

# Newsletter

**2021-22**

## Your application

There were 1911 applicants on the Housing Register at the end of March 2021. Being on the housing register does not always mean that you will get an offer of accommodation. Most people will never be offered a property from the housing register, so it is important that you explore other housing options if you really need to move. There is an extreme shortage of social housing in Slough and in particular larger homes with very few vacancies becoming available. The tables below give you details of how many people are waiting, the vacancies available and the average waiting times.

Unless you are an older person, over 50, needing one bedroom accommodation you may not receive an offer of accommodation from Band C.

This is due to the large number of applicants who are in a higher band with an additional preference. Applicants over 60 may have a shorter wait due to the availability of property reserved for this age group.

Full details of how you qualify and which band you are placed in are given in the allocations policy and short guide to the scheme which can be found on the council website or by request.

Please remember that your position on the register can go up or down according to changes in circumstance. You must also let us know if you have any change in your circumstances that may affect your application with us. This could be if you move, buy a property, have a change in family size or income/savings or a member of your household becomes a non dependant. Your application will be reassessed following any change. If you no longer qualify under the scheme you will be notified in writing. Please remember that being on the housing register does not always mean that you will be made an offer of accommodation.

## Renewing your application

Housing renewal forms are being sent out annually to everyone on the housing register. They will be sent on the anniversary of the application date. You must return this request if you want to stay on the housing register. If you do not respond your application will be cancelled. If you re apply at a later date then you may have to start again with a fresh application.

It is important that you keep us informed of any change in circumstance including contact details.

## Extra Care Schemes

Extra Care housing is for older residents over the age of 55 with some care and support needs. There are two schemes in Slough (The Pines and Northampton Place). Living in Extra Care housing enables residents to live in self-contained accommodation and continue to maintain their independence, dignity and personal choice. There are lifts to all the floors and both the schemes are wheelchair accessible. To be considered you must be on the housing register for a rented property and the shared ownership waiting list for a shared ownership property.

## Shared Ownership

Shared ownership (part-buy/part-rent) schemes are for people who would like to get onto the property ladder but are unable to buy on the open market. You will need to be in full time employment and have some savings for a deposit and legal fees. Full details of this scheme and how to apply are on the council website. There are no new shared ownership schemes in Slough at the current time but you will be able to find details on the council's website when they are available. All shared ownership properties are with Housing Associations.

## Money to Move

If you are a Slough Borough Council tenant and want to downsize by one bedroom or more you may be eligible for our Tenants Incentive (money to move) scheme. The incentive scheme pays £2,000 per bedroom released minus any rent arrears or recharges.

If you are an older person we have a range of one bedroom flats and bungalows with some schemes offering a safe setting, where communal facilities make it easy to meet with friends and make some new ones. They could offer the perfect solution for people who value their own independence but would like to have a more settled and secure place to live.

\* Housing Association tenants can still join the housing register to downsize but we cannot offer the incentive scheme.

## Housing advice

Due to the extremely limited availability of social housing and very long waiting times, you may wish to get some advice on how to help yourself. For example in finding a property in the private rented sector, what to do when your landlord gives you notice to leave your current home or you just need some housing advice about moving on from where you currently live.

If you need a rental deposit and are already in receipt of housing benefits, then you can get more information on help with Discretionary Housing Payments (DHP) at [www.slough.gov.uk](http://www.slough.gov.uk)

If you feel you are under the threat of becoming homeless, are homeless or are struggling to secure alternative accommodation, you can register yourself via the Housing Jigsaw Customer Portal, which can be found [here](#).

Alternatively, you can contact the council direct by telephoning Customer Services on 01753 475111.

## Housing Demand 2020-2021

(numbers on the register)

Property	Band A	Band B	Band C
Older persons	9	52	26
1 Bedroom/studio	12	318	240
2 Bedroom	5	443	187
3 Bedroom	7	337	83
4 Bedroom	6	134	12
5+ Bedroom	1	32	7
<b>Total</b>	<b>40</b>	<b>1316</b>	<b>555</b>

## Social housing vacancies

2020-2021 (lettings done)

Property	Band A	Band B	Band C
Older persons	9	62	9
1 Bedroom/studio	35	64	0
2 Bedroom	41	28	0
3 Bedroom	20	28	0
4 Bedroom	0	3	0
5+ Bedroom	0	1	0
<b>Total</b>	<b>105</b>	<b>186</b>	<b>9</b>

## Average waiting time 2020-2021

(by band in weeks)

Property	Band A	Band B	Band C
Older persons 1 Bed	27	48	68
1 Bedroom/studio	70	187	No lets
2 Bedroom	114	279	No lets
3 Bedroom	198	298	No lets
4 Bedroom	No lets	395	No lets
5+ Bedroom	No lets	536	No lets

## Homefinder UK

Homefinder UK is a national housing mobility scheme which brings social housing applicants, properties and landlords together, all in one portal.

This scheme helps homeless households, applicants living in temporary accommodation, private sector tenants threatened with homelessness, victims of domestic abuse and gang violence, overcrowded households and social tenants, who want or need to move, to find a home that better matches their household size and personal and financial circumstances. In order to be eligible for the scheme, you must be willing to move at least a 100 miles radius outside London.

Homefinder UK is not run by the council. To find out more about the scheme and to register, please go to our [website](#).

## Mutual Exchange

If you are a Slough Borough Council tenant and want to move home you can try and find your perfect swap by registering [here](#).

If you are a Housing Association tenant then you should contact your landlord for details of how they can help you to move.

## How to contact us



All enquiries relating to the Housing Register should be made to Customer Services on **01753 475111**



Visit our website  
**[www.slough.gov.uk](http://www.slough.gov.uk)**



Write to us at  
**Customer & Community  
Allocations  
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