

Daventry District Council Tenancy Strategy

Adopted December 2012
Reviewed March 2019



Schedule of changes

From time to time it may be necessary to amend the policy in line with new guidance and changing operational procedures.

A comprehensive review of the Strategy was undertaken in March 2019 and a number of changes were made to the document as summarised below:

Date of change	Page number, December 2012 version	Section	Amendment
March 2019	3	Introduction	Amendment – Localism text, document titles that have been superseded
	4	Daventry District Demographics	Amendment – estimated population figures and geographical growth
	5	Daventry District Council Corporate Vision	Amendment – Vision, Objectives and Priorities Deletion – Unrelated Priorities
	7	Localism Act	Amendment – Change of title to National Context, expansion to Localism pre-existing key points Addition – Welfare reform key points
	8	Stock Profile	Amendment – Housing stock with reference to housing providers and housing stock (text, Table 1).
	9	Housing Register Profile	Amendment – Figures (text, Table 2, 3, 4), position on priority and allocations scheme
	11 & 12	Rents & Affordability	Amendment – NPPF definition of affordable housing (2012) with current 2018 definition and form new section, figures, Table 5, 7. Addition – Table providing annual summary of private rents, information on social rent requirements Deletion – Target (social) rents
	13	Delivery of Affordable Homes	Amendment – Update text to reflect current position Addition – text and table providing information on affordability
	15	Flexible Tenure	Deletion – Text referencing ‘previous system’ Addition – References to the Localism Act 2012 and the Housing and Planning Act 2016
	16	DDC Position on Flexible Tenue	Amendment – Details of Review and Re-issue update to reflect current position, details of Non-Renewal to reference Homelessness Reduction Act 2017 and prevention.
	22	Appendix 1	Amendment – List of providers
26	Appendix 2	Amendment – Affordable housing stock profile figures	

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1. Introduction

The Localism Act 2011 places a duty on every local housing authority to publish a tenancy strategy that sets out the requirements and expectations of Registered Providers (RPs) that operate within their areas. The first version of this Strategy was adopted in December 2012. This version, when in its final form following consultation, will supersede the 2012 version.

This Strategy has been developed in collaboration with Registered Providers of affordable housing (RPs) that have housing stock in the Daventry District (a full list of RPs can be found in Appendix 1).

This Tenancy Strategy aims to set out broad principles for Registered Providers to have due regard to when formulating their own policies and practices so that the Council can work in collaboration in order to provide housing options and outcomes that suit its resident's needs.

The preparation of this Tenancy Strategy has had regard to:

- The Housing and Homelessness Strategies as contained within the Strategic Housing Plan 2014-2019
- Daventry District Council's Housing Allocations Scheme (last updated 2017)

At the time of developing this policy both of the above were under review.

2. Daventry District Demographics

Daventry District together with South Northamptonshire and Northampton Borough forms part of the area known as West Northamptonshire.

Daventry District is a mainly rural area, covering 257 square miles and comprises of 74 parishes which includes 78 villages and the town of Daventry.

Latest estimated figures from the Office of National Statistics (2016 mid-year estimates) give a District population of around 81,300 with around 26,492 of these living in Daventry, the only town.

The geographical spread of the District means that many outlying villages naturally gravitate towards towns just over the District border for goods and services.

Daventry town is planned to grow significantly over the next 20 years or so with an additional 7,500 new homes and a population of about 40,000.

Many of the towns just over the District border are also expected to grow. In recent years the growth of Northampton has seen it extend over its administrative boundaries into neighbouring parts of Daventry District as well as South Northamptonshire in order to meet its local housing needs. All this change represents a huge challenge that must be managed properly to ensure Daventry District is a place where people want to live, work and visit.

3. Daventry District Council Corporate Vision

The Council's vision is set out in the Council's Corporate Strategic Plan 2017-2020.

The Vision to 'Develop a Better District'.

This is a broad statement of intent, which reflects how the Council sees its contribution to national, regional and local priorities. This vision is therefore drawn from:

- Central Government requirements (for example, through set targets we have to achieve or shared priorities with Local Government).
- Locally, through the Community Strategy developed in conjunction with a wide range of local service providers/organisations and the local community.

