



Choice

Bucks Home Choice Newsletter January 2011

www.buckshomechoice.gov.uk

Welcome to the third edition of the Bucks Home Choice Newsletter. It has been eighteen months since the launch of the scheme and it is proving to be very popular and successful. A review of our Policy was completed by the Bucks Home Choice Partnership which has resulted in a few changes to the Policy that will come into effect on 1st January 2011. This newsletter gives you details of how to find out more about those changes.

How many people have found properties?

Since May 2009, we have let 2,350 properties via Bucks Home Choice. This means 2,350 applicants have been successful in their expressions of interest and are settled in their new homes.

Did you know it is not only the applicants in the top bands that have been successful lower bands have found properties too?

Properties let by Band

Band A - 37 applicants housed
Band B - 730 applicants housed
Band C - 977 applicants housed
Band D - 606 applicants housed

Are you expressing an interest in advertised properties?

In order to be successful in finding a new home you need to express an interest in the properties advertised each fortnight.

Please remember you can express interest in the following ways:

- **Bucks Home Choice Website**
- **Phone**
- **Coupon**
- **Text**

The website www.buckshomechoice.gov.uk and User Guide contains a step by step guide for each of the four ways to express an interest in advertised properties.

We have noticed that many applicants do not express an interest in properties and we would like to know why. If you are having difficulties please let us know so we can help you.

Our contact details are on the website, in the User Guide and on the back of this newsletter

Bucks Home Choice Policy Changes

Now we have been running for eighteen months it is a good time for us to make a few changes to the policy to make things clearer.

Full details can be found on our website, www.buckshomechoice.gov.uk

Please take the time to see if any of these changes affect your application.

The changes made to the wording of the BHC Policy are in respect of a) the qualifying criteria for a priority banding on medical grounds b) the definition of owner occupiers and c) we have included a section that will allow us to take account of a situation where someone has deliberately worsened their circumstances to increase their chances of a move.

Making the most of the adverts

Read the adverts carefully

You can express an interest in up to three properties in any one cycle, but if you aren't eligible for any of them, you'll waste one of your three chances.

Take time to read the description in adverts as well as the symbols to find out about any special conditions. In particular, check that you are eligible for the property.

On some occasions you may be able to express an interest in a size or type of property for which you wouldn't usually be eligible.

Local Information

If you want more details of where the advertised property you are interested in is located or details of local amenities go to www.buckshomechoice.gov.uk. Each property advert contains a link to www.upmystreet.com. This will help you decide if the property is in a location that meets your requirements.

Each property list is complete

The lists of available properties are published every fortnight. No more properties are made available after the lists are published.

Express an interest online

More than 9 out of 10 applicants express an interest online, because it's simple and quick. When you log on to your application, you can see your personal property list.

You can use the internet for free in the library.

It's not "first come, first served"

We allocate the tenancies according to housing priority, and not how quickly you express an interest – so you can take your time to get it right.

You've plenty of time to express an interest: from 9a.m. on a Thursday till noon the following Tuesday. (If using coupons, please allow for the post.)

How do I keep my details up to date?

Changes to your home or household

Have you had another child or moved house? A change in circumstances might change your Priority Band, so it's very important to keep your registration details up to date. If you don't keep us informed, you could lose out on a tenancy when you express an interest in a property.

All you need to do is complete a Change of Circumstances Form which you can download from our website, or ask for a form at one of our offices.

<p>Email addresses and phone numbers</p> <p>Email and phone details are essential, so that we can invite you to view properties. If we can't contact you quickly, we may have to go</p>	<p>to the next applicant on the list. It's quick and easy to change these online when you log on to your application. Or you can phone or write to us.</p>
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Other ways to find a home

<p>Renting a housing association or council home isn't possible for everyone on our housing registers. Although some new homes are being built, we can't meet all housing need through BHC.</p> <p>There are 10,740 applicants registered on Bucks Home Choice across all partners. In the last eighteen months we have advertised the following properties:</p> <p>Studios -172, One Beds -1721, Two Beds -1143, Three Beds – 383 and Four Beds - 83</p>	<p>The User Guide and our website give you some information on other housing options:</p> <ul style="list-style-type: none"> • Private rented accommodation • Mutual exchanges between tenants • Affordable home ownership <p>We'll be happy to advise you if you come into our offices or give us a ring.</p>
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Important Changes to who manages your application

<p>If you currently have an application managed by Paradigm Housing Group you will shortly be receiving a letter notifying you of changes to who manages your application.</p> <p>Paradigm Housing Group – Chiltern From April 2011 Paradigm Housing Group will no longer manage your application, this will be passed to Chiltern District Council</p> <p>Paradigm Housing Group – South Bucks From April 2011 Paradigm Housing Group will no longer manage your application, this will be passed to South Bucks Council</p>	<p>Do I have to do anything?</p> <p>No we will be writing to you shortly to advise you of the changes.</p> <p>Will I have to do anything differently?</p> <p>Just remember that after the 1st April 2011 you will need to contact the local council and not Paradigm Housing to discuss any matters regarding your Bucks Home Choice application.</p>
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Need to know more?

