

Current information on Housing Association's appertaining to the NP area. January 2016

In addition to *Magna*, other HA's who operate in this area are *Stonewater* (was *Raglan*) and *Hanover* who deal specifically with sheltered housing. *Spectrum* are now part of *Magna*.

1) How many properties do you (eg. in connection with the *Magna Housing Association*) currently have in the NP Area ?

The Magna stock currently is.....

1 bed house = 19 general needs (GN)

2 Bed house = 135 GN

3 Bed house = 223 GN

4 Bed house = 16 GN

1 Bed Bungalow = 7 GN & 5 Sheltered (SH)

2 bed Bungalow = 10 GN & 1 SH

3 Bed Bungalow = 3 GN

1 Bed flat = 75 GN & 81 SH

2 Bed Flat = 209 GN & 5 SH

3 Bed Flat = 2 GN & 2 SH

2) What type (size) of properties do we need, do we have, to establish the stock in Bridport and the aforesaid villages ?

There are three qualifying areas when applying for houses/flats. Currently, demand is.....

- 161 requiring 1 bedroom properties
- 71 requiring two bedroom properties
- 47 requiring three bedroom properties
- 4 requiring four bedroom properties

3) Are there enough currently to satisfy the need ? In the future ?

No and no !

The current Housing Bill will reduce the availability of houses and rentals. There will be an emphasis on shared housing rather than rented accommodation. The option of *right to buy* is being offered to Housing Association tenants as there are no remaining council houses in the WDDC area.

4) If no, what is the shortfall ?

There are 1,000 residents on the West Dorset housing register.

5) Please explain Gold, Silver, and bronze qualifying criteria ?

There is a higher qualifying level that is Emergency. (see page 27 in following link)

As per link..... <http://www.homechoice.dorsetforyou.com/DorsetHomeChoice/uploads/DorsetCommonPolicyFinalPolicyv3.4.5.pdf>

6) Gold I understand is the highest, what qualifies for silver and bronze, is there a link to nos. applying, is there a tier promotion process?

A typical prerequisite exemplified, is a person in hospital deemed to be *bed blocking*. This can give rise to an increase in status (*Emergency*) and accordingly, accommodation.

7) How are these categorised and subsequently applied ?

See 5) above.

There is an appeal process, whereby the resident can object to the allocation of a particular banding. This is assessed by a business support team.

8) What are the bottlenecks in the system ?

One bedroom in *General Needs* category is the most common bottleneck. A wait of 4 years has been experienced for such a property. Waiting Times (West Dorset District Council)

Type / Size	No. of Lets	Shortest wait	Longest wait	Average wait
Sheltered accomm.	394	3 days	12 years	12 months
Studio general needs	17	4 weeks	16 months	4 months
1-bed general needs	296	5 days	9 years	8 months
2-bed flat or maisonette	372	6 days	10 years	7 months
2-bed house	210	2 days	10 years	12 months
3-bed flat or maisonette	5	8 weeks	34 months	14 months
3-bed house	231	6 days	10 years	13 months
4-bed	10	10 weeks	5 years	21 months

9) How many of potential tenants were locals / locally connected (jobs) or how many are (economic) migrants?

Newly arrived economic migrants are not accommodated on the housing waiting list as the following criteria have to be adhered to...

Residency of at least 2 years in the WDDC area.

In employment for 6 months, and in a position involving 16h+ per week.

In connection to family members residing in the area for a minimum of 5 years. An *open register* did exist but was cancelled in December 2014.

10) When "you made yourself homeless !" occurs how is this overcome based *perhaps* based on an unaffordable rent increase ?

Typically, notice to a tenant of 28 days is required by a landlord to evict. For a tenant to declare themselves homeless on a whim, results in no support to rehouse. Obviously extenuating circumstances eg a sudden, significant rent rise would be investigated by the Lettings Team Panel.

11) Housing benefit, how does this work ? How is the entitlement arrived at ? (Means tested <£12k in savings, *we understand* ?)

The key thing is how much you can have in relation to your income?

What sum derives this calculation ?

This information can be found in the links.....

Local Housing Allowance calculator:-

<https://lha-direct.voa.gov.uk/search.aspx>

<https://www.gov.uk/housing-benefit/what-youll-get>

12) How many more homes do you plan to provide over the lifetime of the NP ?

This figure is unknown. It is dependent on the attraction of building low-cost housing by contractors at a future point.

13) Different systems....*we understand that*.....

Social rented housing qualifies for **Housing Benefit**.

Private rented housing qualifies for **Local Housing Allowance** (based on quantity of bedrooms)

Approximately 4 years ago, benefit claims were stopped when a tenant moved into private rented housing.

Re the introduction of LHA;- https://en.wikipedia.org/wiki/Local_Housing_Allowance

3.4 Banding

The following section provides details of the four bands. The band in which an applicant is placed will be determined by their housing need as set out in the paragraphs below. A summary of the banding scheme is provided here for information only. Each case will be assessed on its own merits in order to assess the appropriate banding.

Emergency Band	Gold Band	Silver Band	Bronze Band
<ul style="list-style-type: none"> • Exceptional housing need that takes priority over other applicants; • There is an urgent need to move the applicant for financial or operational reasons; • Escape violence, threat of violence, harassment or traumatic event; • Emergency disrepair issues; • Urgent health/wellbeing issue; • Witness protection scheme applicants; • Operational need to move applicant quickly (subject to certain provisions) • Applicants accepted as homeless by North Dorset District Council after 3 months; 6 months in Purbeck and in West Dorset District Council when they have been in temporary accommodation for 6 months and for Weymouth & Portland BC, and Borough of Poole when they have been in temporary accommodation for 12 months * 	<ul style="list-style-type: none"> • Overcrowded by two or more bedrooms; • Under occupation; • Severe and/or persistent harassment; • Applicants in supported housing/care leavers ready for move on (except Weymouth & Portland applicants); • High medical/welfare needs; • High disrepair needs; • Combined medical/welfare and disrepair needs; • Cumulative needs (4 or more silver band needs); • Decant applicants • Tenancy succession (subject to certain criteria) • Efficient management of housing stock • Fostering/Adoption (Subject to quota arrangements) 	<ul style="list-style-type: none"> • Homeless/threatened with homelessness; • Weymouth & Portland Borough Council applicants in supported housing ready for move on; • Medium medical/welfare needs; • Medium disrepair needs; • Overcrowded by one bedroom; • Split families; • Need to move for support (this does not apply to Purbeck District Council applicants) • Need to move for work (this does not apply to applicants to North Dorset District Council, Borough of Poole, and Purbeck District Council) • Service personnel • Community Contribution (North Dorset District Council only) • Affordability (North Dorset only) 	<ul style="list-style-type: none"> • Deliberate worsening of circumstances • Applicants with other housing related debts • Low Medical/Welfare/Disrepair needs • Accepting an offer that doesn't meet housing needs • Sustainable rural housing • Sheltered housing Applicants • Shared/Low Cost ownership applicants • Unacceptable behaviour