In order to ensure that the Council remains focused on what is important, the Vision has been broken down into four objectives. Through these, the Council is able to define its contribution to quality of life issues that meet known local community needs.

Our Objectives:

1. Improve Our Business Economy, Learning and Skills
2. Protect and Enhance Our Environment
3. Promote Healthy, Safe and Strong Communities and Individuals
4. Be an Effective and Efficient Council

Our Priorities - what we need to achieve

Under each objective, the Council has identified the District's priorities. The priorities are more specific areas of work that contribute to achieving the vision from the wider work of the Council and the local services it provides. The Tenancy Strategy will help to deliver the *Healthy, Safe and Strong Communities and Individuals* objective which contains the following priorities:

- H1 Improved access to services
- H2 Encourage a safe and healthy lifestyle
- H3 People have the housing they need
- H4 Support the community and voluntary sector

The full Corporate Strategic Plan can be viewed on the DDC website at www.daventrydc.gov.uk

4. National Context

Government introduced a program of reforms which have significantly altered the way that social housing is provided and managed; this has therefore increased pressure on tenant sustainability.

The Localism Act 2011 introduced a fundamental reform for the social housing sector, the key areas of this include:

- Providing new freedoms and flexibilities for local government; including setting allocations policies to meet local need, and being able to place homelessness households into suitable private rented sector housing
- Giving Registered Providers freedoms to offer 'flexible' tenancies for a minimum term, and requiring them to adopt and publish a tenancy policy
- Allowing new rights and powers for communities and individuals
- Making the planning system more democratic and more effective
- Ensuring that decisions about housing are taken locally

The Act also requires Local authorities to have a Tenancy Strategy in place setting out matters which registered providers of social housing are to have regard to in formulating policies relating to

- The kinds of tenancies they grant
- The circumstances in which they will grant a tenancy of a particular kind
- Where they grant tenancies for a certain term, the lengths of the terms, and
- The circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy

The Welfare Reform Act 2012 introduced a set of reforms that affected the welfare system including the introduction of Universal Credit that brought together a range of benefit payments including housing costs into one monthly payment paid to the tenant. Other significant changes:

- Local Housing Allowance reductions
- Benefit reductions for working age tenants that are under occupying their home
- Restricting benefit payments to single room rates for those under the age of 35
- Introduction of the benefit cap

Further reforms were introduced through the Welfare Reform and Work Act 2016 which included:

- a 1% rent reduction for social housing each year for four years
- A further lowering of the benefit cap and freeze on main working age benefits

The Government has now published a consultation on the future of rent for affordable tenures. This proposes such rents would generally rise by 1% above inflation (as measured by the Consumer Prices Index, CPI) annually.

The Housing and Planning Act 2016 made changes to succession rights.

Taking all of this into account, this strategy's aim is to provide guidance on

- Housing affordability levels for the District
- Delivery of affordable housing
- Flexible tenure including review requirements
- Disposal of stock
- Needs of specific groups
- Mobility

5. Stock Profile

Daventry District Council does not own or manage any of its own housing; all Affordable Housing stock is therefore owned and managed by Registered Providers. A list of all Registered Providers with stock in the District can be found at Appendix 1.

There are 16 Registered Providers letting properties in the District that play a valuable role in providing affordable housing for those that are eligible and wish to be housed in the area. The Registered Provider with the most stock within Daventry District is Futures Housing at 61%, the majority of Futures Housing's stock was provided as part of a large scale voluntary transfer from Daventry District Council to a newly formed Registered Provider Daventry and District Housing (now Futures Housing).

As at May 2012 the figure for all housing within the District is 33,944.

Of this 5142 homes are rented social housing units. The rest are either owner occupied, shared ownership or privately rented.

A breakdown of the numbers of affordable units is given below in Table 1.

Table 1 – Number of affordable housing units for rent in Daventry District

	Bedsit & 1 bed	2 bed	3 bed	4 bed	5+ bed
Number of properties	956	2142	1865	176	3

A further breakdown on the type of property can be found in Appendix 2.

6. Housing Register Profile

Daventry District Council currently operates an open waiting list as required by the Homelessness Act 2002. This means that anyone can apply to any housing waiting list nationally providing they are eligible.

Waiting list figures for the past 5 years can be seen in table 2 below.

