

Berneslai Homes - Freedom of Information 2025-2026: Lettings

730	04/04/2025	<p>1. The total number of vacant council-owned homes in Barnsley over the last three years.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 25%;">Financial Year</th> <th style="width: 75%;">Number of empty properties during each financial year</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2022/23</td> <td style="text-align: center;">929</td> </tr> <tr> <td style="text-align: center;">2023/24</td> <td style="text-align: center;">871</td> </tr> <tr> <td style="text-align: center;">2024/25</td> <td style="text-align: center;">805</td> </tr> </tbody> </table> <p>Please note: a majority of these properties would have been re-let following the vacancy within each given year.</p> <p>2. A breakdown of the number of empty council homes by ward within Barnsley.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 25%;">Council Ward</th> <th style="width: 75%;">Number of empty properties*</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Central</td> <td style="text-align: center;">75</td> </tr> <tr> <td style="text-align: center;">Dearne</td> <td style="text-align: center;">44</td> </tr> <tr> <td style="text-align: center;">North area</td> <td style="text-align: center;">71</td> </tr> <tr> <td style="text-align: center;">North East</td> <td style="text-align: center;">61</td> </tr> <tr> <td style="text-align: center;">Pensitone</td> <td style="text-align: center;">13</td> </tr> <tr> <td style="text-align: center;">South area</td> <td style="text-align: center;">72</td> </tr> </tbody> </table> <p>*As of 29/04/25</p> <p>3. The total financial loss in rental income caused by empty properties over the past three years, including how long these properties have remained vacant.</p> <p>Berneslai Homes only hold data for rent loss as a cumulative for the year, not down to individual property levels.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Financial Year</th> <th style="width: 75%;">Total rent loss from empty properties</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2022/23</td> <td style="text-align: center;">£705,809.55</td> </tr> <tr> <td style="text-align: center;">2023/24</td> <td style="text-align: center;">£1,216,350</td> </tr> <tr> <td style="text-align: center;">2024/25</td> <td style="text-align: center;">£1,602,298</td> </tr> </tbody> </table>	Financial Year	Number of empty properties during each financial year	2022/23	929	2023/24	871	2024/25	805	Council Ward	Number of empty properties*	Central	75	Dearne	44	North area	71	North East	61	Pensitone	13	South area	72	Financial Year	Total rent loss from empty properties	2022/23	£705,809.55	2023/24	£1,216,350	2024/25	£1,602,298
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739	30/04/2025	<p>1. The total number of lock-up domestic garages owned by your council. 718</p> <p>2. The total number of these garages that are currently empty. 269</p> <p>3. The total number that are currently let to council estate residents. 195</p> <p>4. The total number that are let to non council estate residents. 254</p>
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753	05/06/2025	<p>How many units of social housing stock do you currently have? As of June 2025 Berneslai Homes manage a total of 17,869 social houses owned by Barnsley Council.</p>
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How many units of social housing stock did you own in the years 2019, 2020, 2021, 2022, 2023, 2024 and 2025?

Financial Year	Units of housing stock owned
2018/19	18,400
2019/20	18,329
2020/21	18,264
2022/23	18,095
2023/24	17,967
2024/25	17,904
2025*	17,869

*Data held for 2025 as of June 2025

How many of these social housing units are currently in rental arrears?

Data held as of May 2025: 7,076 total properties were in rental arrears.

How many of these social housing units were in rental arrears in the years 2019, 2020, 2021, 2022, 2023, 2024 and 2025?

Financial Year	Units of social housing in rental arrears
2018/19	7,081
2019/20	6,160
2020/21	7,158
2021/22	7,320
2022/23	8,060
2023/24	8,639
2024/25	6,869
2025*	7,076

*Data held for 2025 as of June 2025

What is the total value of these rental arrears?

Data held as of May 2025: the total value of rental arrears is £3,402,061

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What was the total value of these rental arrears in the years 2019, 2020, 2021, 2022, 2023, 2024 and 2025?

