

Bracknell Mychoice Information Sheet April 2026



Introduction

In this information sheet we have provided up-to-date information about the scheme, how we are working to improve access to housing for those who need it most, and increasing the supply of affordable homes.

The new allocations policy was implemented in the summer of 2025 and has started to have positive impacts for households in housing need. Work is also ongoing to increase the supply of large family homes which have been in short supply.

Even though the policy has only been in place for around 9 months, we have seen over 30 overcrowded families with children move to the larger homes they so desperately needed. At the same time, a number of people have been able to successfully downsize to much more suitable homes.

It's not all about large families either, with homes made available to single people and families with one or 2 children and more on the way.

Officers are working to increase the supply of new affordable homes which will be made available for bidding on the housing register. This includes homes of all sizes - see table below:

Property size	Average number of homes let each year for the past five years	Number of properties expected to be let in 2026/27*	Likely Percentage increase from five year average
One bedroom	102	164	+63%
Two bedrooms	84	165	+96%
Three bedrooms	38	53	+39%
Four bedrooms	4	8	+100%

*based on the five year average number of lets and the number of new builds anticipated to be delivered in 2026/27

The table shows that there will an increased number of new affordable homes available for letting this financial year (April 2026 to March 2027).

As well as these, officers are working on new initiatives to develop and deliver more family sized homes in partnership with a registered provider (housing association). One of these initiatives aims to deliver 5 brand new 4-bedroom homes in Binfield Road. The other will provide 4 4-bedroom homes and 4 3-bedroom homes, using an affordable housing grant provided by the council.

How does the system work?

As the system has changed recently, this is a quick reminder of how the system works, who qualifies, and who does not qualify to join.



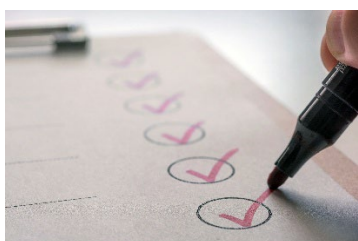
Eligibility (who can join)

To be able to join, an applicant must have lived in the borough for at least 2 years immediately prior to their application. There are some exemptions to this, with a legal requirement that some applicants who are owed a homelessness duty (in which local connection is applied differently as per the law), can join whilst a homelessness duty is owed (more on homelessness later).

New applicants to the housing register with high earnings and or savings/assets are unable to join. We believe they can afford to find alternative forms of housing, such as private rented accommodation, shared ownership or outright home ownership. The reason for this is to make sure social housing is available for those who really need it and cannot afford other housing options.

See the policy for more details [Housing Allocations Policy May 2025 final.pdf](#).

Banding



The system relies on applications being placed into bands, appropriate to their assessed housing need, with those in the highest need in band A, with other applicants placed into bands B through to E.

Bedroom size and bidding



The property size you can apply (bid) for, depends on your household size. A bedroom is allocated for each of the following:

- a single person or couple with no children
- a single person aged 21 or over
- 2 children under 10 regardless of gender
- 2 adolescents aged 10 to 20 of the same gender

For example, a single person or couple will qualify for a one-bedroom home. Parents with one child, or 2 children of the same gender, or 2 children of opposite gender under the age of 10, will qualify for a 2-bedroom home.

Properties are advertised weekly and are made available for letting by registered providers, such as Abri, Southern, MTVHA and many others. The council does not own any long-term social housing.

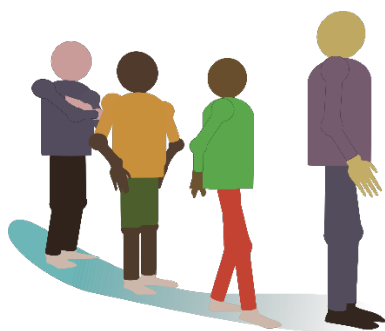
Once bidding has closed, the system will shortlist applicants based on their band and their band date, which is the date their application was accepted into that band. Those with the highest band and longest wait, will be offered the property.

How many people (households) are in each band?

Band by maximum bed size

	One Bed	Two Bed	Three Bed	Four Bed	Five Bed	Total
A	20	16	12	7	0	55
B	35	155	162	14	0	366
C	348	97	72	10	0	527
D	43	6	3	0	0	52
E	32	11	17	3	1	64
Total	478	285	266	34	1	1064

Average waiting times (2025/26)



Property Size	Average waiting time (years)*
One bedroom	1.7
Two bedrooms	2.3
Three bedrooms	5.1
Four bedrooms	5.7

*figures as at April 2026

How can you help yourself?



Make sure you have provided all the information we need to correctly assess your application, including any medical conditions that may be affected by your current housing. We cannot consider information we do not know about.