Table 2 – Housing Register numbers over the past 5 years

	2013-14	2014-15	2015-16	2016-17	2017-18
Number on Register	877	958	901	972	1034

Apart from some exclusions, the Localism Act 2011 allows local authorities to set their own policies on who can register onto their housing register and also how much priority they will be awarded.

A choice based lettings system has been operating since 2009 with applicants placed into bands A-D with A having a high reasonable preference (or priority) and D being applicants who have no reasonable preference as defined in Daventry District Councils Housing Allocation Scheme.

An Emergency Band, which is time limited for a period of six weeks, is used for extreme cases such as homelessness.

Where additional needs exist, the highest band would take precedence, and the other/s (maximum of 2) will be calculated as 'stars' against this banding.

Further details on Daventry District Council's Choice Based Lettings can be found within Daventry District Council's Housing Allocations Scheme available on the DDC website.

The majority of applicants are within Band B meaning they have a moderate need. Between April 2017 to March 2018, 249 households were housed. A breakdown of these figures can be seen in table 3 below.

Table 3 - Number Housed within each band during 2017/18

Band	Emergency	A	B	C	D
Number Housed	60	70	102	51	35
Percentage Housed (rounded)	19%	22%	32%	16%	11%

The majority of these allocations were made to households within Band B into two bedroom properties due to there being a lower number of applicants in Band A compared to Band B.

Table 4 - Number housed by property type2017/18

Sheltered or Independent Living Scheme (bungalows or flats)	60
1 bed general needs bungalow	1
2 bed general needs bungalow	7
Bedsit	1
1 bed flat	37
2 bed flat	34
3 bed flat	1
1 bed house	6
2 bed house	84
3 bed house	75
4 bed house	7

7. Definition of Affordable Housing

The National Planning Policy Framework July 2018 sets out the definition of Affordable Housing as follows: -

Affordable housing: *housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*

*a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

*b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*

*c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

*d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

8. Rents & Affordability

Valuation Office Agency statistics have been used to produce average rents for the period between April 2017 and March 2018 and are shown in Table 5. Zoopla advertised rents from January 2019 have been used to obtain recent average rents within the District as shown in Table 6. Both tables provide a snapshot in time and should be used as a guide only. It should also be noted that rents could be much higher in some of the villages within the District as opposed to Daventry town itself.

Table 5 – Summary of private average rents within the District by number of bedrooms between 1 April 2017 and 31 March 2018

	Room	Studio	1 bedroom	2 bedroom	3 bedroom	4 or more bedroom
Average monthly rent	507	435	533	662	822	1285
Average weekly rent	117	100	123	153	190	297

Table 6 – Average advertised rents within the District January 2019

	Studio	1 bed flat	2 bed flat	1 bed house	2 bed house	3 bed house	4 bed house	5 bed house	1 bed bungalow	2 bed bungalow
Average monthly rent	£485	£506	£610	£650	£758	£874	£1393	£1550	£795	£907
Average weekly rent	£112	£117	£141	£150	£175	£202	£321	£385	£183	£209

Rent Setting

Government introduced a number of reforms to social housing tenure that can offer flexibility to Registered Providers. The following provides some guidance.

Social Rents

The Welfare Reform and Work Act 2016 and regulation formed under it prescribes rules on rents that Registered Providers can charge up to 2020/2021. The Act superseded Rent Standard Guidance which ceases to have effect. Registered Providers are responsible for ensuring that they understand the requirements of this legislation. Should there be any doubt regarding applicability, Registered Providers should take their own independent legal advice.

Affordable Rents

Using the private rents shown in Table 5 a set of Affordable rent levels are shown below. These are 80% of Market Rents. The Council appreciates that there are different approaches to setting this type of rent. The values are therefore not definitive and should be used as a guide only.

Table 7 – Affordable Rents

	Room	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Average monthly Rent	406	348	426	498	658	1028
Average weekly rent	94	80	98	115	152	237

9. Delivery of Affordable Homes

Affordable Rent was introduced as a financing model for developing new social homes under the Affordable Homes Program 2011-2015 produced by the Homes and Communities Agency, now called Homes England, Further to this, the Shared Ownership and Affordable Homes Program 2016 to 2021: Guidance, now sets out how the supply of affordable housing will be increased and funded in England.

