

## What if I have a medical problem?

If you have a medical problem you will need to complete a medical questionnaire. You will need to tell us how your medical problem is being made worse by your current home. The Valleys Home Choice Lettings panel will assess the information you provide us and decide if your application should be treated as priority. A medical priority will only be awarded if your current medical condition is made worse by your current housing circumstances.

## What if my property is in poor condition?

When you apply to be a member of Valleys Home Choice you will be asked about the condition of your current home. If your home is in poor condition you can request that an Officer from the Environmental Health Department inspects your home. Priority will only be given where your home has been deemed unfit by the Environmental Health Department.

## What is a priority card?

A priority card can only be issued in the following circumstances:

- You have been accepted as statutorily homeless by the Council.
- You have more than one gold priority need.

A priority card will be issued for 26 weeks in which time you will need to bid for suitable properties. At the end of the 26 weeks your circumstances will be reviewed by the Valleys Home Choice Lettings panel to decide if you still need a priority card.

## What if my circumstances change?

If your circumstances change for whatever reason it is important that you inform us immediately by completing a change of circumstance form. These can be collected from our office or we can send one to you. Your application will be reassessed and you will be notified of any change in your banding.

If you require any further information on this scheme, please contact the Valleys Home Choice team:

Telephone **0845 6026125**

Email [valleyshomechoice@newydd.co.uk](mailto:valleyshomechoice@newydd.co.uk)

**Valleys Home Choice, Newydd Housing Association,  
Trem Y Cwm, Masefield Way, Rhydyfelin, Pontypridd, CF37 5HQ**

**web address: [www.valleyshomechoice.com](http://www.valleyshomechoice.com)**

This form is available in Welsh on request.



**Valleys Home Choice**  
How to find your home



## An introduction to Valleys Home Choice

Valleys Home Choice is a new scheme introduced by Newydd Housing Association (1974) Ltd. which allows applicants to choose the home that they want to live in rather than waiting for a home to be matched to them. Our register is open to anyone over the age of 16 years and registering is easy just follow the seven steps below:

### Step 1 Registering

Complete the Valleys Home Choice membership form and any supporting information and send it to the Valleys Home Choice team.

### Step 2 Confirmation of Membership

We will write to you confirming the band you are in, your registration date and your unique membership number.

### Step 3 Choosing your Home

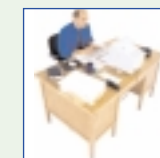
Every fortnight an advert will be sent or emailed to you. There will also be adverts displayed in the Newydd Valleys Office and at the Housing Advice Office in Pontypridd. You will also be able to view available properties at [www.valleyshomechoice.com](http://www.valleyshomechoice.com)

### Step 4 Bidding for your Home

If you see a home you like and you meet the requirements listed in the advert you can bid for the property by:



Phoning the Valleys Home Choice hotline on 0845 6026125.



Calling into our office and filling in a bid sheet.



Bidding online at the Valleys Home Choice website at [www.valleyshomechoice.com](http://www.valleyshomechoice.com)



Posting your bid to Valleys Home Choice at:  
Newydd Housing Association,  
Trem Y Cwm, Masefield Way,  
Rhydyfelin, Pontypridd CF37 5HQ

**Remember - to bid for a property you must be a Valleys Home Choice member!**

## Step 5 Selection

The property will be allocated to the person in the highest band. If more than one person in the same band bids for a property then the person with the oldest registration date will be selected.

## Step 6 Offer

If you are selected for a property, a Housing Officer will visit you to confirm the details on your membership form are correct before a formal offer is made. This is called a verification visit.

## Step 7 Feedback

As part of the fortnightly advert we will provide feedback on the number of bids received and the banding and registration date of the successful applicant for each property advertised.

## What sort of home can I bid for?

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					
Single Person 55+	Yes	Yes	Yes					
Couple		Yes	Yes					
Couple 55+		Yes	Yes					
Parent or Couple + 1 Child				Yes	Yes			
Parent or Couple + 2 Children				Yes	Yes	Yes	Yes	
Parent or Couple + 3 Children						Yes	Yes	
Parent or Couple + 4 Children							Yes	Yes

**The type of home you can bid for is based on the number of people who will be living with you.**

**NB Each member can apply for one bed space more than they actually need but priority will always be given to members with an actual need for the extra bed space.**

## Bronze Band All Other Groups

You are a tenant of a Council or housing association and have sufficient sized accommodation for 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.

## 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/children) and you want them to live with you.

You have a child under 10 and live in a flat above ground floor (without a lift).

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.

You are a key worker and have been offered a full-time job in Rhondda Cynon Taff and need accommodation under a recognised key worker scheme.

## Gold Band Priority Housing Groups

You have been accepted as Priority Homeless by the Council and have been awarded a Priority Card.

You are statutorily overcrowded or live in accommodation which has been deemed unfit for human habitation.

You have been assessed by the Valleys Home Choice Lettings panel and have been awarded a medical priority.

You are a Newydd tenant and under-occupy your current home.

You have the right to succeed to a Newydd tenancy following the death of an existing tenant, but you are required to move to a more suitable property.

You are residing in a supported housing project and are ready to move on to independent accommodation. (This will require proof from the support provider).

You are taking over childcare arrangements for a child/children that are in the care of Rhondda Cynon Taff CBC and your existing accommodation is not suitable for the newly formed household.

You are a current tenant of the Association and need to transfer under an approved re-designation or regeneration programme.

You have been awarded a priority for re-housing by the Valleys Home Choice Lettings Panel on welfare or social grounds.

## Which band will I be in?

Your band will be awarded to you based on your circumstances and are listed in the table above. Gold is for Priority Housing Groups, Silver for Urgent Groups and Bronze for All Other Groups. If you have a change in your circumstances it is important to notify us immediately as your band may change. If more than one member bids for a property then the member with the oldest registration date will be allocated the property. If no bids are received from members of the Gold band then those in the Silver band will be considered, followed by the Bronze.