

Berneslai Homes - Freedom of Information: Lettings

<u>Date of request</u>	<u>Request</u>	<u>Response</u>
374	10/06/2022	<p>On average how long are people waiting on the housing list before they get offered a property?</p> <p>An average is difficult to determine as with around 8,000 people on the register with varying circumstances it greatly depends on priority, areas where applicants wish to live, property type, and demand from other people on the register.</p> <p>On our website we have reports that show lets made in the last 3 months, showing level of priority and banding of the successful applicants, and also a report of the number and types of properties we have.</p> <p>https://www.berneslaihomes.co.uk/housing-demand-tool/</p>
		<p>How do you encourage people to downsize properties and free up the properties for people that need them?</p> <p>Applicants can join the housing register and may be offered more priority in relation to the number of bedrooms they are giving up when downsizing to another property.</p>
		<p>Are you building any more 2/3 bedroom properties in Barnsley?</p> <p>BMBC currently have 3 new build schemes on site, including:</p> <ul style="list-style-type: none"> ·Laithes Lane, Athersley South – 7 bungalows – 1 x 3 bed and 6 x 2 bed ·Billingley View – 16 houses – 6 x 3 bed and 10 x 2 bed ·St Michaels, Monk Bretton – 16 council properties including 2 bedroom houses, bungalows and apartments
376	17/06/2022	<p>Currently how many properties does Berneslai Homes have that are under occupied? For example how many single people are in a 2 or 3 bedroom, or how many with 1 child are in a 3 bedroom.</p> <p>Currently how many properties does Berneslai Homes have that are under occupied? For example how many single people are in a 2 or 3 bedroom, or how many with 1 child are in a 3 bedroom.</p> <p>Presently, Barnsley's Lettings Policy (currently under review) does allow for under occupation, so a single person or couple would be eligible for a 1 or 2 bed property and a single person or couple with one child would be eligible for a 2 or 3 bedroom property.</p> <p>There is no requirement for tenants to update us of changes to their household after the point that the property is let so we have no way of knowing how many properties we have let historically are now under occupied, for example as a result of children moving out.</p> <p>In respect of recent data looking at year 2021/2022 we have the following data on under occupation at the time of letting. The definition of under occupation is taken from the DWP guidance i.e. a couple with 2 same sex children living in a 3 bedroom property would be classed as underoccupied.</p>

Berneslai Homes - Freedom of Information: Lettings

		2 Beds			
			Total Lets 2021-22	Lets to Under Occupied	% Under Occupied
	Bungalow		161	123	76%
	Flat		146	98	67%
	House		154	68	44%
		3 Beds			
			Total Lets 2021-22	Lets to Under Occupied	% Under Occupied
	Bungalow		1	0	N/A
	Flat		0	0	N/A
	House		226	97	43%

377	23/06/2022	1. What is the quantity of Gypsy/Travellers sites you have in your Borough?	There is one Council owned site managed by Berneslai Homes.
		2. What is the total number of pitches?	30
		3. What is the name of the team tasked with managing these sites, and the department this team works within?	The team managing these sites is the Housing Management Team who is part of Customer and Estate Services at Berneslai Homes.
		4. Have these sites undergone any renovation? If so, when?	The last time the site underwent renovation was in 2011/12
		5. What is the average rental cost of a pitch in your borough?	The average cost of rental is £83.97 for a typical plot and £109.14 for a larger plot.
		6. Do residents of these sites purchase their electricity directly from the landlord or do they source it independently?	Electricity is obtained direct with the resident's supplier so is sourced independently, it is not supplied through Berneslai Homes.
		7. If the electricity is purchased from the landlord, could you please provide us with the name of the company this is sourced from? and the cost per kWh?	N/A

Berneslai Homes - Freedom of Information: Lettings

380	04/07/2022	1. How many households were removed from the Housing Waiting List in 2021 (or the last full calendar year where figures are available)?	3,053
		2. Please provide a list of the reasons given for the removal from the list?	1,092 were removed as a result of being rehoused 1,961 were removed either by their request or because they failed to respond the annual review However we don't record individual reasons for removal.
		3. How many households were removed from the list because of death?	As above we do not record this information.
		4. How many households have been on the list for:	
		(a) between five years and ten years -	588
		(b) ten years or more	151
		5. With regards to households that have been on the list the longest, how long have they been on the list?	28 years, first registered 11th July 1994.

391	02/08/2022	How many of your current tenants actually own a property ? Own a separate property but live in a council house ?	We do not hold data of whether current tenants are current owner-occupiers. We do not require current tenants to update their current status
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392	16/08/2022	1. The number of households on your council/social housing waiting list	7,985
		2. The number of households on your council/social housing waiting list with children	4,007
		3. The number of households on your council/social housing waiting list with children under 5	2,070

398	24/08/2022	1. Do you own purpose-built blocks of residential flats built in the 1970's & 1980's?	Berneslai Homes do not own any properties, we manage social housing on behalf of Barnsley Council. We can confirm that we manage 1306 flats built between 1970 and 1989 owned by Barnsley Council.
		2. Are you a Building Network Operator?	

