

Wakefield Council – Housing Needs Service

Housing Fact Sheet 9 – Registered Providers of Social Housing in the Wakefield district

There are number of Registered Providers of Social Housing who have properties within the Wakefield district.

What is Social Housing?

Social Housing is accommodation let at lower rents. It is generally provided by organisations such as social housing providers and Local Authorities. Rent levels are kept low to ensure it is affordable for those on low incomes.

Wakefield Council no longer owns any housing stock. All council properties were transferred to Wakefield District Housing (WDH) in 2005.

Registered Providers of Social Housing

Social housing providers are not-for-profit organisations that provide low cost homes for those in housing need. They act as social landlords in a similar way to a local council, maintaining properties, providing a repair service and collecting rent. Social housing providers are often referred to as Housing Associations or more recently Registered Providers.

How to apply

There are two ways to apply for social housing:

Choice Based Lettings

Choice Based Lettings (CBL) was introduced in Wakefield in 2007, to provide applicants with a more flexible and customer centred method of rehousing. The aim is to allocate empty homes in a way that offers choice, meets needs and promotes the development of sustainable and balanced communities.

The CBL service is administered by WDH and is called Homesearch. To apply for a property you must be a registered Homesearch member. Some social housing providers have already joined the CBL scheme and advertise their properties through Homesearch. You need to be a current member of Homesearch in order to be offered a tenancy.

To register on Homesearch you must complete an application form and return it to WDH. You can also apply online at www.wdhomeSearch.co.uk Available properties are published weekly and advertised on digital TV, online and in WDH service access points throughout the district. Once you have registered as a member, you are able to place an expression of interest on up to three properties per week. The weekly advertising cycle begins each Wednesday at 10.05am and bids can be made any time from then until the cycle closes at 9.55am the following Wednesday. Further details can be found online at www.wdhomeSearch.co.uk or by calling 0344 9 020202.

Apply directly to a Registered Provider

Another way to secure accommodation is to apply to a Registered Provider to be placed on their waiting list. It is advisable to contact the social housing provider as waiting lists can sometimes be closed.

To obtain an application form you need to contact the Registered Provider directly. This can be done by telephone or online.

Each Registered Provider has its own allocations policy and will decide whether or not your application can be accepted. Not everyone will be eligible for registration with all Registered Providers. Applicants may be refused if they do not meet the Registered Providers eligibility criteria.

A list of Housing Providers who have housing stock in the Wakefield District can be found at the end of this fact sheet (Appendix 1)

Wakefield Mutual Exchange

If you already live in a WDH property but would like to move home, you might want to consider exchanging with another tenant. To take advantage of the scheme, you need to register on the Homeswapper website. For further details and to register see www.homeswapper.co.uk

If you are tenant of another provider they may also be a member of Homeswapper or offer a mutual exchange service, please check with your housing provider.

Housing Needs Service Contact details

Housing Needs Service
Queens House
Queen Street
Wakefield WF1 1JR

Email: housingneedsservice@wakefield.gov.uk
Phone: 01924 304362 / 304360

Service availability:

	Telephone Service	Appointments and Drop-In
Monday-Wednesday	8:30am - 5pm	9am - 4pm
Thursday	10am - 5pm	10am - 4pm
Friday	8:30am - 4:30pm	9am - 4pm

If you become homeless out of office hours contact the Council's contact centre on 0345 8 506 506.

Further information and the Housing Fact Sheets are available on Wakefield Council's website: <http://www.wakefield.gov.uk/housing/options/housing-for-vulnerable-adults>

Housing Providers in the Wakefield District (Appendix 1)

Office Name and Website	Type of housing					Areas covered	Contact Number
	General		Elderly	Disabled	Low cost home ownership		
	Family	Single					
Accent Yorkshire www.accentgroup.org	✓	✓	✓	✓		Ossett, Flanshaw, Horbury, Middlestown, South Kirkby, Eastmoor, Northgate, Flanshaw, Wakefield centre	0345 678 0555
Anchor www.anchor.org.uk			✓			Ackworth, Wakefield	0808 102 6395
Connect Housing www.connecthousing.org.uk	✓	✓	✓			Agbrigg, Alverthorpe	0300 500 0600
The Guinness Partnership www.guinnesspartnership.com	✓	✓	✓	✓	✓	District wide	0303 123 1890
Habinteg Housing Association www.habinteg.org.uk	✓	✓	✓	✓		Ossett	0300 365 3100
Hanover www.hanover.org.uk			✓			Pontefract	01480 475069
Housing and Care 21 www.housingandcare21.co.uk			✓			Hemsworth	0370 192 4000
Leeds Federation Housing www.lfha.co.uk	✓	✓	✓	✓		District wide	0113 386 1000
Places for People www.placesforpeople.co.uk	✓	✓	✓	✓	✓	Normanton, Pontefract,	01772 667002
Riverside www.riverside.org.uk	✓	✓	✓	✓		Crigglistone, Wakefield	0345 111 0000
Sadeh Lok www.sadehlok.co.uk	✓	✓				Wakefield	01484 435715
Together Housing www.togetherhousing.co.uk	✓	✓	✓	✓	✓	District wide	0300 555 5560
Wakefield and District Housing www.wdhomeSearch.co.uk	✓	✓	✓	✓	✓	District wide	0344 902 0202
Yorkshire Housing www.yorkshirehousing.co.uk	✓	✓	✓	✓	✓	District wide	0345 366 4404

Please note that the majority of Social Housing Provider properties are advertised through Homesearch. To register with Homesearch you will need to contact Wakefield and District Housing. Their contact details are in the above table.