

Baytree Close, Corsley Heath

Five affordable rented bungalows for the over 50s,
available Summer 2018





Proposed front elevation – detached house type No 7



Proposed front elevation – semi detached house type Nos 5, 6, 8 and 9

Bungalow programme introduction

Wiltshire Council's bungalow development programme aims to develop affordable rented single-storey accommodation, for existing older tenants who are currently under-occupying social housing in rural locations, with a view to releasing larger homes for families on the housing register.

A new bungalow will enable the older resident to remain in their local community, have an adaptable home that is energy efficient and cost effective to run, and have suitable accommodation that meets the resident's needs as they become older.

The bungalows

Well designed, built to a high standard, energy efficient and capable of adaption, each of the bungalows will include:

- Two allocated car parking spaces
- Accessible routes and thresholds
- Front and rear external lighting
- Porch over front entrance
- Accessible living space and bathroom
- Accessible level access shower with walls capable of firm fixing support rails
- Ceilings capable for the support of ceiling hoist
- Enclosed rear garden
- Two bedrooms
- Carpets and vinyl flooring
- Curtains and blinds
- Fitted kitchen, inclusive of oven and hob
- Rear outside tap
- External letter box

Bungalow layout and schedule of accommodation

The drawings below detail the two bed detached and two bed semi detached layouts, each are inclusive of a kitchen/dining space, lounge, bathroom and hallway storage cupboard.



One x two bed 64sqm detached affordable rented bungalow



Four x two bed 64sqm semi-detached affordable rented bungalows

Development layout

The bungalows have rear gardens, where residents can add their own personal touch. There will be two allocated parking spaces to the front of each of the bungalows, along with three onsite visitors' parking spaces.



Costs

Each of the five bungalows will be offered on an affordable rented housing tenure.

Affordable rent

The rent charge is an affordable rent, which means that it can be no more than 80% of the market rent value. Therefore the rent level estimated for the bungalows is **approximately £126 per week.**

Additional consideration and affordability assessment

In addition to the affordable rent you will have your utility bills, contents insurance and other costs to consider when running the bungalow, these are not eligible for housing benefit.

Prior to an allocation to an applicant, the council will carry out an affordability assessment. Where the affordability assessment indicates that the tenant is unable to afford to pay the rent, they will not be offered the property.

From April 2018 any tenant under state pension age in receipt of Housing Benefit/Universal Credit assistance with housing costs, may not receive sufficient benefits to cover their housing costs. This will be tested through the affordability assessment.

Advertising and allocating the bungalows

The bungalows will be advertised as two bedroom properties and one bedroom properties simultaneously, the adverts will specify that priority will be given to the following:

- **Those aged 50 and over.**
- **Those who are current social housing tenants under-occupying their current accommodation, and in hardship.**
- **Other families who have an identified need for ground floor accommodation.**

Following bidding, the applicants will be prioritised by means of the following criteria:

1. Connection to the Parish and aged 55 and over.
2. Connection to the Parish and aged 50 to 54.
3. Connection to the Parish and in need of ground floor accommodation.
4. Connection to adjacent Parishes and aged 55 and over.
5. Connection to adjacent Parishes and aged 50 to 54.
6. Connection to adjacent Parishes and in need of ground floor accommodation.
7. Connection to Wiltshire Council's area and aged 55 and over.
8. Connection to Wiltshire Council's area and aged 50 to 54.
9. Connection to Wiltshire Council's area and in need of ground floor accommodation.
10. Band status, inclusive of under occupation of current accommodation.
11. Effective date, i.e. the date the applicant was placed within the respective band.
12. Affordability Assessment.

It is important to note that some applicants may be subject to the exclusion criteria and thus are able to apply countywide.

How to apply and further information

If you are interested in moving into one of the bungalows, **you must register immediately** on www.homes4wiltshire.co.uk, or call **0300 456 0104** for registering assistance.

Should you not have access to the internet, relatives and friends are able to assist you with registering online, you do not need to complete the application yourself.

The Homes4Wiltshire housing website will begin advertising the bungalows in a staggered fashion over two separate weeks during Mid May, and late May 2018. **You will only be able to apply for the bungalows if you are registered, and therefore please register now.**

For further information, please do not hesitate to contact Andrew Mead – Commissioning Officer for the development on **01225 716672, 07810 274431** or AndrewM.Mead@Wiltshire.gov.uk

Practical assistance for existing Wiltshire Council tenants:

We appreciate that the prospect of moving home can be daunting. Wiltshire Council's Housing Management team will endeavour to help and assist existing Wiltshire Council tenants wishing to transfer to a new bungalow.

The council's neighbourhood officers will be able to offer practical advice and assistance throughout the moving process, and will be able to assist with the formalities of moving home, such as postal redirection, meter readings and advising third parties and utility providers of change of address.