

## How to make best use of your bid

We want you to have the best possible chance of finding a home that is right for you and which meets your needs. We hope that you consider other options such as:

- **renting in the private sector**
- **taking up one of the many Home Buy products now on offer.**

If you are interested in finding out more about these and other housing options, visit the housing options page of this website. If you have considered these options but still want help from the council to find a home, then read on...this fact sheet is for people seeking a social rented home through Birmingham Home Choice.

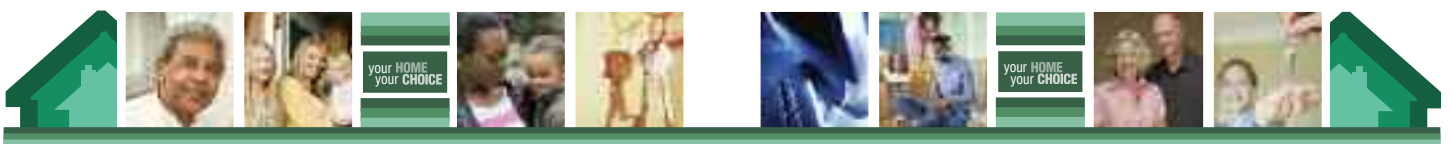
Birmingham Home Choice is a choice based letting scheme. It does not mean that the council or other housing association landlords have any more homes to let and in fact, each year there are fewer and fewer properties for us to let to new tenants. Nor does it mean that customers can choose, and will get, any property they want. It does, however, mean that social housing is let in a similar way to how properties are let in the private sector or how homebuyers find a property.

### **There are four important factors – eligibility, availability, demand and points.**

**Eligibility:** When a property becomes available to let, the landlord will set out who is eligible to bid for the property. This means, for example, the number of people allowed to live there, if pet restrictions apply, whether the property is for older people or is only for people who need special adaptations. When you register with us, we will tell you what type of property you can bid for.

**Availability:** When the previous tenant leaves a property the landlord can make it available to be let again. Property availability is affected by the type of housing in an area and how often properties become vacant in that area. Larger family homes do not become available very often and this means that people can wait a very long time for this type of property to become available for letting.

Our website provides information on the types of properties that the council has across the city, together with lettings details. This information will help you see how long you could wait for a property you are interested in. If you need housing urgently you will want to consider areas of the city where the type of home you need becomes available more often.



If you are looking for one or two bedroom accommodation, your bid may be better placed on a flat as we have more of these property types.

**Demand:** Some properties are very popular and lots of people are interested in them. We call these properties in high demand. Family houses and larger family homes are generally properties in higher demand. These homes tend to be let to people with the most points on the housing register who need that size or type of home.

**Points:** When you registered with us, we assessed your need for housing based on our housing allocations policy and told you how many points you have.

We normally let properties in higher demand to people with the most points.

Each week we will provide information on properties that have been let and how many points the successful applicant had. Each month we will publish results for the whole scheme. This information shows, for each area, the average number of points for each property type.

## Making best use of your bid

The best way to use your bid is to:

- bid on properties that you are eligible for
- if you need to move quickly and you want to move to a high demand property or area consider neighbouring areas where suitable properties become available more often
- bid on properties that are being let for the same level or less points than you have. So, for example, if you have 50 points it wouldn't make sense to bid on property types or locations that are being let for 100 points. If you bid on a property type or location that are being let for 40 points then that would be a good use of your bid
- always consider your other housing options. Bidding on Birmingham Home Choice does not stop you exploring other ways of finding a new home.