

Your Choice
Your Future



Boston Homechoice

Guide to the Boston Choice Based Lettings Scheme

It helps you understand how to find
your Future Home to rent

Boston Homechoice is a partnership between Boston Borough Council, Boston Mayflower Ltd, Housing 21, Lincs Rural Housing Association, Longhurst Homes, Nene Housing Society, New Linx Housing Trust, Places for People.



Who Can Register?



Almost anyone can register, but you will not be accepted if:

- You are a person who is subject to Immigration control within the Asylum and Immigration Act 1996 or a person from abroad who fails the “Habitual Resident” test
- The behaviour of an applicant or member of the applicant’s family would make them unsuitable as a tenant.

How to Apply

Complete a registration form – available from any of the partners. If you require assistance in completing the form we will be pleased to help you.

To enable us to deal with your request as quickly as possible, please complete all the sections and return with any documents required.

The partnership will provide help when required e.g.

- Sign language / interpretation / translation
- Information on tape / Braille / Large print.



What Happens When You Apply?

Your registration will be prioritised using the banding system. You will be sent a letter notifying you of the band you are in and your membership number. You will also be sent a membership card. **This is needed in order to bid for a property.**

When you join the register your registration will be placed in date order within the appropriate band.

If your application is not accepted you will be sent a letter advising you of this and the reason(s) for refusal and you will be given the opportunity to appeal.



Change of Circumstances

If your circumstances change, you will need to fill in a “change of circumstances” form. **If you change address, you must complete a new registration form:**



- If your change in circumstances moves you to a higher band, your “registration date” will be amended
- If your change in circumstances moves you to a lower band, then your original “registration date” will be used.

Your membership will be affected if you do not notify us of changes in your circumstances.

Suspended Applications

If you are in rent arrears of over £200 or in breach of your tenancy conditions, your application will be suspended. Further details will be provided to all applicants in this category.

Local Connection

A Local Connection is defined as:

- Having been permanently resident in the Borough of Boston for at least the last twelve months
- Having adult children / adult brothers / sisters / parents living within the Borough of Boston who have lived here continuously for the last five years
- Having previously lived in the Borough of Boston for a continuous period of twelve months in the last five years.

What Sort of Property Can I Apply For?



Adverts will give information on who will be eligible to apply for the property, e.g. 3 bed house – couple or single parent with 2 or more children or 1 bed bungalow – couple or single over 60 or over 50 with medical need.

Bidding For a Home

If you fit the criteria stated in the advert, you may bid for up to 3 properties of your choice (each week) before the advertised closing date, in any of the following ways:

- Via the hotline phone number
- Through all the partners websites
- In person at any of the Partners' reception areas
- Through the Assisted Persons List
- By coupon
- By email
- By text



A daytime contact telephone number will be required.

Assisted Persons List

If you find it difficult to understand the Choice Based Lettings Scheme and how to bid for properties, Boston Borough Council may provide you with additional help through the Assisted Persons List. Please ask for more details.

Selection and Offers of Accommodation



The primary aim of the Partnership is to maintain balanced and stable communities. In order to achieve this there may be occasions when the Member who has the greatest priority within the scheme may not be offered a particular property.

If your bid is selected, your membership details, including rent arrears, repayment agreements, and family status will be checked before a formal offer is made. You will be contacted by phone and invited to view the property, by the end of the bidding deadline week. If we are not able to contact you within that period, we will select another applicant.

If you refuse a property your registration will be re-dated to the date when the Offer was made. If you refuse 2 offers, your registration will be suspended pending an interview regarding your housing requirements. Properties are subject to withdrawal from the Homechoice scheme if an existing tenant withdraws their notice.

Feedback

Our property magazine will provide you with feedback on let properties. This will help you with your future bids. Feedback will include:

- Property size, type and location
- Banding of selected bidder
- Number of bids received for each property
- Registration date of the selected bidder



Quick Guide to Using Boston Homechoice

1 – Apply to go onto the Housing Register

Almost anyone can apply to join the scheme. You could be an existing tenant wanting to transfer, you might be renting from a private landlord, an owner occupier, living with family or friends or homeless.



2 – Confirmation

You will be sent a letter confirming you are a registered member, it will tell you: the band you are in, your Application date, your Membership Number.



3 – Finding a Home

Properties are advertised in: Homechoice Magazine

Partner's websites



Reception Areas



4 – Bidding for a Home

If you fit the criteria stated in the advert, you may bid for that property by: Coupon



Partner's websites/e-mail



Text or the hotline phone number



Through the Assisted Persons List

In person, at any of the Partner's reception areas

5 - Selection

If there is more than one applicant for an advertised home, we will select the one in the highest band, who has been registered the longest.



