

“Teachers’ Housing Association is a charitable housing association”

A GUIDE TO SHELTERED HOUSING

WHAT IS SHELTERED ACCOMMODATION?

Sheltered housing schemes are groups of flats for active, independent elderly people. The schemes have a Scheme Manager and each flat is connected to a central alarm monitoring system which responds to any calls when the Scheme Manager is not available and enables direct communication with the Scheme Manager.

ACCOMMODATION AND FACILITIES AVAILABLE

All properties are centrally heated and some schemes have double glazing.

We recommend that you visit the scheme you are most interested in to view the facilities. Normally these include communal garden, communal lounge/dining room, guest room and laundry facilities. Some schemes have a lift to upper floors and it is therefore important that you state on your application form if you experience difficulty with climbing stairs.

A midday meal, which is served in the communal dining room, is available at some of our schemes.

WHO CAN APPLY FOR SHELTERED ACCOMMODATION?

Generally if you are over 60 years of age, in housing need and able to maintain an independent lifestyle then you are eligible for a tenancy.

An allocation policy is available from Head Office.

THA has adopted an Equality and Diversity Strategy. At all stages in the application and allocation process we will ensure, by regular monitoring procedures, that we comply with the principles of this strategy to ensure all applicants receive equal treatments regardless of their ethnic origin, sex, religion or marital status. To help us to this we ask all applicants to complete an Ethnic Monitoring form.

WHERE ARE OUR SHELTERED ACCOMMODATION SCHEMES?

The Association provides sheltered accommodation at the following locations:

The Anchorage	Christchurch
The Dene*	Rottingdean, Near Brighton

Dunham Gardens	Hull
New Park Gardens	Trentham, Stoke-on-Trent
Peter Kennedy Court	Croydon
Queen Mother Court	Birmingham
Romaleyn Gardens	Paignton

(* The Dene provides full meals which are compulsory for tenants at this scheme)

How do I apply for housing with Teachers' Housing Association?

An application form is available at any of our schemes, from Head Office or can be downloaded from our website – www.teachershousing.org.uk.

The form should be completed and returned to Head Office. You will then be advised in writing within ten working days whether or not you are eligible to go on the waiting list.

We do not have enough properties to be able to help all applicants who apply to THA.

If you are eligible:

- Your priority will be assessed using the Association's Points System detailed below and you will be placed on the waiting list for the scheme you have requested and the size of property you need. You will be advised of this in writing.
- When a suitable property becomes available, a representative of THA will visit you at home to discuss your housing circumstances in greater detail and assess whether the vacant property is suitable for your needs.

If you are not eligible:

You will be advised of this in writing within ten working days and the reason for your ineligibility explained. You have the right to appeal against this decision. THA's Complaints Policy is included with this leaflet.

RENTS

It is the Association's intention that rents are set which are affordable to those on low income but which as far as possible cover the costs incurred in providing that accommodation.

Since January 1989 all new tenancies, with specific exceptions, are let as assured tenancies and incorporate the Tenants Charter.

A service charge is also payable to cover the cost of providing services at each scheme such as Scheme Manager, services, lighting etc. These charges are reviewed annually.

A general information leaflet on these schemes is available together with a more detailed guide to each scheme.

POINTS SCHEME FOR SHELTERED ACCOMMODATION

A. HOMELESSNESS

Any applicant who has been accepted as statutorily homeless by the Local Authority has priority over all other cases.

- | | | | |
|----|----|---|-----------|
| 1. | a) | Statutorily homeless | 45 points |
| 2. | a) | Non-statutorily homeless | 10 points |
| | b) | Living in institutional care but able to live independently | 10 points |
| | c) | Loss of current accommodation within twelve weeks | 10 points |
| | d) | Loss of current accommodation within twelve months | 5 points |

B. EXTREME SOCIAL STRESS

Applicants subject to housing conditions which are causing them extreme social stress (eg as a result of harassment, racial harassment, domestic violence) have priority over all other cases except statutorily homeless.

- | | | |
|----|--|---------------|
| a) | Victim of harassment | 10 points |
| b) | Victim of domestic violence | 10 points |
| c) | Under threat of personal injury from domestic violence | 5 - 10 points |

C. REALISTIC OTHER OPTIONS

An application may not be considered where an applicant has realistic alternative options of meeting their housing need by:

- ◆ Selling their own home and utilising the capital to purchase sheltered housing within close proximity or a local convenient situation.
 - ◆ Obtaining a mortgage to purchase a property - including shared ownership.
 - ◆ Has sufficient income to secure rented accommodation privately.
- | | | |
|----|---|-------------|
| a) | In receipt of income support | 10 points |
| b) | In receipt of state pension only | 10 points |
| c) | Capital available to purchase sheltered housing | - 20 points |

- d) Able to secure a mortgage - 20 points
- e) Sufficient income to secure private rented accommodation - 20 points

D. PRESENT HOUSING CONDITIONS

1. Lacking Amenities

- a) No separate bedroom 2 points
- b) Bedroom shared with person of opposite sex (not spouse/partner) 2 points
- c) Lack of kitchen facility (cooker, sink & drainer, food storage) 1 point for each
- d) No bathroom 3 points
- e) No inside toilet 3 points
- f) No piped water supply 3 points
- g) No hot water supply 3 points

2. Sharing Amenities

- a) Accommodation shared with another related household 2 points
- b) Amenities shared with another household (not related) eg hostel 4 points

3. Inadequate Features

- a) Living on 2nd floor with no lift 2 points
- b) Living on 3rd floor or above with no lift 3 points
- c) Living above 2nd floor with lift 1 point
- d) Steps within house 3 points
- e) Flight of over 5 external steps to entrance door 2 points
- f) Inadequate or costly heating 2 points
- g) Accommodation too large to manage and/or maintain 1 point
- h) Unmanageable garden 1 point

4. Under Occupation of Public Sector Housing

Family sized accommodation 3 points

5. Property Condition

a) In need of substantial repair and prejudicial to health 3 points

b) In poor general state of maintenance 2 points

c) Damp condition 2 points

6. Size of current property

a) Insufficient bedspaces to accommodate permanent members of household in bedrooms 3 points

b) Statutorily over-crowded 6 points

c) Too large for household 1 point

E. EXISTING LOCATION

1. Remote from/difficult access to shops and Post Office 2 points

2. Remote from/difficult access to public transport 2 points

3. Isolated from other houses 2 points

4. Remote from relations (under 20 miles) 1 point

5. Remote from relations (over 20 miles) 3 points

6. Poor surrounding physical or social conditions 2 points

7. Security cameras 1 point

F. MEDICAL NEED

1. Requiring accommodation on one level 2 points

2. Requiring Resident Manager support/ Emergency Call facilities 3 points

3. Urgent medical grounds - with supporting documentation 10 points
4. Less than urgent medical grounds 1 -5 points

G. SOCIAL NEED

1. Single elderly living alone 1 point
2. Loneliness/lack of neighbourly company 2 points
3. Needing to live in home area 1 point
4. Other social need 1 point

H. EXCEPTIONAL CIRCUMSTANCES

For factors not accounted for elsewhere 1-10 points