

LEAFLET

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Housing with **JRHT**

A guide for residents

JRHT JOSEPH
ROWNTREE
HOUSING TRUST

This leaflet contains information and guidance on:

1. The types and sizes of homes we offer and where they are located
2. Our allocations policy
3. What you will be expected to pay per property type
4. Other organisations who provide accommodation

1. The types and sizes of homes we offer and where they are located

What type of homes do we have?

We have flats, houses, and bungalows suitable for:

- Single people
- Couples
- Families with children
- Older people – if you have retired we also have sheltered housing and ‘extra care’ housing

What size of homes do we have?

We have:

- Studio apartments
- One and two bedroom flats
- Two, three, and some four and five bedroom houses
- One, two and three bedroom bungalows
- Two and three bedroom maisonettes

Where are these homes?

Rented Property Areas	Streets Covered
New Earswick	Across the village
Foxwood Woodlands	Heron Avenue; Sherringham Drive; Teal Drive; Wenham Road; Sandmartin Court
*Derwenthorpe	Across the estate
Holgate	James Backhouse Place
Huntington	Albert Close; Carnock Close; Dickens Close; Disraeli Close; Geldof Road; Homestead Close; Nightingale Close; Stephenson Close; Theresa Close; Victoria Way
Bootham	Pembroke Street; Frederic Street
Holgate Park	Bonnington Court; Hillary Garth
Clementhorpe	Vine Street; Board Street
Leeman Road area	Bismarck Street
South Bank area	Trafalgar Street; Finsbury Street
Other Inside City of York Council (CYC) boundary	Acomb Road; Bridle Way; Birch Park; Bright Street; Carleton Street; Charlton Street; Clifton; Colenso Street; Fenwick Street; Flavian Grove; Frances Street; Granville Terrace; Haley's Terrace; Herbert Street; Huntington Road; Lea Field Court; Lower Ebor Street; Malton Way; Nunmill Street; Philadelphia Terrace; Queen Street; Rawcliffe Lane; Rosebery Street; Shipton Road, Walpole Street; Water End; Wellington Street ; Lakeside, Acaster Malbis
Outside CYC boundary	Carrs Meadow, Escrick
Hartlepool	Hartfields
Scarborough	Snainton, East Ayton, Plaxton Court, Scarborough

2. Our allocations policy

We want to help you make informed decisions about where you choose to live, and the type of home you want to live in. Your request for location, size and type of property will be taken into account when we fill a vacancy.

We use a points system to assess housing need by looking at how your current home falls short of your needs. Points are allocated for different types of housing need (for example overcrowding). The greater your housing need, the more points you will get and the higher your position (priority) on the housing list.

When we receive your registration we will aim to assess your case and advise you within 10 working days of the outcome.

The bedroom tax is also now an additional issue that has to be taken into account when we allocate properties.

We would consider the following as suitable:

Single person	Studio apartment or a 1 bedroom flat/ bungalow/maisonette
Couple (no children)	1 bedroom flat/maisonette/bungalow
Family with children	2/3/4/5 bedroom house, maisonette or bungalow

*Derwenthorpe - City of York Council have 75% nomination rights for first lettings, a local connection will be required.

More information about our allocations policy for general housing is available at The Garth, tel 0800 5870211 (freephone), or for retirement villages call Hartfields in Hartlepool on 01429 855070, or Plaxton Court in Scarborough, 01723 340290.

3. Charges

Rents are charged on a monthly basis

On some of our schemes such as extra care and sheltered housing you may also have to pay a service charge in addition to your rent. The amount charged varies on a scheme-by-scheme basis, depending on the services provided.

