

CRITERIA FOR HOUSING WITH BRIDGNORTH HOUSING TRUST

Applicants must:

Be in financial need (in all cases) **AND**

Live in the area previously covered by the former Bridgnorth District Council.

The Trustee may consider applicants from outside the area but only in the following exceptional circumstances:-

Have strong links to the Bridgnorth area or

Need to move closer to family living in Bridgnorth. (family defined as Parents, Grandparents, Siblings, Children)

Need to be in Bridgnorth for work purposes

N.B. The Charity Governing Scheme states that the Trustees must give preference to women, Trustees will consider this when making decisions.

- **Financial need:-**

To assess financial need the Trustees will consider the following:-

Are applicants (or will they be if offered a property) in receipt of benefits

Are applicants working but on a low income.

Are applicants retired but on a low income.

Low income defined as current minimum wage over 40 hour week with a 50% premium to be applied for couples. January 2017 £300 single person, £450 couple.

- **Home owners**

Home owners can only be considered if the value of their present home less any outstanding debt would not exceed £30,000.00

When there are special circumstances which make it impossible for them to buy suitable housing in the local area.

- **Previous Residents**

Previous residents will be considered for re-housing if their previous residency was conducted in an exemplary manner.

- **Existing Residents**

Consideration will be given to existing residents who request a transfer of accommodation.

In decisions regarding a transfer of accommodation the trustees will consider the following:-

Medical grounds

Payment history

That the Terms of occupancy have been conducted in a satisfactory manner.

Existing home is in good order

Community involvement

Accommodation constructed specifically for the elderly will be offered to people over state retirement age or disabled.

The Trustees will have regard to the existing community within the Almshouse scheme when making its decision.

Amended January 2016