

Welcome to Nuneaton and Bedworth Borough Council's

# 'NBBC Homes'

a new way of allocating council and partner housing association properties for rent and shared ownership.





## What is NBBC Homes?

Welcome to Nuneaton and Bedworth Borough Council's, 'NBBC Homes', a new way of allocating council and partner housing association properties for rent and shared ownership.

Properties that are available for rent will be advertised daily for seven days.

We aim to give you more choice in deciding where you want to live by advising you of the housing options that are available to you.

You should now use our Housing Options Wizard to look at the choices available to you, you will not be able to register for council or partner housing association properties without using the Housing Options Wizard.

## How will I know what banding I am in?

- Once you have registered you will be notified of your banding or what will happen next if further assessment is required.

## How do I look for properties?

- On the Home page there is a tab called 'Property Search', click on this and you will be able to search for properties in Nuneaton and Bedworth.
- To express an interest you will need to login into your account.
- We will advertise our homes on a daily basis. The advert will provide information about the property such as type of property and number of bedrooms, type of heating, rent charges, and whether there are any restrictions on age (e.g. housing for older people).

**For any help and assistance please call 024 7637 6406 or email [customer.services@nuneatonandbedworth.gov.uk](mailto:customer.services@nuneatonandbedworth.gov.uk)**

## What do I do if I need help using NBBC Homes?

You can get help in the following ways:-

- contact your support worker or support agency
- contact the Lettings Team on **024 7637 6406**
- **or email [customer.services@nuneatonandbedworth.gov.uk](mailto:customer.services@nuneatonandbedworth.gov.uk)**

# Step By Step Guide

## Step 1

### Join the housing register

Before you are able to choose a home you will need to join our housing register. This is easy to do by:

- Applying online at [www.NBBCHomes.org.uk](http://www.NBBCHomes.org.uk)
- By telephoning the choice based lettings team on **024 7637 6406**.

## Step 2

### Let us have any extra information

This is so we can work out the correct band that your application will be awarded. We may write to you asking for extra information, this may include letters from people who are supporting your move.

It is important for you to provide this information because otherwise it may delay your ability to find a new home.

## Step 3

### Your registration details

Once your application has been accepted, you will receive a letter with your registration details and banding.

## Step 4

### Search for a Home

- Only applicants who are registered can express an interest in any of the properties advertised. Log on to [www.NBBCHomes.org.uk](http://www.NBBCHomes.org.uk) or phone the lettings team on **024 7637 6406** to discuss.

- Once you have found a suitable home you will need to 'express an interest' in one of the following ways:
- On the NBBC Homes website [www.NBBCHomes.org.uk](http://www.NBBCHomes.org.uk)
- You will need your log in details and property reference number to make an expression of interest.

If you are unable to express an interest via any of these methods, then please contact the Council on **024 7637 6406**.

## Step 5

### Find out if you have been successful

- Once we the advert closes we will contact the successful applicant and arrange a viewing for the property.
- We will not contact you if you have been unsuccessful.
- If you have not been successful check the website for details or feedback. This will tell you:-
  - The band the successful applicant was in and ...
  - How long the successful applicant had been waiting in that band.
- This information will help you decide if you need to change the areas and/or type of property you express an interest in. This may give you a better chance of being successful.

# The Banding System

## How will I know what banding I am in?

Nuneaton and Bedworth Borough Council use a banding system based on housing need. We will use this policy to assess the housing need of applicants and let you know which band reflects your need most appropriately.

Applicants in the higher band (Band 1 + highest, Band 3 lowest) will have a greater need for finding a home and will have the highest priority. Priority will be given to those who have been waiting the longest in their band.

**For more information regarding banding please visit [www.nuneatonandbedworth.gov.uk](http://www.nuneatonandbedworth.gov.uk) 'search Allocations Policy.'**

## Band 1+

**Applicants in the following circumstances will be placed in the highest priority band (Band 1+):**

- Applicants assessed as statutorily homeless who are owed a full housing duty and who have been placed in temporary accommodation by the Council.
- Transfers under the local lettings plan.
- Anyone with Band 1 and exceptional circumstances (additional preference).

## Band 1

**Applicants in the following circumstances are deemed to have an urgent need for re-housing:**

- Applicants assessed as statutorily homeless who are owed a full housing duty and without exceptional circumstances (additional preference).
- Applicants who are required to leave their homes as a result of an emergency Prohibition Order served in relation to the premises under the Housing Act 2004. This will also apply to applicants affected by any regeneration schemes.
- Applicants living in unsafe or unsanitary housing conditions (as defined by the Housing Health and Safety Rating System (HHSRS) and there is a high risk of harm.
- Those applicants needing to move urgently on welfare/ medical grounds.
- Where applicants are unable to continue to occupy their current accommodation due to a high need or disability.

## Band 2

Applicants in the following circumstances are deemed priority need for re-housing with no statutory duty:

- Applicants who are assessed as homeless or threatened with homelessness but where there is no statutory duty to provide housing.
- Applicants with a medium need for alternative accommodation on the grounds of serious welfare/ medical need.
- Applicants who need to move to give/receive care and support.
- Applicants who are overcrowded because their present home is short of at least 2 bedrooms.
- Tenants of the Council who are under occupying by two bedrooms and do not fall within the local lettings plan.
- In circumstances where applicants have to share facilities with more than one household. A household is defined as an applicant or somebody who normally resides with them and it is deemed reasonable that they would continue to live with them.
- Applicants who have no permanent address and have to move between family and friends.

## Band 3

Applicants in the following circumstances deemed low priority with no statutory duty.

- Applicants who have been assessed as having a low medical / welfare need.
- Applicants who are overcrowded because their present home is short of 1 bedroom.
- Single applicants who have always resided at their parental home and have no housing need.
- Council tenants who under occupy by one bedroom.



