

Waiting times

Why have I not yet found a property?

The length of time it takes someone to get rehoused depends on someone's banding and what they are bidding on.

Not everyone on the waiting list is going to get rehoused due to the high demand on services.

Bidding for social housing is not a quick solution for moving.

Due to the shortage of housing available it can take time.

How the bidding system works?

Everyone on Housing for you has a banding based upon their housing need.

When they bid on a property they are put into a list.

Their position on this list depends on three things:-

- Any labels on the property
- Their banding
- How long they have held their banding

A label, is a requirement for a property.

For example, many properties will have a label giving preference to those with a local connection to the area.

If you do not have a local connection, then regardless of your banding or how long you have held it, you will be lower in the list than those who have a local connection.

The advert will state what labels the property has.

People with a higher banding will show up higher in the list than those with a lower banding, if they have the right labels.

For people with the same labels and banding, those who have held their banding for longer will be higher than those who have had it for less time.

For example:-

Property A has the labels, local connection to Worcester City.

We have five households.

- A. Household A is band 1. They have held it for 2 years. They have no connection to Worcester.
- B. Household B is band 2, they have a connection to Worcester, they have held their banding for 6 months.
- C. Household C is band 2, they have a connection to Worcester, they have held it for 12 months.
- D. Household D is band 3, they have a connection to Worcester, they have held it for 2 years.



E. Household E is band 1, they have no connection to Worcester, they have held it for 1 year.

The shortlist will be ordered in the following:-

1. Household C is 1st (they have a connection, the highest banding with a connection to Worcester and have held their banding longer than other Band 2's)
2. Household B is 2nd (has a local connection, and the highest banding of those with a local connection, however has not held it as long as Household C so they will be below them)
3. Household D is third (has a local connection, but his banding is 3, that means he will be lower than household C and B who have a band 2)
4. Household A is 4th (has the highest band however has no connection to Worcester so will be lower than all those who have a local connection)
5. Household E is 5th (has no local connection, the same banding as household A but has not held it as long)

It does not matter what day of the week you bid on a property. The day of the week you bid has no effect on your position in the shortlist.

However, if you bid earlier in the week, you will appear higher. This is because no one else has bid on it (there are 10 people so the lowest position you can be is 10)

As more people bid during the week you will go lower if the people bidding on it have a higher banding than you or have held their banding longer.

[How long does it take?](#)

Housing Jigsaw is still quite new and has not been operating long enough to develop those kind of statistics.

As rough guidance, under the previous Home Choice Plus system, these were the average waiting times.

Please note, the banding system is not exactly the same as it was previously.

Bandings are awarded for different reasons. This means there will be more people in some bandings and less people in others which will affect the waiting times for various bandings:-

Property type	Waiting time / number of properties allocated/proportion allocated to banding	Priority (equal to Band 1)	Gold Plus (Equal to Band 2)	Gold (equal to Band 3)	Bronze Plus (equal to Band 5)
One bed general needs	Waiting time (weeks)	17	50	59	78

One bed general needs	Properties allocated	46	208	10	48
One bed general needs	% of properties allocated to band	14.33%	64.80%	3.12%	14.95%
1 bed sheltered	Waiting time (weeks)	12	48	16	60
1 bed sheltered	Properties allocated	2	34	5	17
1 bed sheltered	% of properties allocated to band	3.03%	51.52%	7.58%	25.76%
All 2 beds(flats and houses)	Waiting time (weeks)	21	50	69	124
All 2 beds (flats and houses)	Properties allocated	70	104	20	25
All 2 beds (flats and houses)	% of properties allocated to band	31.25%	46.43%	8.93%	11.16%
2 bed flat	Waiting time (weeks)	21	40	69	88
2 bed flat	Properties allocated	29	71	20	18
2 bed flat	% of properties allocated to band	20.57%	50.35%	14.18%	12.77%
2 bed house	Waiting time (weeks)	21	71	N/A	214
2 bed house	Properties allocated	41	33	5	7

2 bed house	% of properties allocated to band	46.59%	37.50%	5.68%	7.95%
3 bed	Waiting time (weeks)	18	58	94	74
3 bed	Properties allocated	28	60	3	7
3 bed	% of properties allocated to band	28.57%	61.22%	3.06%	7.14%
4 bed	Waiting time (weeks)	20	81	163	85
4 bed	Properties allocated	6	5	4	1
4 bed	% of properties allocated to band	37.50%	31.25%	25.00%	6.25%

The average waiting time can be misleading.

Some households do not wait this long, others wait a lot longer.

Some do not stand a reasonable prospect of being rehoused due to not bidding or only wanting to bid for certain properties.

This is because sometimes, properties may show up that no one else bids for and some people may not be bidding as effectively.

In order to make sure you are housed as quickly as possible we would recommend bidding on all properties in the Worcester City area.

We understand households have a preference for certain areas or properties.

However, by restricting yourself to certain areas of Worcester City this greatly increases the length of time it will take.

In some cases means you do not stand a realistic prospect of being housed.

Some households also have a preference for new build properties rather than older properties which will vastly increase the amount of time spent waiting. These properties are in higher demand and come along less frequently.

Why is it taking longer than average

Common reasons why it takes a lot longer for households to find properties than the average waiting times include:-

- Restricting bidding to certain areas. The smaller the area you are bidding for, the less likely you are to get rehoused. This is because you have less properties to bid on. Some areas do not have properties so up often, if at all. We would recommend widening the areas that you are willing to accept.
- Restricting bidding to houses / new builds. There are many less houses than flats, and much less new builds. They also have a higher demand. As can be seen above, waiting for houses takes a lot longer and waiting for new builds takes even longer.
- Restricting bidding to bungalows. There are very few bungalows advertised in Worcester and many households, even with the highest priority, can wait years. If they are going for particular areas this can mean they do not stand a reasonable prospect of finding accommodation. We would recommend you widen your bids to include ground floor flats or those with lift access.
- Household size. Some households are larger than others. Many new build and newer properties have been built smaller. Registered providers have their own guidance on how many people can be in a property. This is less than what is allowed by housing benefits or by our overcrowding guidance. For larger households we would recommend bidding on older properties which are built larger.
- If you have an adverse housing history, former offending, or owe former housing related debt, you will likely be bypassed until these issues have been addressed, even if you have a higher banding.