

Applying for a home



The Gateshead Housing Company
Working with Gateshead Council

**Tyne and Wear Homes
is a lettings service that
allows you to search
and apply for properties
across the region.**

Gateshead, Newcastle, North Tyneside and South Tyneside Councils, and their respective housing organisations, have joined together to bring you an easier way to access the options available to you.

- Online at www.tyneandwearhomes.org.uk
- In housing offices
- And in some local libraries.

You can make up to three bids per week for the properties you are interested in.

How does Tyne and Wear Homes work?

The service allows you to apply for social housing from one central source, rather than filling in separate application forms for each local authority.

Homes are advertised every week between 00.01am Thursday and 11.59pm Monday:

Can I apply for housing in more than one area?

Yes, that's the great thing about Tyne and Wear Homes – you are not limited to one part of the region.

So for example, you could apply for homes in just one area, or a combination of the other authorities.

Assessing your application

When you apply to the scheme you need to specify which area(s) you are interested in.

Your application will then be forwarded for assessment as each local authority will still operate under the terms of its own lettings policy.

Depending on the area(s) indicated on your application, the relevant housing authority will allocate a housing band/category depending on your circumstances and the terms of their policy.

How do I apply?

Visit www.tyneandwearhomes.org.uk to apply - internet access is available in libraries and other public buildings.

Or for more information call **0191 433 5345** or email tyneandwearhomes@gatesheadhousing.co.uk

If I have already joined a housing authority's waiting list will my application automatically transfer across to Tyne and Wear Homes?

You will need to re-register your interest on to the scheme.

Speak to your housing authority for more information.

Lettings policies

Under the Tyne and Wear Homes scheme each authority will still allocate homes using their own lettings policy.

Gateshead Council's lettings policy

Some homes will be advertised on the basis of longest waiting time and others on the basis of housing need.

There are four levels of housing need:

- Critical housing need
- Urgent housing need
- Substantial housing need
- General housing need.

Critical housing need

Applicants who qualify on more than one ground would be considered first.

- Applicants with a critical medical need who must be rehoused in order to be discharged from hospital or a care home
- Applicants who are experiencing severe harassment, and have been assessed as being at risk unless rehoused
- Applicants who must be rehoused to prevent a child being taken into care or to ensure the safety of children under the terms of current legislation
- Urgent homeless cases, where Gateshead Council needs to discharge its statutory duty as a matter of urgency.

Urgent housing need

Applicants who qualify on more than one ground would be considered first.

- Statutorily homeless
- Applicants threatened with becoming homeless
- Applicants with a severe medical need who are at risk in their current home
- Cases of severe overcrowding
- Proposed demolition of home/change of use agreed by Gateshead Council
- Single Gateway - Gateshead's supported tenancy scheme
- Leaving care – where Gateshead Council has a parental responsibility to minors

- Leaving a Gateshead Council tied tenancy (imminently)
- Leaving armed forces (imminently)
- Applicants who are entitled to alternative accommodation - instead of succeeding to a tenancy
- Best use of housing stock - to release a property in high demand, and move to one in lower demand
- Domestic violence.

Substantial housing need

Applicants who qualify on more than one ground would be considered first.

- Non-priority homeless, but not intentionally homeless
- Applicants with a medical need that may be worsened by living in current home

- Overcrowded, but not severely
- Leaving a Gateshead Council tied tenancy (but not imminently)
- Leaving armed forces (but not imminently)
- Children in multi-storey flats
- Intentionally homeless in a priority need group. You are homeless but as a result of your own actions (only considered after other applicants within this category).

General housing need

- Out of borough cases
- All other applicants.

For more information about this policy contact the **Lettings Team** on **0191 433 5345** or email **tyneandwearhomes@gatesheadhousing.co.uk**

Details of other authorities lettings policies can be found online at **www.tyneandwearhomes.org.uk**

The Gateshead Housing Company manages nearly 20,000 homes in the North East of England on behalf of Gateshead Council.

We work with residents and the wider community to create homes and neighbourhoods that meet the aspirations of the people of Gateshead.

Regular updates can be found at:

 www.gatesheadhousing.co.uk

 www.facebook.com/gatesheadhousingcompany

 www.twitter.com/gatesheadhc




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