

# CHOICE BASED LETTINGS

*Your choice on  
where you live*



*Information and Update*

Barnet Council now advertises all of its permanent tenancies via the Choice Based Lettings scheme. Under the old system of direct allocation, homeseekers were given one offer by the Council and essentially had to accept it or lose the chance of housing. With Choice Based Lettings the homeseeker can choose to bid for a home in an area in which they would like to live.

Choice Based Lettings is based on a points system – all homeseekers on the Barnet Council Housing Register are given a points total that reflects their need to be housed. Homeseekers are also given a User ID number and a PIN number to enable them to bid for properties. All available homes, including those from our Housing Association partners, are advertised each week in the local newspaper – The Press – and on the Home Connections website and are open for bids. The bidding cycle runs on a weekly basis, from Thursday morning to the bidding deadline of the following Wednesday at midnight.

There are a few restrictions, which may mean that the bidder with the highest number of points is not always successful...

- *You can only bid for homes with the number of bedrooms you need; you can bid for homes with less bedrooms than your need but not more.*
- *Homes reserved for older people will only be let to homeseekers aged over 60.*
- *Specially adapted homes are reserved for people who are disabled.*
- *All houses are reserved for families with children aged ten and under, and people giving up a larger home and (for houses with three or more bedrooms) for those with exceptional needs.*
- *Large families will be given preference for three bedroom houses with two living rooms as Barnet Council has very few four bedroom houses.*
- *Tenants with rent arrears will not be short listed.*
- *Some housing associations have different rules about how many bedrooms you may need.*
- *Ground floor properties are reserved for those with medical needs and families trading down from larger size units.*

If you are interested in any of the homes advertised then you need to place a bid. You can bid for as many properties as you wish that meet your needs each week.

You can place bids in a number of ways:

### **On The Website**

### **By Telephone**

### **By Text Message**

#### **On The Website**

You can bid online. Go to the Barnet Council homepage – [www.barnet.gov.uk](http://www.barnet.gov.uk) - and follow the link to Housing Services. Then click on the Home Connections logo. You will need your User ID number and PIN number to log in and bid for properties.

#### **By Telephone**

You can bid using your home telephone. Simply dial 020 7974 6758 and follow the prompts. Again, you will need to know your User ID number and PIN number and the advert numbers of the properties you wish to bid for.

#### **By Text Message**

You can now make bids for properties using a mobile phone.

1. Open a new text message on your mobile.
2. Type the word **bid** at the start of the message, then **#** followed by your six figure User ID number, then **#** and your six figure PIN number, then **#** again and the advert number of the property you wish to bid for (no spaces between).
3. For extra properties add another **#** on the end of the message followed by the advert number. Continue this until you include all the properties you wish to bid for.
4. **Example:** your User ID is 987654, your pin number is 010164 and the advert number is 123456, your message will be  
**bid#987654#010164#123456**
5. Send your text message to 07800 140 067.

When your bid is processed you will receive a text to confirm. The system is fully automated so if you have any queries please ring Barnet Housing Advice Team on 020 8359 4797 during office hours.



## Successful Homeseekers

Bids are collated weekly and successful short listed bidders are contacted directly to view the properties. Information on short listed bidders and points let for are shown on the website. You can also check the website to see the outcome of your bid. Please ensure we have your correct telephone number or a contact number.

### Properties Let : 1<sup>st</sup> April 2005 – 31<sup>st</sup> December 2005

<b>4 Bedrooms :</b>	<b>7 let</b>	<b>(points 490 – 740)</b>
<b>3 bedrooms :</b>	<b>60 let</b>	<b>(points 510 – 1090)</b>
<b>2 Bedrooms :</b>	<b>156 let</b>	<b>(points 410 – 1080)</b>
<b>1 Bedroom :</b>	<b>154 let</b>	<b>(points 100 – 1420)</b>
<b>Studios :</b>	<b>25 let</b>	<b>(points 100 – 970)</b>

If you have any queries regarding the outcome of the bidding or the Choice Based Lettings process please contact Barnet Housing Advice Team on 020 8359 4797.

**This brochure is also available in your own language (on request) as well as Braille, large print or audio cassette if required.**

**Barnet Housing Advice Team (part of Barnet Council)  
Barnet House, 1255 High Road, London, N20 0EJ**

**Telephone 020 8359 4797**

**Fax 020 8359 4188**

**Email [homeseekers@barnet.gov.uk](mailto:homeseekers@barnet.gov.uk)**

**Internet [www.barnet.gov.uk](http://www.barnet.gov.uk)  
(follow the links to the Housing Service)**