

Housing Services

Main Functions

1. preventing homelessness & providing housing advice
2. Helping people obtain social housing through the Housing Register & Choice Based Lettings (CBL)
3. Development of new social housing within the Vale

This note advises on the second of these functions

Housing Register and Choice Based Lettings

The council has a statutory duty to have a housing allocations policy for all social housing in the district

We also choose to run a choice based lettings website

Housing allocations Policy

Policy splits applicants into bands of need, time in need is the determinant of priority within bands

Bands are

1. Exceptional housing need eg witness protection, DV
2. Urgent housing need eg severe overcrowding, homelessness, serious medical or welfare issues
3. Significant housing need eg overcrowding, loss of private rented or armed services accommodation, disrepair
4. Moderate housing need eg more minor medical issues, minor disrepair
5. no housing need

Local connection gets priority – proposal now to close the register

At any one time, approx 2800 applicants on housing register. Circa 60% of those in band 5

Choice Based lettings

Choice based lettings is web site (www.valehomechoice.org) .where applicants can;

- Apply to join the housing register
- Amend their applications as circumstances change (from 2012)
- View all properties that are available and bid for those that they would like
- Review and see who was successful