Within the guidance RP's are encouraged to take a proactive approach to managing their stock including disposal of stock where this will bring funds to invest in new homes.

All homes for rent built with subsidy from Homes England must follow the procedures and conditions as set out in their Capital Funding Guide (CFG).

Social rented housing has a rent level determined through the national rent regime. Affordable housing for rent is not subject to the regime, set at a level no more than 80% of local market rent.

Government introduced affordable rents in order to assist registered providers in raising funds to develop new housing.

Only those Registered Providers who have signed a contract with Homes England are eligible to use the Affordable Rent Product.

Strict consideration of affordability is required for setting Affordable Rents in order to ensure true affordability, as using 80% of market rent in rural and usually more expensive parts of the District could make these rents too expensive for households on low incomes. The table below shows the average rent for the District, that rent at 80%, the Local Housing Allowance, and the shortfall should the household be on low income and therefore in receipt of benefits.

Table 8 – Average market rent, affordable rent and Local Housing Allowance

	Mean rent	rent at 80% of median rent	Median LHA rate	Shortfall
room	507	406	269.19	136
studio	435	348	398.93	-
1 bed	533	426	398.93	27
2 bed	622	498	504.92	-
3 bed	822	658	580.75	77
4+ bed	1285	1028	792.83	235

Daventry District Council Position on Affordable Rents

Affordable rent should be no more than 80% of market rent and should not exceed the Local Housing Allowance for the area.

Daventry District Council will consider the use of Affordable Rents on a site-by-site basis. It will be dependent upon

- The ability of Affordable Rent to meet housing needs in specific areas
- Requirements for other tenure such as Social Rent in areas
- The developing or receiving Registered Provider of the units as not all providers are allowed to deliver Affordable Rents
- Any specific local circumstances which may require the delivery of a certain tenure mix
- Factors specific to individual developments such as viability

Daventry District Council Position on Affordable Rent Conversion

The council accepts the need for RPs to set targets for converting existing affordable housing stock to Affordable Rented housing, in order to generate funding.

Where RPs are considering conversions, the Council would urge that early discussions take place with the Local Authority, Registered Provider and Parish Council at the very least to ensure that they only take place in areas where they can be sustained and will not be detrimental to the area.

The Council would not wish to see any RP convert more than 50% of their stock to Affordable Rent, as there remains a considerable need for Social Rented housing within the District.

The Council would also wish to see any income generated from conversions reinvested within Daventry District

Daventry District Council Position on Disposal of stock

The demand for affordable housing far outweighs the supply. The Council would therefore; see the disposal of stock as an extremely rare situation but it accepts that it may happen for a number of reasons not least to generate further funding.

Registered Providers are asked to consult with the Council and appropriate Parish Council before disposing of any stock and should this position be agreed, the funding generated should be spent within Daventry District.

10. Flexible Tenure

The Localism Act 2011 introduced the use of Flexible Tenancies in order to use stock more efficiently by ensuring social housing stock is available for those who require it the most.

Flexible Tenancies are effectively assured shorthold tenancies, which are sometimes referred to as fixed term tenancies, whereby homes can be let for a minimum term of two years; however the minimum term is expected to be used only in extreme circumstances with the majority of tenancies being for five years or more.

Flexible Tenancies' can be used in conjunction with 'Starter Tenancies', which would extend the time the tenants can live in the property as an introductory period (usually twelve months). This period cannot however, be counted towards the time the Flexible Tenancy is granted for.

Under the Localism Act, if a tenancy was granted before April 2012 it was possible for spouses, partners and civil partners, those living together as a couple and other family members to succeed a tenancy on the death of a tenant. Post 2012, succession is only allowed for a spouse/civil partner or cohabitee unless the tenancy agreement specifically allows for someone else to succeed.

Succession of a tenancy can only happen once unless the tenancy agreement allows otherwise.

Daventry District Council Position on Flexible Tenure

Daventry District Council accepts that Registered Providers may want to take advantage of Flexible Tenures and would fully support this decision. The Council would however, like to see Providers working with it to ensure there is some degree of uniformity within the District in regards to length of tenancies and reasons for decisions.

