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## Salisbury Understanding your area

**Total population : 41,270**

Children 0 – 15	7,830	19%
Working Age	24,230	58.7%
Retirement over 65	9,220	22.3%

**Median House price in Salisbury £210,000**

Helen Taylor and Derek Streek

**Basic Stock Profile of Salisbury**

- 51.1% Owner Occupied
- 27.1% Social Housing
- 19.0% Private
- 2.7% Other

**Do we want to mention extra care?**

Proposed homes to be built 2006 – 2026 (Core Strategy) **6,280**  
 Delivered **270** new affordable homes during 2010 to 2012

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## Current Sites and Potential Land Opportunities

- St Pauls Almshouses, Fisherton Street – 12 flats
- Old Sarum – 49 affordable homes – 158 already delivered
- Highbury Avenue school site – target of 40% affordable housing
- Fugglestone Red – target of 40% affordable housing
- Mallings & central car park – target of 40% affordable housing
- Old Sarum MOD site – 15 affordable homes
- Bedwin St – target 25% affordable housing
- Longhedge, Old Sarum – target of 40% affordable housing
- Hampton Park, Laverstock – target of 40% affordable housing

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**Homes 104 Wiltshire** **Housing Register Breakdown** **Homes 104 Wiltshire**

Total on the Housing Register **17,088**  
**2,402** Households with a 1<sup>st</sup> preference for Salisbury

Band	Households
Platinum	51
Gold plus	51
Gold	545
Silver	787
Bronze	965

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**Homes 104 Wiltshire** **Minimum bedroom required by households** **Homes 104 Wiltshire**

Bedrooms	Households
1 bed	1419
2 bed	894
3 bed	253
4 bed	22
5 bed	12
6 bed	2

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**Homes 104 Wiltshire** **Households by Age Group** **Homes 104 Wiltshire**

Age Group	Households
Under 25	540
25 - 65	1655
65 plus	207

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### Housing Register Breakdown Salisbury

Of the 2,402 households:-

- 79 Have a high welfare or high medical need
- 218 Have a medium welfare or medium medical need
- 0 Is disabled
- 117 Have stated they have no fixed address
- 41 Those in the armed forces
- 46 Have a confirmed need for adaptations

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### Social Housing Lettings in Salisbury

Total lettings across Wiltshire since April 2012 **611 households**  
**87** Lettings in Salisbury of which **80** had a local connection

**Breakdown on reason for local connection**

- 23 Close family in Salisbury
- 30 Households already lived in Salisbury
- 27 Employed in Salisbury

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### Lettings in Salisbury Breakdown by band

Platinum	Gold +	Gold	Silver	Bronze
31	23	27	6	0

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### Under Occupation 322 Households in Salisbury

Landlord	Total number of households affected	Numbers of households losing £10-£20 pw	Numbers of households losing £20+ pw	Average financial loss per affected household per week
A2 Dominion	5	3	0	£14.06
Aster	11	10	1	£15.79
Radian	23	20	3	£16.83
Raglan	33	29	4	£16.83
Sanctuary	41	34	7	£17.16
Sovereign	4	2	2	£22.45
Synergy Housing	8	6	1	£16.13
Western Challenge	2	2	0	£11.21
Wiltshire Council	195	162	33	£14.36
<b>TOTAL</b>	<b>322</b>	<b>266</b>	<b>52</b>	<b>£15.31</b>

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### Under Occupation

Currently living in a	Needs a...			Total
	1 bed	2 bed	3 bed	
2 bed	131			131
3 bed	49	124		173
4 bed	0	6	12	18
<b>Total</b>	<b>180</b>	<b>130</b>	<b>12</b>	<b>322</b>

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### Housing Management – Underoccupation Welfare Reform

Actions being taken: General


- Articles in Housing Matters magazine which is distributed to every Wiltshire Council tenant
- Wiltshire Money having a short film produced which will be made available on the council's website/facebook page etc - <http://www.youtube.com/watch?v=nsSgigggDtY&feature=share>
- The benefit service will be writing to all customers believed to be affected by the new under occupancy rules throughout September 2012

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### Housing Management – Underoccupation Welfare Reform

Actions being taken: Specific

- Restructure of Housing Department to include Financial Inclusion Officer, extra Mental Health Housing Support Officer, Social Worker and dedicated Income Recovery Team.
- Housing Management to contact all tenants affected by underoccupation (this is thought to be around 463 households in total 8.6% of tenants) and offer an appointment with their housing officer to discuss ways of tackling.




### Housing Management – Underoccupation Welfare Reform - Advice


Staying and making up the shortfall in rent

- Cover the shortfall from personal income
- Offer/refer for budgeting and debt advice and discuss opening a bank account/Credit Union
- Try to increase hours of work
- Take in a lodger
- Apply for Discretionary Housing Payment

Assistance in moving

- Mutual Exchange – Homeswapper.co.uk and possible separate exchange list between RSL landlords
- Homes4Wiltshire – Bandings to be revised so underoccupiers in higher band
- Private Sector – Claim local housing allowance to cover rent







### 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





### Questions

**1. How should Wiltshire Council consider Local Connection?**

Maintain a open housing register for all Yes / No

A Local Connection to Wiltshire is required to join Yes / No


Priority to those with a local connection to an area Yes / No


**2. What is a local Connection to an area?**

Employed in the area Yes/ No

Lives or previously lived in the area Yes / No

Family currently reside in the area Yes / No





### Questions

**3. Should additional priorities be given to the following?**

Under Occupation Yes / No

Employment Yes / No

Training Yes / No

Those who volunteer in the community Yes / No

**4. Should we include any exclusions within the policy?**

Those with no identified housing need Yes / No

Those evicted or caused severe Anti Social Behaviour Yes / No

Those with significant rent arrears Yes / No

