

Social Rent Frequently Asked Questions

What is social rent?

Social rent is a low-cost rent that is set by a government formula. This means it is significantly lower than the rent a tenant would pay on the private rental market. You must be eligible for social housing to ensure homes for social rent are going to people in housing need.

Who qualifies?

To be eligible for social rent, you must be registered with HomeChoice. All social housing is allocated through HomeChoice and each local authority area has its own HomeChoice website where people with a housing need can register. To be eligible for the Wheatfield Barns properties you will need to visit HomeChoice South Gloucestershire.

<https://homechoice.southglos.gov.uk/>

If more than one person bids for the same property and all the eligibility requirements have been met in both instances, the person who has been registered on HomeChoice the longest will get priority. Therefore, it is important to register as soon as possible if you wish to bid for a property. If you are already registered on HomeChoice but your details are out of date, it is important that you update your details as soon as possible to give you the best chance of a successful bid.

What are the costs?

Social Rent homes are usually charged at around 50% of local market rents. Some of the costs you will need to consider are:

- Monthly rent and service charge
- Deposit (rent in advance) – you need to pay 4 weeks' rent in advance.
- Utility bills – electric and council tax, etc.
- Contents insurance

What are my responsibilities?

Once you have signed your tenancy agreement you will have an ongoing monthly rent and service charge as set out in the agreement. You will also be responsible for all utility bills such as electricity, council tax, water rates and contents insurance, etc. You should include these costs in your monthly budget. Brighter Places will be responsible for all repairs which will be provided through a repairs partner.

Do I need to get permission for anything?

- You must get written confirmation from Brighter Places before you carry out any changes to the property.
- If you live in an apartment which shares a communal area it will be unsuitable for pets such as a cat or a dog.

Can I sublet the property?

No. Social rent is lower than the private rental market and is supported with government funding, so we must control who benefits from it. Your tenancy agreement is between you and Brighter Places (your landlord) and you must use the property as your principal home.

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