Financial Year	Total value of rental arrears (£)
2018/19	1,306,171
2019/20	1,603,024
2020/21	1,865,193
2021/22	2,388,975
2022/23	2,636,279
2023/24	2,979,945
2024/25	3,109,141
2025*	3,402,061

*Data held for 2025 as of June 2025

771 28/07/2025

Primary questions

1. Total number of garages currently owned or managed by the council

As of 11/08/25 Berneslai Homes manage 1493 Garage and Garage Plots* on behalf of Barnsley Council.
*Garage Plots are bases which the tenant rents and has to erect their own garage.

2. Total number of garage blocks

720 garages are part of Block Built Garage Sites and 773 garage plots.

3. Number of garages currently tenanted

As of 11/08/25 there are 976 tenanted garages and garage plots.

4. Number of garages currently vacant

At present there are 517* garage and garage plots vacant.

*Please be advised that not all of the 517 are awaiting allocation. Some sites are awaiting demolition or repurposing, and allocations are not made on these sites pending full review.

5. Average monthly rental price for a garage

Garage: £7.34 p/w when occupied (£29.36 p/m over a 48 week charge)

Garage plot: £1.63 p/w when occupied (£5.44 p/m over a 48 week charge)

6. Number of garages considered unlettable or in disrepair

Berneslai Homes are unable to answer this question at present as we are reviewing garages and garage plots.

7. Whether garage management is handled internally or outsourced (if outsourced, please name the third party)

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We manage the allocation, income collection and management of garage sites and plots internally. In terms of maintenance, the Property Services Repairs Team (internal partner) deal with two thirds of the borough and Wates look after one third of the borough and will manage repairs to garages/plots that land under their area.

8. ~~E~~stimated annual revenue lost due to vacant garages

Based on 232 empty garages (not including plots) at £29.36 p/m – estimated annual revenue loss is £81,738.

Please note as above, due to the review of garages and plots, Berneslai Homes cannot confirm that all empty garages are awaiting reallocation.

9. ~~A~~verage duration garages sit vacant before being re-let

We aim to re-allocate every Garage/ Gare plot as timely as possible. They are allocated in line with our lettings policy and waiting list. At present some sites are under review for demolition or repurposing, meaning allocations for specific sites are on hold. Due to the review of garage sites, generating a report to provide this figure will not be possible.

Secondary questions (optional, if readily available)

10. ~~G~~arage occupancy rates for the past 3 years

Not readily available on our systems

11. ~~B~~reakdown of void reasons (e.g. disrepair, access issues, planning constraints)

Not readily available on our systems

12. ~~L~~ettings policy or eligibility criteria for tenants (e.g. can anyone rent them?)

This is a summary of our policy:

The current policy is that garages or plots are allocated in priority order and then in date order, when allocating garages or garage plots we look at applications in the highest priority category first and only move on to lower priorities if there is no suitable applicants left.

Priority One - Any current garage or garage site tenant who we wish to move to another plot for management reasons e.g. Demolition.

Priority Two - Current council house tenants in date order of application.

Priority Three – anyone who is not a Barnsley Council tenant, in date order of application

Priority Four - Current garage or site tenants wanting additional garage/site. Transfers from one garage to another

Any applicant who has a garage or garage site tenancy and who wishes to transfer to another site must make a new application and will be considered in line with the above priority scheme.

13. ~~N~~umber of people currently on a waiting list for garages (if one exists)

There are 429 applicants registered for a garage plot and 942 applicants registered for a garage. Please be advised we have not undertaken a review of the register in the last 12 months and these figures may be greater than the actual list, typically following an annual review these figures would decrease over 40%.

14. ~~S~~oftware/system used to manage garage lettings

NEC

15. ~~T~~otal rental income from garages in the last financial year

The 24/25 garage rental income was £217,509

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16. Any plans to sell, redevelop, or repurpose parts of the garage portfolio in the next 3 years

There are no specific plans at this stage, however, the review of garages and garage plots is ongoing.

17. Number of people employed internally to manage the garages

There are no roles within Berneslai Homes with the sole function of garage and garage site management. Different teams manage the various aspects. I.e. Lettings manage allocation, Income manage collection, Neighbourhood Team manage any tenancy or estate issues.

18. Average response time to an inbound garage enquiry

We do not monitor this specifically to garage sites. We aim to answer 70% of non-priority phone calls within 5 minutes. Our standard target response time for e-mail enquiries is 5 working days. We have a garage plot and garage site application form and our target is to assess the application and confirm with the applicant within 6 weeks of receiving the e-form.

