

Derbyshire Home Options – A Quick Guide

This guide is to help you in understanding how Home Options works. Further guidance is available from our staff or staff from any of the partners or can be found in the Home Options Scheme User Guide, the Home Options Allocations Policy, or at www.home-options.org

What is Choice Based Lettings?

Choice Based Lettings (CBL) is a way of letting our homes by advertising what is available and getting 'bids' from people interested in renting them. People do not need to pay anything when 'bidding'. CBL is also used to allocate homes belonging to other social landlords in the area. We advertise all our homes through CBL. Our major partners are Erewash Borough Council but the majority of social landlords in Erewash, Amber Valley, Derbyshire Dales and High Peak also use Derbyshire Home Options.

Who can apply?

Anyone aged 16 and over who only has one home, who is not already on another home-options application and who qualifies for UK residency.

Can people be excluded from CBL?

While exclusions can be reviewed if circumstances change, applicants can be excluded for the following reasons:

- They have been evicted for anti-social behaviour, rent arrears or other breaches of tenancy within the last 5 years,
- They owe their landlord money and are not making payments or have only very recent history of payments,
- People found guilty of criminal activity which has an impact on the local community,
- People who deliberately worsen their housing situation to increase their chances of rehousing,
- People who would not be able to manage their own tenancy and who have no support in place,
- People who own a home and have sufficient equity to resolve their own housing needs..

Do you have to live in Erewash to be able to apply?

No, anyone can apply. However while anyone can apply and will be banded according to their housing circumstances bids for a Three Valleys property will be looked at in the following order:

- Applicants with a local connection to Erewash
- Applicants with a local connection to High Peak, Amber Valley or Derbyshire Dales,
- Other applicants.

What is a local connection?

- Someone currently resident in Erewash for at least the last 6 months,
- Someone not currently living in Erewash but who has lived here for at least 3 of the last 5 years,
- Someone not currently living in Erewash but who needs to give support to or receive support from someone already living in Erewash.

What are the Bands

Band A	<ul style="list-style-type: none">• People with a permanent and life threatening medical condition made worse by their current housing• A TVH tenant where TVH is to carry out major renovations or demolish the property• A TVH tenant who want to move from a 3 or 4 bed house to a 1 bed flat or bungalow (or a 2 bed if releasing a 4 bed). You must meet age or disability grounds for the flat or bungalow if applicable.• People suffering from significant violence or threats of violence and where evidence has been accepted by the allocations panel• Applicants who have lost their home due to fire, flood or where homeless applicants are having to leave temporary accommodation.
Band B	<ul style="list-style-type: none">• Applicant needing to leave care or supported housing• Applicants for whom a statutory duty as homeless has been accepted by the Local Authority• Tenants of private rented accommodation who have no choice but to leave it• Seriously overcrowded applicants (who need two extra bedrooms)• People with two or more Band C reasons applying to them• A TVH tenant giving up one bedroom whilst moving from a house to a flat or bungalow
Band C	<ul style="list-style-type: none">• Applicants lacking basic amenities or having to share these with another family (a single applicant living with parents is not classed as sharing with another family)• Applicants having to share facilities with an ex-partner• Applicants with an illness or disability made worse by their current home
Band D	<ul style="list-style-type: none">• All other applicants.

Applying

All applicants have to submit an application form, either paper or online. Any form received incomplete or without supporting evidence will be returned.

Once an application has checked for accuracy the applicant will be sent a membership pack including a scheme guide and they will then be able to bid.

Adverts, Bidding and Shortlisting

Every two weeks all available properties will be advertised on www.home-options.org. Adverts will also be sent to Libraries and other local organisations including Erewash Borough Council offices. Bidding can be done online at www.home-options.org, by post using coupons, by phone to 08452031888, by text to 07781472726. Applicants can also bid by calling into Three Valleys House at Bramley Road Long Eaton or can phone on freephone 0800 3898083 for advice and help.

Applicants can only bid on properties they qualify for, but they can bid on up to 3 properties in each fortnightly bidding cycle.

Applicants will be shortlisted on the basis of banding and within the bands by the time they have waited in that band. The applicant who has waited longest in the highest band will be contacted by our allocations staff. If there are no problems with their application it will be this applicant who will be offered the property.