When using flexible tenancies it is suggested that the following principles are adopted as a minimum

First Issue

1. A minimum tenancy of five years is granted for the majority of households
2. Where a tenancy of less than five years is proposed, providers will work with the tenant and Council at the earliest opportunity to ensure safeguards are in place to stop issues such as homelessness arising.
3. Providers will provide clear and comprehensive advice and information to incoming tenants on the type of tenancy they have been offered, reasons for the length of the tenancy and any reviews that may take place during the tenancy

Review and Re-issue

Details of how frequently a flexible tenancy is reviewed should be provided within the Registered Providers Tenancy Policy

The Council would expect that a flexible tenancy is renewed other than when tenant's circumstances significantly change. Daventry District Council does, however, acknowledge that it will not always be possible to re-issue a flexible tenancy. These include where

- The property is adapted and no-one within the household requires the adaptations
- The property is under-occupied by more than one bedroom
- The property is overcrowded
- The financial circumstances of the tenant have changed to such an extent that other housing options would be more appropriate
- Breaches of tenancy or tenancy fraud are identified during the flexible tenancy review process
- The tenant and/or their advocate do not engage in the flexible tenancy review process
- The tenant comes into legal ownership of another home or property
- The tenant's behaviour during the period of the tenancy has been unacceptable to the extent that they would not be accepted onto the Council's housing register – for example sustained and documented anti-social behaviour
- There is a strong need for the tenant to move to another location, for example to take up employment

This list is not exhaustive and there may be other circumstances where the renewal of a tenancy would not be appropriate.

Non-renewal

Where the Flexible Tenancy will not be reissued and a notice has been served, the council expects providers to inform and work with the local authority at the earliest opportunity to ensure safeguards are in place within the parameters set out in the Homelessness Reduction Act 2017, to prevent issues such as homelessness.

A full case review should be undertaken prior to the beginning and end of the tenancy.

All applicants should be provided with clear, concise advice and information including (as a minimum):

1. Providing housing advice to tenants ensuring they are aware of the different housing options available to them. This can be provided directly or in conjunction with the Council's Housing Options Team and can include (but is not limited to) making reasonable efforts to offer suitable alternative accommodation or extension of the tenancy until suitable alternative accommodation can be found
2. Organising a full case review with relevant Officers of the Housing Options Team if the RP is not transferring a tenant to another property within their own stock.

This will determine whether suitable properties are available, what the likely re-housing time is and other relevant factors.

3. Ensure the tenant is provided with clear accessible guidance of the organisations internal appeals process

The Council would also highlight the Registered Providers need to work actively with tenants well before their tenancy is due to come to an end.

11. Needs of Specific Groups

The use of Flexible Tenancies may have more of an impact on some groups of people than others. Daventry District Council feels special consideration should be given to the following groups of people, and the reasons given to be taken into account when determining the type and length of tenancy to be issued.

Families with children of school age or younger

There are a number of reasons why children of school age should be housed until the statutory age for leaving school including

- Security and stability during a child's educational career is critical.
- Family and Friend networks provide support and care for their children.

Daventry District Council's Position on families with children of school age or younger

A tenancy should be issued until the youngest child within the household reaches the statutory age for leaving school.

Households with a disabled person or a person with special needs

Adaptations are costly and the view of the local authority is that should a household no longer require an adapted property they should be supported into moving to general needs accommodation to ensure the best use of the property is made.

Where an applicant has a condition, which will affect them for life, and they are in a property suited to their needs, a lifetime tenancy may be appropriate.

Flexible Tenancies could be used if there is a chance the person could recover from their injuries or condition and move into a non- adapted home.

Likewise, if the home is adapted for a dependent whose disability may change or who moves out, Flexible Tenancies could be considered.

Daventry District Council Position on households with a disabled member or member with special needs

A minimum five-year flexible tenancy to be used where this will enable the best use of adapted stock

Assured Tenancy where the condition will last the person's lifetime.

Older People

In deciding on the use of flexible tenancies for this household group, or for accommodation that is specific to older people e.g. sheltered, we would like providers to consider health and wellbeing, the role of friends and relatives in enabling independence and the possibility that insecurity of tenure may be detrimental to the person's health.