Berneslai Homes - Freedom of Information: Lettings

		<p>a. A Building Network Operator (BNO) is defined in ENA ER G87 as: 'The organisation that owns or operates the electricity distribution network within a multiple occupancy building, between the intake position and customers installations. The BNO may be the DNO, another licensed distributor or a third party exempt from an electricity distribution license (e.g. a facilities management company)'. Therefore a BNO may be a building owner, landlord, developer or similar function in control of a building infrastructure at that given moment. A BNO may appoint a third party to act as the network operator on their behalf.</p>	No
		<p>3. If you are a BNO, are you carrying out periodic inspection and testing (as BS7671) on the sub-main cables that run between the main intake point and the point of isolation/use within each of the flats?</p>	N/A
		<p>4. If you are a BNO, and are carrying out periodic inspection and testing (as BS7671) on the sub-main cables, which contractor(s) are you using for this service?</p>	N/A

408	23/08/2022	<p>I'm a freelance journalist enquiring about the Barnsley Smithies Lane traveller site. I was wondering if I could get a few more details about his, how its run, who lives their, how these encampments effect the community.</p>
		<p>Berneslai Homes is an Arms Length Management Organisation (ALMO) that was formed in 2002 and we are responsible for the management of approximately 18,000 properties and also the Smithies Lane Gypsy and Traveller Site that contains 30 individual units and a Community Centre on site.</p> <p>The site has undergone a full redevelopment and refurbishment several years ago that each pitch is fully serviced with water, drainage and electricity. The buildings consist of a brick built structure, a pitched tiled roof with UPVC double glazed windows and door that each contains a fitted kitchen/dining area, utility room and bathroom with either a shower or bath.</p> <p>The pitches are rented by travellers with their own caravan units.</p> <p>We get very few vacancies on the pitches but we do run a waiting list for travellers wanting to rent a pitch.</p> <p>Anyone who is a Gypsy Traveller can apply to join the traveller's site waiting list. However, there are certain circumstances where we may not agree to you joining the list.</p> <p>These are:</p> <ol style="list-style-type: none"> 1. You do not fulfil the UK residency criteria. 2. You or a member of your household has conducted unreasonable behaviour. This includes antisocial behaviour, harassment, violence to staff, rent arrears and/or debts. 3. You are under 16.

Berneslai Homes - Freedom of Information: Lettings

Application forms are available from:

- Online by completing an application form.
 - The site office at Smithies Lane, Smithies, Barnsley, S71 1NL
 - Your Barnsley Library and Customer Service Centre.
 - We will tell you in 20 working days if you can join the list and what priority you have. If you do not agree with our decision, you can appeal.
 - For further details on how to appeal please see the appeals page.
 - We cannot guarantee how long you will be waiting for a plot as we have a limited number of pitches that do not come empty very often.
 - You can contact Darren Asquith, Housing Management Group Manager either by phone on 07976 532415 or by e-mail on darrenasquith@berneslaihomes.co.uk should you require any further details.
- Any vacant plots are allocated purely on date order when we receive applications to join the waiting list. However, statutory requirements may supersede this policy, for example we will give priority to statutory homeless families.

in reply to your question asking, "How these encampments affect the community" in line with our earlier comments this has been a settled site that was established prior to the formation of Berneslai Homes in 2002 and is part of the local community.

Whilst we do not collect specific data on this subject as part of our overall approach to housing management this is managed in line with other estates across the borough and is comparable with the remainder of the borough. We also carry out an annual satisfaction survey that goes out to residents where 81% of residents were satisfied with their neighbourhood as a place to live that was carried out in 2021.

410	13/10/2022	1. .The number of households living in overcrowded properties, as defined by Section 325 of the Housing Act 1985, per year:	2018	8*
			2019	16*
			2020	35*
			2021	65*
			2022	78*
			*These numbers are not defined by Section 325 of the Housing Act 1985. The applicants have defined themselves as living in an overcrowded property.	
		2. .The number of council-owned or council-managed properties in the authority, per year if this number has changed over the five year time span:	2018-19	18400
			2019-20	18329
			2020-21	18264
			2021-22	18095
			2022-13/10/22	18025
		3. .Average waiting times for a household to be moved to a larger property per year:	2018	423 days
			2019	440 days
			2020	528 days
			2021	513 days
			2022	444 days

Berneslai Homes - Freedom of Information: Lettings

		4. The number of new council-owned or council-managed properties per year:	
		2018-19	67
		2019-20	83
		2020-21	34
		2021-22	14
		2022-13/10/22	3

425	01/12/2022	1a. How many residential properties does the council currently own?	18134
		1b. What is the total value (or estimated value) of these properties?	Berneslai Homes only holds value estimations from 1999 - £513,060,000
		2a. How many residential properties does the council own which are currently vacant/ empty?	117
		2b. What is the total value (or estimated value) of these properties?	Berneslai Homes only holds value estimations from 1999 - £2269953
		3a. How many residential properties does the council own which have been vacant/ empty for more than six months?	1
		3b. What is the total value (or estimated value) of these properties?	£22,000
		4. Please provide a list of all residential properties that the council currently owns which have been vacant/ empty for more than six months. For each property, please state: (i) the full address; (ii) the number of bedrooms; (iii) the amount paid for the property at time of purchase; (iv) the current estimated value, if known.	<p>We cannot disclose the full address of this property as it may prejudice the prevention or detection of crime (in this instance specifically in reference to prevention of squatting and theft) according to exemption 31(1)(a) of the Freedom of Information Act.</p> <p>Post Code – S70 4QG Value - £22000 Beds - 2</p>

426	06/12/2022	I would like to know how many eviction notices have been issued to hoarders under the Anti-Social Behaviour, Crime and Policing Act 2014, specifically under the definition of "housing-related nuisance or annoyance". in the last 5 years. If possible, I would also like to know how much money councils have spent on clean-up crews sent to clean hoarders' households.	<p>I confirm that Berneslai Homes have not undertaken any hoarding related evictions under the specified legislation and in the given timeframe.</p>
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