

Maximising Social Housing

Trafford Scrutiny Committee

Mike Glennon – Head of Neighbourhoods

Robert Collier – Head of Asset Delivery




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Allocations – Right Home Right Person

- Aligned to the Tenancy Standard (Regulator of Social Housing)
- Majority of homes let via Trafford Homesearch
- Maximise occupancy inline with benefit bedroom entitlement
- Households with a child prioritised for homes with 2+ bedrooms
- Medical need prioritised for ground floor homes
- Adapted homes prioritised for those with specific needs
- Promote mutual exchange for non-priority moves
- Person centred decisions on debt, ASB, dependencies, etc.

Tenancy Sustainment, Voids & Disposals

- Neighbourhood Services Manager the key customer relationship
 - Internal Tenancy Coach service
 - FCA Regulated Money Advice Team
 - New Inclusive Services Team
 - Homes for Cathy Alliance Member – 9 commitments
 - Void Relet Standard – Target 24-day turnaround
 - Disposal considered in extreme exceptional circumstances
 - Conversions of some tenure (Rent To Homebuy to Shared Ownership)
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Adaptations

- Independence, Quality of life & Safety; key drivers
 - Balances effective asset management & best use of stock
 - Minor Adaptations
 - Completed in-house & OT assessment not required
 - £1k per home
 - Quality of life adaptations – grab rails, shower seats, etc.
 - Major adaptations
 - OT assessment required
 - DFG application support
 - Up to £4k GPHG contribution
 - Adaptable homes delivered via our development pipeline
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Thank you



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