



Coventry City Council

UNCLASSIFIED



Ref: 20088120  
Date: 29 January 2013



### Freedom of Information Act 2000

Thank you for requesting information about bedroom tax which the Council received on 31 December 2012. Your request has been considered under the Freedom of Information Act 2000 ("The Act").

You have requested the following information;

- 1. How many one bedroom properties do Coventry City Council/ Whitefriars Housing have available to let, for the many tenants who will be required to downsize?**

Coventry City Council transferred all of its housing stock in 2000 to Whitefriars Housing Association.

The Council no longer owns or manages any social housing stock, but provides a Housing Options Service, which operates a Choice Based Lettings Scheme in association with local housing associations, along with Homelessness Prevention and Assessment and Private Sector Accommodation services for customers with housing need.

Under this system, people in need of social housing can bid for properties on the Coventry Home Finder web site, located at:

<http://www.coventryhomefinder.com/Data/ASPPages/1/30.aspx>

During 2011/12 there were 1103 one bedroom properties advertised through Coventry Homefinder. Please contact Whitefriars directly for further information about

### Customer and Workforce Services

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their one bedroom properties. Contact details are contained in the web link provided in Question 2.

**2. How many properties, in all, do Coventry City council/Whitefriars Housing own?**

Coventry City Council no longer own any domestic housing stock. Details regarding Whitefriars Housing stock can be found at [http://www.whitefriarshousing.co.uk/about-us/about-us\\_1](http://www.whitefriarshousing.co.uk/about-us/about-us_1)

**3. How many people are already on the waiting list for one bedroom properties?**

There are presently 743 households registered on Coventry Homefinder who require a 1 bedroom property

**4. If, as is expected, you do not have the available smaller properties for your tenants to downsize to, and, as will happen, they cannot afford to pay the shortfall from the 14% - 25% deducted from their housing benefit, what do you propose to do to help these tenants?**

Customers who live in social housing properties that need to downsize to a smaller property can apply for priority on Coventry Homefinder. At present if they are under-occupying by 1 bedroom they can achieve 2A priority and if they are under-occupying by 2 bedrooms they can apply for 1B priority.

Please see the attached link below to Coventry Homefinder which explains the priority bandings as stated above

<http://www.coventryhomefinder.com/Data/ASPPages/1/32.aspx>

The Council are working closely with all our Registered Social Landlords to ensure that people subject to the reductions in their benefit are given the most appropriate advice. We are taking Discretionary Housing Payment (DHP) claims in advance of the changes where applicable.

**5. If a tenant does manage to find a property to downsize to, will they be compensated for the vast amounts of money they have spent making their house a home, over many years, as they were told they have 'lifetime' tenancies? Will their removal expenses be met?**

Not applicable – as we do not own our housing stock. We will support people with DHPs where we are able to and where funds exist.

**6. If a tenant is willing to downsize, but you do not have the available homes for them to move to, what will be the outcome of that situation? Will there be discretionary payments to meet their rent payments as, in this situation, it will be of no fault of their own?**

As the Council does not own any housing stock, this question does not apply to Coventry City Council.

The Council will consider Discretionary Housing Payments in line with Department of Works and Pensions (DWP) guidance and the Council's DHP Policy.

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If you wish to apply to reuse the information you have requested or have any other issues relating to this request please do not hesitate to contact me.

I hope you feel that our response meets your request. However, should you not be happy, you have a right to make representations about the outcome or handling of your request – in the first instance this must be made in writing within 40 working days of the date of this letter, to the Council's Information Governance Team at:

Coventry City Council  
Council House, Room 21a  
Lower Ground Floor  
Earl Street, Coventry.  
CV1 5RR  
[infogov@coventry.gov.uk](mailto:infogov@coventry.gov.uk)

If you are still unhappy, you then have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF

Yours sincerely

Sue Gilbert  
**Information Governance Assistant**