You need to bid regularly for properties you are interested in, at the same time, don't bid for properties you have no interest in moving to, as this could result in you not being able to bid for a 12 month period.

If you are struggling to pay your bills or rent, seek help from one of the support services available. It's never too early to ask for assistance which could really make a difference. See [Money and debt advice | Bracknell Forest Council](#)

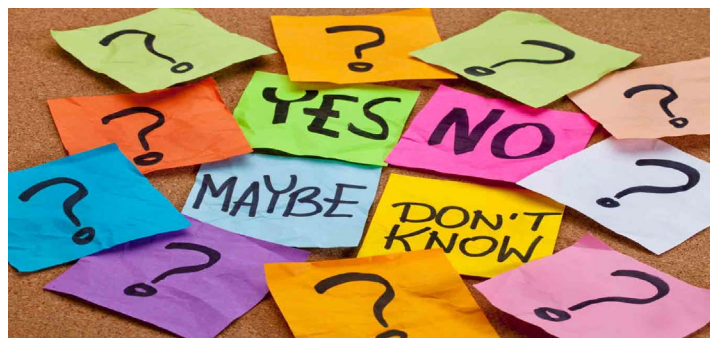
Know your rights

If your home is affected by damp and or mould, make sure you report this to your landlord. If they don't take action to resolve it, report the problem to the Council's Public Protection Partnership who can take action to assist you. [Home - Public Protection Partnership](#)

If you live in private rented accommodation, it is important to know that the law is changing. Your tenancy will automatically become a periodic tenancy (known as an assured tenancy) from May 2026. This will be a long term tenancy, rather than an assured shorthold tenancy. Your landlord will not be able to end your tenancy via a section 21 notice (no fault eviction) after May 2026. Any tenancy that started after 1st January 2026 is already covered by this.

See [Renters' Rights Act Information for Landlords and Tenants - Public Protection Partnership](#) for more information on your rights.

Consider your options



Existing social housing tenants

Have you thought about or looked into a mutual exchange? This is where you arrange a swap with another social housing tenant, you move to their home and they move to yours. You have a legal right to an exchange, with sites such as www.homeswapper.co.uk available to help you to look for and register for an exchange.

Living with family or friends?

If you are living with family members or friends, and need a place of your own, consider the range of options available to you. Can you afford to rent privately? If you are single, consider renting a room with friends, or in a house of multiple occupancy (HMO) or if you are aged over 35, finding your own one bedroom flat.

It also worth noting that adult family members living with you will not normally be considered as part of your household in an application to join the housing register, with some exceptions. Please check the policy for more details.

If you have a family of your own and are staying with family or friends in an overcrowded home, consider renting a home of your own in the private rented market. You can check your entitlement to help with the rent on our website at [Increase your income | Bracknell Forest Council](#); we may be able to help you with financial assistance towards a rent deposit if this would prevent you from becoming homeless.

Remember, any new tenancy in the private rented sector will be a long term tenancy (assured) and you cannot be evicted for no reason after Section 21 notices and no fault evictions have been scrapped. The landlord will also not be able to increase the rent excessively and can only do so once a year due to the new Act of Parliament (Renters

Rights Act). Landlords will no longer be able to discriminate against people on benefits or who have pets too (from May).

You can find private rented homes and rooms via websites such as:

- [SpareRoom for flatshare, house share, flat share & rooms for rent](#)
- [Properties to rent in the UK | Flats and Houses to Rent | Rightmove](#)

Finally, if your family are asking you to leave, you can always make an application for homelessness assistance, however homeless families in temporary accommodation will be placed into a band D. Should we accept a main housing duty you will go into a band C. During this period, we can also assist finding you accommodation in the private rented sector

Applicants living in overcrowded households are placed into a higher banding depending upon the severity of overcrowding within their existing accommodation. Therefore, if you can stay with friends or family, an offer of social housing could be offered sooner than if you were to become homeless.

Domestic abuse

If you are suffering from domestic abuse, please seek help as soon as it is safe to do so. In an emergency, or if you or someone you know is in immediate danger, please call 999.

- [Domestic abuse | Bracknell Forest Council](#)
- [Home - Berkshire Women's Aid](#)
- [Homepage - National Domestic Abuse Helpline](#)
- [Domestic abuse | Thames Valley Police](#)

Shared ownership/help to buy/low cost home ownership

See [shared ownership housing | Bracknell Forest Council](#) for information on shared ownership housing.

Contact details for housing register enquiries

If you need assistance with a housing register application, you can email the housing register team at housing.register@bracknell-forest.gov.uk

Alternatively, you can call the team on 01344 352010