4. Which other organisations are housing providers in the area?

Organisation	Tel	Application details
Anchor Trust Milestone Place 100 Bolton Road Bradford BD1 4DH	08457 758595	Apply direct or Council nominations so you must be on Council housing list Provides sheltered accommodation for the elderly in Clifton and Acomb areas. Properties are linked to a central control system to provide 24 hour emergency cover. Tenants live independently and manage their own affairs.
Accent Yorkshire Jeremy Downs House Senior Way Bradford BD5 0QB	01274 733660	Council nominations only – must be on Council housing list Provider of 130 homes including one and two bedroom flats; and two and three bedroom houses
City of York Council West Offices Station Rise York YO1 6GA	01904 551550	Apply Direct Provider of all types of properties and sheltered accommodation.
Family Housing Association 54 Blossom Street York YO24 1AP	01904 628167	Apply direct or Council nominations so you must be on Council housing list 45 homes ranging from one bedroom flats to four bedroom houses for families facing or enduring homelessness. All properties are located within walking distance, or short bus ride, from York city centre.
Habinteg Housing Association Beech House Woodlands Park Bradford Road Chain Bar Bradford BD19 6BW	01274 853160	Apply direct or Council nominations so you must be on Council housing list Currently have 3 homes that are accessible to people with disabilities and facilitate independent living, 2 properties for older people and 7 rented properties.
Home Housing Association York Area Office 131 Brailsford Crescent York YO30 6QS	01904 692797	Council nominations only – must be on Council housing list Providers of a mixture of houses, flats and bungalows within York.

<p>Tuke Housing Association 2 Alpha Court Monks Cross Drive Huntington York YO32 9WN</p>	01904 636061	<p>Apply through York Housing Association or Council nominations so you must be on Council housing list Providers of mainly one or two bedroom flats close to the centre of York. Tenants tend to be either elderly people or single people. Tuke's accommodation is not usually suitable for children.</p>
<p>York Housing Association 2 Alpha Court Monks Cross Drive Huntington York YO32 9WN</p>	01904 636061	<p>Apply direct or Council nominations so you must be on Council housing list Providers of flats and houses, mainly in central York, Acomb and Burton Stone Lane areas for single people or couples. The majority of their homes are not suitable for children. Also have three schemes for elderly people in central York. Also provide shared housing for single young people, housing for students and housing with support for people with special needs.</p>
<p>East Riding of Yorkshire Council County Hall Beverley HU17 9BA</p>	01482 393939	<p>Apply direct. Providers of flats, houses, bungalows and sheltered accommodation suitable for single people, couples, families and elderly people.</p>
<p>Hartlepool Borough Council Housing Options Centre Park Towers Park Road Hartlepool TS24 7PT</p>	01429 284038	<p>Apply direct. Hartlepool Borough Council and Housing Hartlepool have joined the Tees Valley Choice Based Lettings Partnership in order to develop and implement Choice Based Lettings for Hartlepool. Providers of flats, houses, bungalows and sheltered accommodation suitable for single people, couples, families and elderly people.</p>
<p>Scarborough Borough Council North Yorkshire Home Choice Brook House 4 Gladstone Road Scarborough North Yorkshire YO12 7BH</p>	0845 0655656	<p>Apply to North Yorkshire Home Choice. Providers of flats, houses, bungalows and sheltered accommodation suitable for single people, couples, families and elderly people.</p>
<p>Yorkshire Housing Yorkshire House 6 Innovation Close Heslington York YO10 5ZF</p>	01904 754420	<p>Apply direct. Providers of a broad range of homes, including houses, bungalows and apartments for sale or rent throughout the Yorkshire region. Also provide sheltered and residential accommodation as well as arranging support for vulnerable tenants.</p>

Joseph Rowntree Housing Trust

Head Office

The Garth

White Rose Avenue

New Earswick

York

YO32 4TZ

Reception open Mon to Fri from 8.30 am to 5pm (Wed 10am to 5pm)

Tel: 0800 587 0211 (this line is diverted to the emergency call line outside the above hours)

Other offices where you can make enquiries or pay your rent/charges:-

Plaxton Court

Woodlands Drive

Scarborough

YO12 6QT

Reception open Mon - Fri from 9am to 5pm.

Weekends 10am to 2pm

Tel: 01723 340290 (this line is diverted to the emergency call line outside the above hours)

Hartfields Retirement village

Merlin Way, Bishop Cuthbert

Middle Warren

Hartlepool

TS26 0US

Reception open Mon - Fri from 8.15am to 12am and 6pm to midnight

Weekends 10am to 2pm and 6pm to midnight

Tel: 01429 855070 (during reception hours)

Tel: 07980 705713 (out of hours emergency line)

Email: information@jrht.org.uk

Visit our website: www.jrht.org.uk

JRHT is a registered housing association, managing around 2,500 homes, and is a registered provider of care services.

If you would like this information in an alternative format (such as large print, Braille or audio) please contact our Communications department at JRF, email info@jrf.org.uk or telephone **01904 615979**



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