



HOMES4U THE NEW WAY TO FIND A HOME TO RENT IN THE VALE OF GLAMORGAN

HOMES4U Partnership

The following organisations are part of the HOMES4U partnership. In order to become a member of the HOMES4U scheme you need to complete a membership form and return it to one of the organisations listed below. You may then bid for advertised properties in any or all of the participating organisations.

Telephone: 01446—709840

Fax: 01446—421481

Email: HOMES4U@valeofglamorgan.gov.uk



Vale of Glamorgan Council
Housing & Community Safety Division
2—8 Holton Road
Barry
Vale of Glamorgan CF63 4HD



Newydd Housing Association
121 Broad Street
Barry
Vale of Glamorgan



INTRODUCTION TO HOMES4U

HOMES4U is a new scheme introduced by the Vale of Glamorgan Council & Newydd Housing Association that lets you apply for a home of your choice instead of waiting for an offer that someone else thinks is suitable

All Vale of Glamorgan Council & Newydd Housing Association homes that are available and ready for letting are advertised every fortnight in the property section of the following newspapers:-

- Penarth Times
- Barry & District
- Gem Newspapers

You can also pick up details of the homes available for rent from the Council or Newydd's Housing office, the offices of partner voluntary sector agencies, by visiting the Councils website @ www.valeofglamorgan.gov.uk

or by telephoning the HOMES4U hotline on 01446-709840. The advertisements give details about:-

- The homes available to rent;
- The weekly rent and service charge; &
- Local services and facilities in the area.

The HOMES4U member who has the greatest priority bidding for the advertised home will be offered the property. If there is more than one member bidding for a home, and they are in the same priority band, then the member who has been registered longest will be successful.

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HOW DO I BECOME A MEMBER OF HOMES4U?

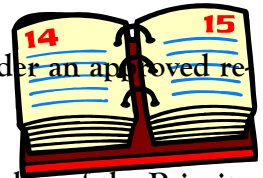
To become a member of HOMES4U you need to fill in a simple form to join the scheme. Once we receive your completed Membership Form we will work out your housing priority need and place you into the correct Priority Band. There are three Priority bands:-

1. Priority Housing Groups (Gold Membership)
2. Urgent Housing Groups (Silver Membership)
3. All other Housing Groups (Bronze Membership)

MEMBERSHIP REGISTRATION DATE

The length of time you are a member of HOMES4U is very important. If more than one Member bids for a re-housed home from the same Priority Band, then the property will be allocated to the member who joined the HOMES4U scheme earliest. When you become a member of HOMES4U you will be given a "registration date". Your registration date will be the date you apply for membership of HOMES4U except for the following Emergency (Gold) Band groups:-

- Those who are accepted as Homeless with a Priority Card.
- Those who are statutorily overcrowded or live in private rented accommodation declared as unfit for human habitation.
- Those who are awarded a medical priority.
- Those who are either tenant of the Council or Newydd and must transfer under an approved re-designation or regeneration programme



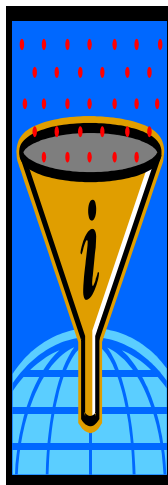
In each of these cases, the registration date will be the date you are awarded membership of the Priority Housing Groups (Gold) Band. All Gold Band members applications will be reviewed every 26 weeks to ensure only those who remain a priority for rehousing continue to be given that priority.

WHAT SHOULD I DO IF MY CIRCUMSTANCE CHANGE?

If your circumstances change for whatever reason it is important that you inform us immediately by completing a "change of circumstances form".

These are available at the Councils central Housing Office in Barry and can be collected in person or by telephoning the HOMES4U hotline on 01446-709840.

If your change in circumstances leads to your membership being moved to a higher



Priority band, then your "registration date" will become the day we receive your change in circumstances form. If you move to a lower band, your original "registration date" will still be used.

WHAT HAPPENS IF I HAVE A MEDICAL PROBLEM?

You will need to complete a medical questionnaire outlining why you need to move and how your current home effects your health and makes you worse. The HOMES4U Lettings Panel will then assess the form and will make determination on whether your case is a case priority or not.

WHAT SHOULD I DO IF MY HOME IS IN A POOR CONDITION?

When you apply to become a Member of HOMES4U, the form will ask you about the condition of your home. If you are a private tenant or owner occupier and your property is in a poor state of repair then an Officer will inspect your home and decide what priority you should be given for rehousing.

HOW DOES HOMES4U WORK?



Step 1—Applying for Membership of HOMES4U

Almost everyone can apply to be a member of HOMES4U. Just complete the membership Registration Form and send it to the HOMES4U Team.

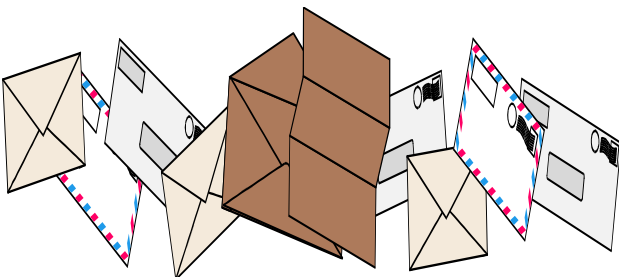


Step 2—Confirmation of your Membership



We will write to you to tell you that you are registered, what your Membership

Registration date is, what Membership Priority Band you are in and what size home you can bid for. We will send you a Membership card confirming your Membership Registration Date and Priority Band.