Daventry District Council Position on people aged 60 and over

A minimum of 5 year flexible tenancy for older people living in general needs accommodation

Lifetime tenancies for older people living in accommodation specifically designated for them e.g. sheltered housing, extra care, bungalows

12. Mobility in Social Housing (Moving House)

The Localism Act promotes mobility in social housing which essentially means making it easier for tenants to move home should their circumstances change i.e. they need to move to be closer to work. The Act includes extending existing powers of the Secretary of state and the regulator to give directions to include methods of assisting tenants to exchange tenancies via such methods as the National Homeswap Scheme.

Other methods that could be used to move within the social housing sector include:

- Daventry District Council Housing Register
- Management moves within the Providers own stock

13. Review and Monitoring

This strategy is intended to provide guidance for the period 2019-2024 during which time it may be updated and reviewed should it deem to be necessary.

If any amendments are made, these will be communicated via the publication of a revised document listing changes that have been made.

14. Equality

It is essential that a Tenancy Strategy can ensure a wide range of applicant's needs are met - including those within the equality strands or protected characteristics. These are set out in the Equality Act 2010 and are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

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Appendix 1

Registered Providers

Tenancy policies produced by Registered Providers can be found on their websites. The following is a full list of Registered Providers in the District with affordable housing stock as at January 2019.

Bedfordshire Pilgrim Housing Association

Pilgrims House
Horne Lane
Bedford
MK40 1NY
Tel: 0300 100 0272
Website: www.bpha.org.uk

Bromford Housing Group

Friars Gate
1st Floor
1011 Stratford Road
Solihull
B90 4BN
Tel: 0330 1234034
Website: www.bromfordgroup.co.uk

Derwent Living

Derwent Living,
No. 1 Centro Place,
Pride Park,
Derby,
DE24 8RF
Tel: 01332 346477
Website: derwentliving.com

emh homes

44 Conduit Street
Leicester
LE2 0JN
Tel: 01530 276000
Website: www.emhhomes.org.uk

Futures Housing Group

Asher House
Asher Lane Business Park
Tel: 0300 4562531
Website: www.futureshg.org.uk

Grand Union Housing Group

Derwent House
Cranfield Technology Park
University Way
Cranfield
MK43 0AZ
Tel: 0300 1235544
Website: www.guhg.co.uk

Northamptonshire Rural Housing Association

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP
Tel: 0300 1234009
Website: www.northamptonshirerha.org.uk

Notting Hill Genesis

Atelier House
64 Pratt Street
Camden
NW1 0DL
Tel: 0333 0003000
Website: www.nhggroup.org.uk

Optivo

Colwell House
376 Clapham Road
London
SW9 9AR
Tel: 0800 1216060
Website: www.optivo.org.uk

Orbit Group

Garden Court
Harry Weston Road
Binley Business Park
Coventry
CV3 2SU
Tel: 0800 6781221
Website: www.orbit.org.uk

PA Housing

3 Bede Island Road
Leicester
LE2 7EA
Tel: 0116 2576716
Website: asra.pahousing.co.uk

Places for People Living +

PO Box 2070
Preston
PR5 9BY
Tel: 01772 666134
Website:
www.livingplus.placesforpeople.co.uk

Sanctuary Housing Association

164 Birmingham Road
West Bromwich
B70 6QG
Tel: 0800 1313348
Website: www.sanctuary-group.co.uk

Spire Homes

1 Crown Court
Crown Way
Rushden
NN10 6BS
Tel: 0300 1236611
Website: www.spirehomes.org.uk

Appendix 2

Affordable Housing Stock Profile

As at January 2019

Independent Living or sheltered Schemes

Property Type	Independent Living /sheltered Scheme flats
Number of Properties	252

Bungalow (all bungalows including adapted or those that form part of a scheme)

Property Type	1 Bed Bungalow	2 Bed Bungalow	3 Bed Bungalow
Number of Properties	184	706	6

General Need Flats

Property Type	Bedsits	1 Bed Flat	2 Bed Flat	3 Bed Flat
Number of Properties	30	446	323	20

General Needs Houses

Property Type	1 Bed House	2 Bed House	3 Bed House	4 Bed House	5+ Bed House
Number of Properties	37	1104	1838	176	3

Unknown Property types

Unknown Property or bedroom Type
17

Please note that the above figures were correct at the time this strategy was written but are subject to change.

This data will be refreshed each time the strategy is reviewed.