



Newham London

Qualifying Offer – what does it mean for you?

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– what does it mean for you?

The Qualifying Offer scheme gives homeless families more choice about where they live. It allows you to choose a property rather than be allocated a property.

How does this affect me?

If the council has accepted a duty to provide housing for you under the Housing Act 1996 Part VII, we will find and offer you accommodation that is suitable for your needs. Under the allocation scheme you will not be given options or a choice of location, as we are limited in what we can provide. However, under the qualifying offer scheme you have more choice as there are many more landlords able to offer properties to you.

It can mean less time spent in bed and breakfast accommodation as you can actively participate in finding a suitable property rather than wait for the council to allocate you temporary accommodation.

The property will be let as an assured short-hold tenancy for a fixed term, which in principle is renewable.

You will still be given a priority home seeker status on the Choice Based Lettings scheme. So taking a qualifying offer will not affect your bidding for permanent accommodation. Nor will it affect the time you will have to wait as this is determined by how long you have been registered on the Choice Based Lettings scheme.

What if I am already in temporary accommodation?

You can still request to join the scheme. Where the council needs to return the property to the owner, but you are settled and wish to stay, we can negotiate with the owner to allow you to remain.

If it is not possible for you to stay in your current accommodation then we can assist you to find another private sector property that is suitable for your needs and in an area of your choice.

If I take a qualifying offer what will happen to my homeless application?

If you accept a qualifying offer, the council will no longer have a duty to provide housing for you under the Housing Act 1996 Part VII.

However, you will still keep the priority home seeker status that you were granted on the Choice Based Lettings scheme to bid for permanent accommodation.

You will have the right to re-approach the Housing Option Centre for assistance if your tenancy ends through no fault of your own.

How do I find out more about or join the Qualifying Offer scheme?

If you are interested in the Qualifying Offer scheme contact the Qualifying Offer Team in the Housing Options Centre at 3 Prugel Street, Plaistow E13 9HB. An appointment will be arranged with a specialist officer who will discuss the scheme with you, answer any questions and register you on the scheme if you wish to join.

Monday - Friday
9.00am - 5.00pm



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