



# **Home Choice Plus**

## **The Council's housing register**

**– the allocation of new  
housing association homes  
in rural areas**

**Martin Cowan – Housing Advice Manager  
Stratford-on-Avon District Council**



# Home Choice Plus

- Household's seeking housing association homes in the District have to join the District Council's Housing Register, called Home Choice Plus
- Applications to join the Register are assessed in line with the Allocations Policy which prioritises the housing needs of applicants
- Applicants with the greatest housing need will have the highest priority on Home Choice Plus



# Home Choice Plus

## New Rural Housing

- All new housing association properties are advertised via Home Choice Plus
- Applicants have to register an interest for these properties by bidding
- New housing association homes can only be allocated to "qualifying households"
- These households must have a qualifying local connection to the parish in which the properties are built



# Home Choice Plus

## Local parish connection categories

Defined in the s106 agreement

- Born in the parish; or
- Currently lives in the parish and has done so for at least 12 months; or
- Currently works in the parish and has done so for at least 12 months; or
- Previously lived in the parish for at least 3 years ; or
- Has immediate family resident in the parish for at least 3 years (usually mother/father/sister/brother)



# Home Choice Plus

Local parish connection

- Local connections are given equal weighting
- Local connections are not cumulative
- Households with a local connection are considered in the order of their housing need



# Home Choice Plus

Local parish connection

- Independent evidence is collected by the District Council to confirm parish local residence: eg
  - Copies of full birth certificates
  - Access to Council Tax records for current residence of applicant households or their immediate family
  - Confirmation from employers of time employed, place of work etc.
  - Any other evidence as appropriate that could prove residence for the required period



# Home Choice Plus

Allocation process for new affordable housing

1. Housing association notifies Council of vacancy/vacancies
2. Properties advertised via Home Choice Plus
3. Applicants place bids
4. System generates shortlist
5. Housing Advice Team manually check shortlist to confirm parish local connection



# Home Choice Plus

Allocation process for new affordable housing  
(cont/d)

6. Bidders with a confirmed local parish connection ranked in housing need order
7. Households with the greatest need will be nominated by the Council to the housing association
8. Properties will be allocated by the housing association



# Home Choice Plus

## Summary

- Households need to be registered with Home Choice Plus to be considered for housing
- Households need to place "bids"
- All new properties will be advertised via Home Choice Plus
- Allocations will only be made to households who can demonstrate the relevant local parish connection and have the greatest housing need
- Local connection categories have equal weighting



# Home Choice Plus

Contact details:

Martin Cowan

Housing Advice Manager

Stratford-on-Avon District Council

Elizabeth House, Church Street,

Stratford-upon-Avon, CV37 6HX

Telephone: 01789 260 849

Email: [martin.cowan@stratford-dc.gov.uk](mailto:martin.cowan@stratford-dc.gov.uk)