in order of Band- emergency, gold, silver then bronze. Where applicants are of equal banding we will look to see if the assessed bedroom need meets the advert criteria, where applicants are still equal we will look at debt. Applicants who have no housing related debt will be successful. Where applicants are still equal we will look to the applicant who has the earliest registration or priority band date.

In some cases there may be restrictions on who can be allocated a property for example S106 planning requirement, however, these will be clearly displayed on the property advert.

### **What if I am the successful bidder**

You will be invited to view the property and subject to further verification to confirm you are still eligible and qualify for the NYHC housing register you may be offered the property.

If you decide the property is not for you and decline the offer it is important to remember - where 3 offers of suitable accommodation have been refused following a bid your application may be cancelled and removed from the register for a minimum of 12 months.

## How can I apply

Applications can be made through the NYHC website

## What if I need more information or support

Further help and support can be found by visiting the NYHC website at

[www.northyorkshirehomechoice.org.uk](http://www.northyorkshirehomechoice.org.uk) or by contacting one of our partner landlords

