Four Way Choice and Housing Options across Sub Regional Schemes

Restormel Borough Council

What does this mean?

- Define Choice
- Engaging with Housing Options
- Widening Horizons
- Removing barriers

Reality of Choice

- Social rented
- Low cost affordable homes
- Shared Ownership
- Private rented: nominations from Section 106, Empty Homes Grants

Housing Options

- Prevention Agenda
- Better use of existing stock
- Financial Incentives
- Choice for Homeless households

Widening Horizons

- Care and Repair
- Mutual Exchanges
- Engaging with Zone Agents
- Housing advice enabling access to owner occupation
- Assisted Lists

STOP

Reminder of what CBL aimed to deliver

- To ensure scheme is open, fair and accountable
- To make more efficient use of the stock
- To create sustainable communities
- To give tenants a sense of ownership
- To tackle low demand
- To widen the housing market outside traditional boundaries

How success would be judged

- Increased understanding and satisfaction with allocation scheme
- Reduction of void turnaround times
- Reduce refusals on hard to lets
- Reduce number of new tenants seeking to move
- Create a feeling of “ownership” for new tenants

Has Homefinder achieved positive outcomes?

- It has been running for 5 years
- Voids are down
- New tenants are happier in their new homes
- 15% of applicants use the web-site
- 30% of applicants choose properties outside of their preferred area
- The majority of our lettings still go to the Homeless and the % can be varied to suit demand
- 85% of applicants felt it was better than 'points'

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The Future

- Meeting challenge
- Managing customer expectations and aspirations
- Balancing meeting local housing need without ring-fencing supply

- Claire Fowler
- Strategic Housing Services Manager
- Restormel Borough Council
- Tele: 01726 223403
- E-mail: claire.fowler@ restormel.gov.uk