6 - Offer

If your bid is selected, all your registration details will be checked. You will then be made a formal offer and be invited to view the property. Once the keys are available, sign up for your new tenancy will be arranged.



7 – Feedback

In each Homechoice Magazine we will print details of how many people have bid for previously advertised properties and the date and band of the successful member.



Banding Scheme

Gold Band

- accepted as statutorily homeless or street homeless
- member of armed forces being discharged within the next two months
- not home-owner with household assessed as needing at least 2 more bedrooms
- given High Priority from the Medical Assessor
- household is Statutorily Overcrowded as defined in part 10 of Housing Act 1985
- home is subject to a closing, direction, demolition or compulsory purchase order
- retiring agricultural worker as determined by ADHAC
- private tenant served a valid 2-month notice to quit through no fault of your own
- Housing Association tenant and you are required to move by your Landlord

Silver Band

- accommodated as homeless on behalf of Boston Borough Council.
- living in supported accommodation (not sheltered) and assessed as ready to move
- determined by the Council to have No Fixed Abode
- given Medium Priority from the Medical Assessor
- not a homeowner with household assessed as needing 1 more bedroom
- your home is lacking basic essential facilities through no fault of your own
- Boston Housing Association tenant giving up 2 or more bedrooms
- household with dependent children unable to live together as a family
- requiring and eligible for sheltered/supported housing
- home is assessed as unsuitable for young children
- experiencing financial hardship as a direct result of current housing circumstances
- household with dependent children lodging with friends or family

Bronze Band

- household without dependent children lodging with friends or family
- assessed as requiring housing with partial support service
- need to live in a particular area for welfare reasons
- relationship has broken down, a financial assessment will be required
- given Low Priority from the Medical Assessor
- assured shorthold tenant – i.e. a private, insecure tenancy.
- Boston Housing Association tenant giving up one bedroom

Copper Band

- no local connection
- member of the armed forces or a tied tenant with no immediate housing need
- owner-occupier assessed as not requiring elderly or adapted accommodation
- deliberately worsened your housing circumstances
- currently or previously in breach of tenancy agreement
- have no housing need.
- registrations awaiting assessments
- having the financial capability to resolve housing needs

Copies of the Property Magazine can be found at the following locations:

Boston Borough Council reception

RSL Partners

CAB, Library, Social Services

Centrepont Outreach

Kirton Area Office and Fenside Estate Office

Old Leake Post Office/Shop

The Property Magazine can be posted to you for a small fee.

Should you require this document in large print, Braille or tape, please contact us.

English

This document explains how to find your future home to rent, by giving you the choice of when to bid for the properties that you are eligible for. If you would like this document translating please tell us.

Turkish

Bu belge, size uygun nitelikler için teklif verme seçeneği sunarak gelecekte kiralayacağınız evi nasıl bulacağınızı açıklamaktadır. Bu belgenin tercüme edilmesini istiyorsanız lütfen bize bildirin.

German

Dieses Dokument erläutert, wie Sie Ihr zukünftiges Heim zur Miete finden, indem Sie wählen können, wann Sie für die Immobilien, für die Sie berechtigt sind, bieten können. Wenn Sie dieses Dokument übersetzt haben wollen, informieren Sie uns bitte.

Polish

Niniejszy dokument wyjaśnia jak znaleźć dom do wynajęcia oraz kiedy powinieneś ubiegać się o nieruchomości, do wynajęcia których się kwalifikujesz. Poinformuj nas, jeżeli chcesz sobie przetłumaczenia tego dokumentu na Twój rodzimy język.

Portuguese

O presente documento fornece informações sobre como encontrar a sua futura habitação a arrendar, dando-lhe a hipótese de escolher a altura de apresentar uma proposta relativamente aos imóveis sobre os quais reúne os requisitos para se candidatar. Caso pretenda uma tradução do presente documento, solicite-nos a mesma.

Russian

Этот документ объясняет, каким образом можно найти дом, который сдается внаем, предоставляя выбор в получении подходящего вам имущества. Обращайтесь к нам, если у вас возникнет необходимость перевести этот документ.

Arabic

مدقتا تاءاطعاب ىلع تاراقعلا يتلا تنأ لهؤم اهل . ىچري نأ انربخت اذا تبغر يف لوصحلا اذه دنسملأ ةيفيأ لوصحلا ىلع لكلزنم يلبقتسملأ راجيالل وهو كئيطعي رايتخالا دي عاومب ىلع ةخسن ةمجرتم نم اذه دنسملأ. فصوي