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A company with a passion for communities

Direct Lets and Choice Based Lettings



Here to help... 0800 915 1600

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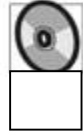
RRJX-YRTK-TACE, Leeds, LS7 3YY.

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Text

أود أن يكون هذا المستند باللغة العربية.

ARABIC

لطفاً اكتب لنا به زبان فارسی در اختیار من قرار دهید.

FARSI

ئەم وەرەقیەم بە کوردی دەریئت

KURDISH

Chciał(a)bym otrzymać ten dokument w języku polskim.

POLISH

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TIGRINI

ئەم وەرەقیەم بە کوردی دەریئت

URDU

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For more information call us on 0800 915 1600.



DIRECT LETS & CHOICE BASED LETTINGS

What are Direct Lets?

Direct Lets are allocated to customers whose housing needs fall outside those Leeds City Council has a legal duty to rehouse, but there is an urgent need to rehouse them, or it has a contractual duty to rehouse them, or it needs to make best use of its housing.

Direct Lets are not a priority award. Customers flagged as a Direct Let are still placed in either the General Needs / Priority / Priority Extra bands based on their present circumstances.

For example, National Asylum Support Service (NASS) supported refugees are awarded Homeless Priority as well as being flagged as a Direct Let. If a customer is flagged as a Direct Let, they can still make an expression of interest in a property through Choice Based Lettings. The allocation will be based on their housing priority, the Direct Let flag will be irrelevant in the Choice Based Letting (CBL) process. For this reason it is important to ensure that cases who could be a potential Direct Let should also be assessed for other housing priorities where relevant, such as if they have medical needs or also could be potentially homeless.

Who can be considered for a Direct Let?

Cases that can be rehoused under a Direct Let are:

- ✓ Corporate contract - where Supporting People or a support agency manages tenancies.
- ✓ Refugees in National Asylum Support Service supported housing - where the City Council is under contract to rehouse a customer group.
- ✓ Witness Protection Scheme cases where a Protocol is in place.
- ✓ Clearance estates where East North East Homes Leeds must rehouse them because their home is being demolished.
- ✓ Emergency rehousing such as fire, flooding etc.
- ✓ Management moves to make the best use of housing stock, such as where a single person is living in a three bedroom Council property and wants a one bedroom property.
- ✓ Where the Council is discharging its legal duty - statutory homeless cases where their Priority Card has expired.
- ✓ Certain high risk offenders, where a Multi Agency Public Protection Panel decides that Choice Based Lettings is not a suitable way to allocate a property to them.
- ✓ Hospital, hospice or care home discharges ('bed blocking').

Who flags up Direct Let cases?

The Housing Needs Group of Leeds City Council and (in our area) a senior officer from East North East Homes Leeds award Direct Lets. They flag housing applications to show they are suitable to be considered as Direct Lets.

This will not give it any extra priority, but will show on the housing application.

A Direct Let is **not** a housing priority award.

How do Direct Lets work?

To make a Direct Let, the housing office identifies a suitable property and offers it direct to the client. This property is not advertised in the Leeds Homes Choice Based Lettings flyer, but details of properties which have already been let as Direct Lets are listed on the back of the Leeds Homes flyer each week to inform all customers who could be interested in the property.

Who finds the property for Direct Lets?

It's up to the allocating officer to make sure a suitable property is let. If a customer wants a property outside their existing housing office area, or if a suitable property can't be found in the customer's first choice area, they must negotiate with other local housing offices to find a suitable property.

Can people with a Direct Let award still bid for properties?

Yes.

People who have a Direct Let award can still make expressions of interest through Choice Based Lettings for properties.

Their Direct Let flag will not count in Choice Based Lettings - their priority award of Priority Extra or Priority or General Needs will be the deciding factor on their expression of interest through Choice Based Lettings.



Direct Lets and Choice Based Lettings

Designed by Communications and Information Team

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