

Appendix 3

Key Worker Housing

Benchmarking exercise – April 2017

<p>Districts & Boroughs</p> <p>The websites for all District's & Boroughs within Surrey detail information regarding the housing associations they work with, the housing options an individual can access and links to help to buy and shared ownership schemes.</p> <p>Below details the 3 councils whose websites specifically highlight that they offer housing to key workers at a priority level.</p>	
<p>Elmbridge Borough Council</p>	
<p>What is on offer for Key Workers?</p> <p>The Council no longer owns, manages or develops affordable housing.</p> <p>Affordable housing is delivered by housing associations</p> <p>There are a limited number of homes provided by housing associations in Elmbridge which are let at rents no higher than 80% of open market rents and which are reserved for key workers</p> <p>Paragon Community Housing provides key worker homes over seven schemes in Elmbridge.</p>	<p>Further comments</p> <p>Paragons website currently has this message:</p> <p><i>“As of January 2017, we have more than 100 applicants on our waiting list for key worker accommodation. Last year the number of properties available to new applicants fell to just 6 lets. The rate at which key workers are able to move into accommodation has slowed down significantly and at this time we feel it would be unfair to keep adding people to this already long list. Therefore, with regret, we will not be accepting new key worker accommodation applications for the time being.</i></p> <p><i>All current applications will be honoured, however movement of the list is very slow.”</i></p>
<p>Tandridge District Council</p>	
<p>What is on offer for Key Workers?</p> <p>The only homes designated for Key Workers in the district are at Well Farm Heights in Whyteleafe. These are owned by A2Dominion Housing.</p> <p>You must also apply or have applied to the Housing Register for your key worker application to be accepted.</p> <p>The Council's Housing Allocation Policy defines key workers as</p>	<p>Further comments</p> <p>To be accepted as a key worker, employers will be expected to verify applicant's employment details and give details of the difficulty in recruiting to or retaining the post. To be registered on the Council's key worker list, applicants must match the definition above which must be verified by their employer.</p> <p>Key workers may also be eligible to access other housing options through the government's Help to Buy scheme.</p>

<p>those who:</p> <ul style="list-style-type: none"> • Provide essential public services such as health and personal care, education, police and emergency services, social services and other local authority staff. • Contribute to the infrastructure and economic viability of the area, such as transport providers, postal service workers, domiciliary support, refuse collectors, certain shop workers. 	
Woking Borough Council	
What is on offer for key workers?	Further comments
<p>Statement on the Councils website:</p> <p>'Housing is one of the Council's high priorities and we are working to provide access to decent and affordable housing for local people and key workers.'</p> <p>The Councils Allocations policy references key workers but as part of the Local Lettings Plan that aims to achieve wider social and economic objectives. For example, LLPs may be used to:</p> <p>'Attract key workers into the borough by giving them priority for a small number of properties even though they may not fall within one of the reasonable preference categories.'</p>	<p>Further information is not readily available on what they consider a key worker without registering to go through the Housing Register assessment process, where applicants housing needs are assessed and a level of priority awarded using a banding system.</p>

County Councils	
East Sussex County Council	
What is on offer for key workers?	Further comments
<p>Housing services are provided by the local District and Borough councils.</p> <p>The County Councils website links to the D&B sites and has</p>	<p>A survey held in 2010 in Wealden showed that Key worker households have average household incomes almost the same as other employed households and only marginally lower savings levels.</p>

<p>signposting information to affordable housing schemes, advice and support.</p> <p>Key workers are mentioned within housing allocation policies, local lettings policies and schemes and the various councils housing strategies but no specific criteria or definitions are detailed</p> <p>Assessments appear to be made once an individual has registered and applied for housing via the individual registers.</p>	<p>Key workers therefore do not require a separate housing policy as their financial circumstances are not substantially different to the remainder of the employed population in Wealden.</p>
Hampshire County Council	
What is on offer for key workers?	Further comments
<p>Housing services are provided by the local District and Borough councils.</p> <p>The County Councils website links to the D&B sites and has signposting information to affordable housing schemes, advice and support.</p> <p>Key workers are mentioned on the Education site but then links to the Help to buy south website.</p>	
Kent County Council	
What is on offer for key workers?	Further comments
<p>Housing services are provided by the local District and Borough councils.</p> <p>The council's website does not mention key workers or link to the districts and borough councils sites.</p>	
Essex County Council	
What is on offer for key workers?	Further comments
<p>Housing services are provided by the local District and Borough councils.</p> <p>The council's website does not mention key workers although it links to the districts and borough councils sites having searched for housing.</p>	

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