

Westbury Understanding your area

Total population : 18,070

Children 0 – 15 3,820 21.1%
Working Age 10,410 57.6%
Retirement over 65 3,850 21.3%

Median House price in Westbury £159,950

Nicole Smith



Basic Stock Profile of Westbury



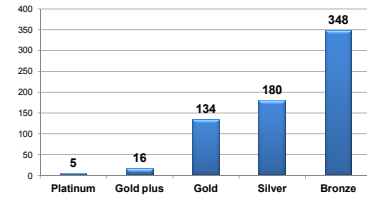
- 69.7% Owner Occupied
- 13.2% Social Housing
- 15.8% Private
- 1.3% Other

Proposed homes to be built 2006 – 2026 (Core Strategy) 1,390
Delivered 13 new affordable homes during 2010 to 2012

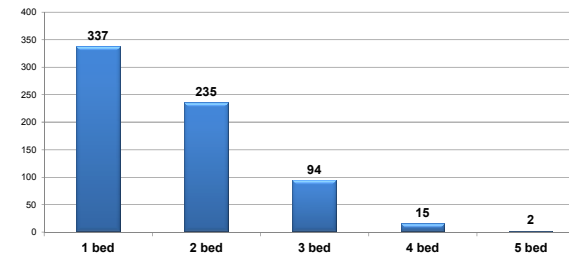
Housing Register Breakdown

Total on the Housing Register 17,088

683 Households with a 1st preference for Westbury



Housing Register Households by Bedsize



Housing Register Breakdown Westbury

Of the 683 households:-

- 31 Have a high welfare or high medical need
- 62 Have a medium welfare or medium medical need
- 0 are disabled
- 20 Have stated they have no fixed address
- 4 Those in the armed forces
- 11 Have a confirmed need for adaptations



Social Housing Lettings in Westbury



Total lettings across Wiltshire since April 2012 611 households
Lettings in Westbury 37 with 33 Households with a local connection
Breakdown on reason for local connection

- 12 Households had family connections in Westbury
- 9 Employed in the Westbury area
- 12 Lives or previously lived in the Westbury area

Platinum	Gold +	Gold	Silver	Bronze
5	15	12	4	1



Under Occupation 125 Households in Westbury



Landlord	Total number of households affected	Numbers of households losing £10-£20 pw	Numbers of households losing £20+ pw
Aster	3	3	0
Greensquare	1	1	0
Guinness	13	12	1
Raglan	9	7	2
Sanctuary	2	2	0
Selwood	76	64	11
Sovereign	20	14	6
Wiltshire Rural Housing Association	1	1	0
TOTAL	125	104	20



Under Occupation



Currently living in a	Needs a...			Total
	1 bed	2 bed	3 bed	
2 bed	48			48
3 bed	16	52		68
4 bed	0	2	5	7
5 bed	1	0	0	1
6 bed	0	0	1	1
Total	65	54	6	125

Slides from Selwood



Questions

1. How should Wiltshire Council consider Local Connection?

- o 1. Maintain a open housing register for all
- o 2. A Local Connection to Wiltshire is required to join
- o 3. Priority to those with a local connection to an area



Review of Allocations

The Localism Act 2011 introduces amendments to Part 6 of the Housing Act.



It provides new freedoms to set the rules determining which categories of applicants qualify for social housing

- Local connection
- Exclusions or reduced preference
- Under-occupation / Foster carers
- Households in work or seeking work / training
- Identified housing need

2. What is a Local Connection to an area?

- o 1. Employed in the area
- o 2. Lives or previously lived in the area
- o 3. Family currently reside in the area

3. Should additional priorities be given to the following?

- 0 1. Under Occupation
- 0 2. Employment
- 0 3. Training
- 0 4. Those who volunteer in the community

4. Should we include any exclusions within the policy?

- 0 1. Those with no identified housing need
- 0 2. Those evicted or caused severe Anti Social Behaviour
- 0 3. Those with significant rent arrears