<p>Please remember our website www.buckshomechoice.gov.uk not only contains details of the properties that are available but lots of other useful information that can help answer your queries on Bucks Home Choice. If you do not have access to the website your User Guide can guide you through the process or you can always call into one of our customer centres or offices, or contact us by phone.</p>	
<p>Aylesbury Vale District Council Customer Service Centre 66 High Street Aylesbury Bucks HP20 1SD Tel: 01296 585197 or 01296 585168</p>	<p>Chiltern District Council – contact: Paradigm Housing Group 1 White Hill Chesham Bucks HP5 1AB Tel: 0300 303 1010</p>

<p>South Bucks District Council – contact: Paradigm Housing Group Capswood Oxford Road Denham Bucks UB9 4LH Tel: 0300 303 1010</p>	<p>Vale of Aylesbury Housing Trust Fairfax House 69 Buckingham Street Aylesbury Bucks HP20 2NJ Tel: 01296 732600</p>
<p>Wycombe District Council Queen Victoria Road High Wycombe Bucks HP11 1BB Tel: 01494 421609 or 01494 421042</p>	
<p>Ten biuletyn dotyczy przyszłej zmiany w sposobie wynajmu lokali od urzędu miasta i towarzystwa budownictwa społecznego. Aby skorzystać z darmowego tłumaczenia pisemnego lub ustnego, proszę zaznaczyć tę kratkę <input type="checkbox"/>, a następnie odnieść biuletyn do jednego z biur wymienionych na końcu.</p> <p>Polish</p>	<p>یہ نیوز لیٹر یہ بتاتے کے لئے ہے کہ کونسل اور ہاؤسنگ کی طرف سے کرایہ پر دینے جانے والی املاک کو مستقبل میں کرایہ پر دینے کے طریقہ میں تبدیلی ہو رہی ہے۔ مفت ترجمہ یا زبانی مترجم کی خدمات کے لئے براہ مہربانی اس خانہ <input type="checkbox"/> میں نشان لگائیں اور آخر میں درج دفاتر میں سے کسی بھی دفتر میں اسے لے جائیں۔</p> <p>[Urdu]</p>
<p>本简报是关于委员会及房屋协会租赁物业在将来出租方式的变更。若需免费翻译，请勾选此方框（<input type="checkbox"/>），并将此简报递交文件末尾所载列的任何办事处。</p> <p>Mandarin Chinese</p>	<p>Warsidahan waxaad ka helaysaa siyaabaha kownsulka iyo urrura guryahu mustaqbalka wax uga badalayaan ijaarida guryaha. Hadii aad rabto in bilaash laguugu soo tuujubaano, fadlan soo sax goobtan <input type="checkbox"/> oo keen warsidahan mid ka mida xafsiyada hoos ku taxan.</p> <p>Somali</p>
<p>ਇਹ ਸਮਾਚਾਰ-ਪੱਤਰ ਕੌਂਸਲ ਅਤੇ ਆਵਾਸ ਸੰਘ ਦੀਆਂ ਉਨ੍ਹਾਂ ਸੰਪੱਤੀਆਂ ਦੇ ਕਿਰਾਏ ਉੱਤੇ ਦੇਣ ਦੇ ਤਰੀਕੇ ਵਿਚ ਇਕ ਤਬਦੀਲੀ ਬਾਰੇ ਹੈ ਜਿਨ੍ਹਾਂ ਨੂੰ ਭਵਿੱਖ ਵਿਚ ਕਿਰਾਏ ਤੇ ਦਿੱਤਾ ਜਾਵੇਗਾ। ਮੁਫਤ ਅਨੁਵਾਦ ਜਾਂ ਅਨੁਵਾਦਕ ਲਈ ਇਸ ਬਕਸੇ <input type="checkbox"/> ਤੇ ਸਹੀ ਲਗਾਓ ਅਤੇ ਇਸ ਸਮਾਚਾਰ-ਪੱਤਰ ਅੰਤ ਵਿਚ ਸੂਚੀਗਤ ਦਫਤਰਾਂ ਵਿਚੋਂ ਕਿਸੇ ਤੇ ਵੀ ਲੈ ਜਾਓ।</p> <p>[Punjabi]</p>	<p>यह सूचनापत्र कौंसिल तथा हाउसिंग एसोसिएशन द्वारा किराए पर दी जाने वाली संपत्तियों के अविषय में किराए पर देने के तरीके में परिवर्तन के बारे में हए मुफ्त अनुवाद या भाषांतरण के लिए, कृपया इस बॉक्स <input type="checkbox"/> को टिक करें और इस सूचनापत्र को अंत में सूचीबद्ध किसी कार्यालय में ले जाए।</p> <p>[Hindi]</p>
<p>કાઉન્સિલ અને આવાસ સંઘોએ ભાડે આપેલી મિલકતો ભવિષ્યમાં ભાડે આપવાના નિયમના ફેરફાર અંગેનો આ સમાચારપત્ર છે. કૃપા કરી મુક્ત અનુવાદ કે તરજુમા માટે આ ચોકઠાને ક્લીક કરો <input type="checkbox"/> અને છેવાડે આપેલી ઓફિસોની યાદીમાંથી કોઈપણ એકમાં આ સમાચારપત્ર લઈ જાવ.</p> <p>[Gujarati]</p>	<p>This newsletter is about a change in the way that council and housing association rented properties will be let in future. For a free translation or interpreter please tick this box <input type="checkbox"/> and take this newsletter into any of the offices listed at the end.</p>