Step 3— Finding your Home

Each fortnight we will advertise the homes we have available for rent in the property section of the following newspapers:-

following newspapers:-

- Penarth Times
- Barry & District
- Gem Newspapers



You can also pick up details



of the homes available for rent from the Council or Newydd's Housing office, the offices of partner voluntary sector agencies or by visiting the Councils website @ www.valeofglamorgan.gov.uk

You can also call on the HOMES4U hotline on 01446—709840



HOW DOES HOMES4U WORK?

Step 4— Bidding for Your Home



When you see a Home you like in your band or a lower one and you meet any of the specific requirements to live in that property, then you can bid to be housed by:-



Phoning the HOMES4U Hotline on 01446-709840,

Or



Writing to HOMES4U, Housing & Community Safety, 2/8 Holton Road, Barry, Vale of Glamorgan, CF63 4HD,

Or



By bidding online at the HOMES4U website @

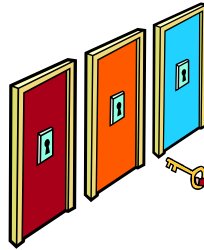
www.valeofglamorgan.gov.uk

Remember—to bid for a home you have to be a Member of HOMES4U!!!

Step 5— Selection



If there's more than one bidder for an advertised home, and they are all in the same band, the one who has been a member of HOMES4U longest will be selected.



Step 6— Offer



If your Bid is selected a Housing Officer will visit you to check the details on your application before making a formal offer.

Step 7— Feedback



In each fortnightly advertisement we will publish information on how many people bid for each home previously advertised and the Membership registration date of the successful bidders. This information will help you decide where you have the best chance of being rehoused.



WHAT SHOULD I DO IF I AM BEING HARASSED?

If you are being harassed at your current home, and we can verify this with a professional body/individual such as the Police or victim support, then we will move you immediately to ensure you are protected from danger to a vacant home that is suitable for your needs. This decision will be made by the HOMES4U Lettings Panel and will ensure you are removed from danger instantaneously.

HOW WILL I KNOW WHAT PRIORITY BAND I AM IN?

Once we have reviewed your HOMES4U Membership form we will write to let you know what band you are in. If you disagree with this decision, you can write to us telling us why we might be wrong and give us more information to ensure we get your band right!!!

WHAT SORT OF HOME CAN I BID FOR?



The type of home you can apply for will be based on the number of people living with you and whether you need specialist accommodation such as sheltered housing. When we come to allocate the homes the decision on who will be offered rehousing is based on the Priority of the bids received. Bids from Members in the Gold Band will have greater priority than bids received from Members in the Silver and Bronze Bands. If there are no bids received from the Gold Band then bids from the Silver Band will have greater priority than the Bronze Band and so on. If more than one bid is received from applicants with the same priority banding, then the person who has been registered longest will be offered the property.

Family Size	Studio	Bungalow	1 Bed Flat	2 Bed Flat or Maisonette	2 Bed House	3 Bed Flat or Maisonette	3 Bed House	4 Bed + House
Single Person	Yes		Yes	Yes				
Single Person 55+	Yes	Yes	Yes	Yes				
Couple		Yes	Yes	Yes				
Couple 55+		Yes	Yes	Yes				
Parent or Couple 1 child				Yes	Yes	Yes	Yes	
Parent or Couple 2 children						Yes	Yes	
Parent or Couple 3 children						Yes	Yes	
Parent or Couple 4+ children							Yes	Yes
Applicant with disability		Yes	Yes	Yes	Yes	Yes	Yes	Yes



GOLD



SILVER



BRONZE



Gold Band

Priority Housing Groups

- ⇒ You have been accepted as statutorily homeless by the Council - Priority Card.
- ⇒ You are either statutorily overcrowded or live in private rented accommodation that has been declared as unfit for human habitation as determined by an Environmental Health Officer.
- ⇒ You have been assessed by the HOMES4U Lettings Panel and awarded a medical priority for rehousing.
- ⇒ You are a tenant of the Council or Newydd and under-occupy your current accommodation.
- ⇒ You are a tenant of the Council or Newydd Housing Association and must transfer under an approved re-designation or regeneration programme.

Silver Band

Urgent Housing Groups

- ⇒ You are lodging with friends and family and sharing facilities in your current home.
- ⇒ You do not live with your family (spouse/partner and children) and want to live with them.
- ⇒ You are a Key Worker who has been offered a full-time job in the Vale of Glamorgan and need accommodation.
- ⇒ You have a child under 10 and live in a flat above ground floor level (without a lift).
- ⇒ You need to move closer to give or receive essential support/care services to assist you/your family with day-to-day living.
- ⇒ Your relationship with your spouse/partner has broken down and you want to live separately.
- ⇒ You are overcrowded by at least one bedroom in your current accommodation.

Bronze Band

All Other Groups

- ⇒ You are a tenant of the Council or housing association and have sufficient sized accommodation to meet your needs.
- ⇒ You are an owner occupier or live in a private rented home which has the right facilities and is of sufficient size to meet your needs.
- ⇒ All other applicants not included in any of the Priority Band Groups.

HOMES4U EMERGENCY CARD

Where a **HOMES4U** member with multiple Gold Band priorities needs to move as a matter of urgency, then the **HOMES4U** Lettings Panel will be able to issue an Emergency Card. Emergency Cards will run for a period of 26 weeks and will be restricted to only those cases that require immediate rehousing. Emergency Cardholders will over-ride all other applicants when bidding for housing. At the end of the 26 weeks the emergency card, as with Gold band membership, will be reviewed to ensure only those who remain a priority for rehousing continue to be given priority.



THE HOMES4U PARTNERSHIP

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