



## Thinking of downsizing?

**Is your home too big or too high to maintain? Have you considered downsizing but been put off by the expense and hassle?**

We may be able to help. Moving home is one of the most stressful events that can happen in our lives and can be particularly difficult if you are elderly, disabled or have mental health problems. The council has developed a scheme to help older or vulnerable tenants to downsize to smaller accommodation.

The scheme is aimed at tenants aged 60 or over, or vulnerable tenants who are living in a council house and would like to move to smaller property but do not have family or friends to help with the move.

If you are eligible, we will:

- ✓ make you a priority on the housing waiting list
- ✓ arrange and pay for removals
- ✓ redirect your mail
- ✓ help set up telephone, electric and gas supplies
- ✓ decorate the property you are moving into.

**If you would like to know more, please contact our Community Support Officers; Julie, Jane or Lesley on 01775 761161**

## Solid Fuel Appliance Servicing

**Do you have a solid fuel fire?** This year we are delaying the start of the solid fuel servicing programme. We will be in contact within the next couple of months to let you know when we will be calling to service your fire and sweep your chimney.

# Housing Matters

## Newsletter

June 2010



## An ideal opportunity to own your own home

The council will shortly be selling 8 two bedroom homes in Pinchbeck. Situated close to the River Glen and only a fifteen minute walk to the village shops, these properties are in a great location.

The houses are being marketed exclusively to Council tenants before anyone else. For sale at £70,000 (subject to negotiations) these energy efficient two bedroom homes include a separate dining room and allocated off road parking. The properties have recently been fully redecorated and are an ideal opportunity to allow First Time Buyers onto the property ladder.

These homes are great value for money and unlike Right to Buy, there are no terms and conditions involved when reselling.

**If you would like to find out more information, please call Vikki on 01775 764514**





## Making your community a better place

South Holland Tenants Group has got £2000 each year to fund a 'Treasure Chest Project'.

Grants up to £300 will be available to support community groups and small projects which involve tenants of South Holland District Council. **This is your opportunity to tell us what your neighbourhood or community needs.**

The applicant **MUST** be a tenant of SHDC but it can be supported by any members of your group or community.

**Please contact 01775 769945 or email [tenantstreasurechest@hotmail.com](mailto:tenantstreasurechest@hotmail.com)**

## Council Housing Finance Reforms – A real future

On the 25th March 2010 the former Minister for Housing, John Healey, announced the detail behind the move to dismantle the current HRA subsidy system and replace with a Self-Financing model. (The Housing Revenue Business (HRA) is the financial accounting system that deals with the management and maintenance of the councils housing stock.) This new system proposes to have once and for all a settlement between central government and local government. The new coalition government has also indicated that they still want to consider those proposals which have been set out in a consultation document. The document sub-titled "Prospectus" can be found at [www.communities.gov.uk](http://www.communities.gov.uk)

The key points in the consultation document:

- The total housing debt will be re-distributed. What this means is that instead of us having to pay an annual amount of subsidy to the Government we would have to take on an amount of debt, which we will need to ensure that we can service
- A funding capacity to build 10,000 new council homes per annum across the country
- Councils to be allowed to keep the rents and receipts that they collect and the receipts generated from the sale of land and houses
- Funding for decent homes works to be considered as a part of the future spending review process

We are currently looking at how the proposed new financing model is going to work for us. This is a detailed piece of work and will require us to look at how we can service the debt that we will be required to take on. We will be modelling the options against our 30 year business plan for our decent homes programme.

**The consultation period is due to end on the 6<sup>th</sup> July. If you have any comments that you want us to take account of, please contact Kim Warren on 01775 761161**

## Contacting the Council

**Call in and see us at the Council Offices:**

Monday - Thursday, 8.30am to 5.15pm and  
Friday from 8.30am to 4.45pm

**Write to us:** South Holland District Council,  
PO Box 8, Priory Road, Spalding,  
Lincolnshire, PE11 2XE

**Tel:** 01775 761161 **Fax:** 01775 711253

**E-mail:** [info@sholland.gov.uk](mailto:info@sholland.gov.uk)

**Website:** [www.sholland.gov.uk](http://www.sholland.gov.uk)

In the case of an emergency outside office hours please ring **01775 761161**, your call will be connected to our emergency call centre.

### Do you have difficulty reading this newsletter?

If you would like an audio tape version of this newsletter or you need a larger print version, please contact Avril Berry on 01775 761161