798 08/09/2025

1. How many people are currently in each of your council’s priority Bands for council and housing association allocation (eg. Number of people in Band A, B, C, D, etc)?

Please find this data included in the table below for Bands 1-4 (as of 06/10/2025)
Please be advised that prior to the BMBC Lettings Policy 2024 Berneslai Homes operated with 5 bandings. Band 5 was designated to applicants out of district with no local connection.

2. For each of your council’s priority bands, how many people were allocated housing in the following financial years (1 April-31 March*): 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25?

Please find the data we hold included in the table below.

3. How many people were in each of your council’s priority Bands at the end of the financial year in: 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, and 2024-25?

Please be advised this data is not held for all provided financial years. Please find our held data from archived reports included in the table below.

4. Do you have a quota/policy for housing allocations from each priority Band and, if so, please could you provide it?

Please be advised the Barnsley Council Lettings Policy 2024 does not operate a quota system.

The criteria for priority bands (1 to 4) used by Berneslai Homes is publicly available in our lettings policy published on the Berneslai Homes website:

[Lettings Policy](#)

	Urgent/ highest priority housing need (e.g. Band A or 1)	High priority housing need (e.g. Band B or 2)	Medium priority/ identified housing need (e.g. Band C or 3)	Low priority/ no housing need (e.g. Band D or 4)
Name of Band (e.g. 1, 2, A, B)	Band 1	Band 2	Band 3	Band 4
2018-19				
Total number of allocations	234	571	190	336

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		2018-19				
		Number in band at end of financial year	Data not available	Data not available	Data not available	Data not available
		2019-20				
		Total number of allocations	295	560	169	310
		2019-20				
		Number in band at end of financial year	Data not available	Data not available	Data not available	Data not available
		2020-21				
		Total number of allocations	442	378	135	203
		2020-21				
		Number in band at end of financial year	Data not available	Data not available	Data not available	Data not available
		2021-22				
		Total number of allocations	527	346	77	154
		2021-22				
		Number in band at end of financial year	346	994	855	Data not available
		2022-23				
		Total number of allocations	392	174	49	134
		2022-23				
		Number in band at end of financial year	346	994	885	Data not available
		2023-24				
		Total number of allocations	452	173	29	70
		2023-24				
		Number in band at end of financial year	176	776	782	4005
		2024-25				
		Total number of allocations	411	234	46	51
		2024-25				
		Number in band at end of financial year	126	891	670	2573
		2025				
		Total number of allocations so far** This financial year**	175	165	33	25
		2025				
		Current number in band	117	722	587	2190

810	15/09/2025	For the period April 2023 to September 2025 , please provide the number of housing allocations made in the Monk Bretton and Cundy Cross areas, broken down as follows:
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1. The total number of allocations to applicants in **Band 3**.
2. The total number of allocations to applicants in **Band 4**.
3. If possible, please present the data separately for Monk Bretton and Cundy Cross.

Area	Band 3 Allocations	Band 4 Allocations
Monk Bretton	1	1*
Cundy Cross	0	0

**Please note this let was made prior to the 2024 Policy change*

824 22/09/2025

Can Berneslai Homes provide a report outlining how many Berneslai Homes tenants are currently experiencing nuisance neighbours or ASB.

Please be advised that Berneslai Homes does not keep a separate record of reporters for ASB. Our information held is regarding alleged perpetrators, therefore we cannot accurately report a total number of tenants experiencing nuisance neighbours or ASB due to this information not being held centrally.

Can Berneslai Homes provide a report outlining the number of tenants who request managed moves alongside the number of tenants who are rejected.

Please be advised this data was only centrally recorded from April 2024 onwards.

Financial Year	Managed moves - resulting in a move	Managed moves – withdrawn or no longer required
2024/25	6	4
2025/26*	16	5**

**Data as of 30/09/2025*

***Please be advised some moves accounted for in this total may be pending*

826 30/09/2025

1. The average time (in days) the households currently in the highest priority band on the council's social housing register have been in that specific priority band for (thus excluding any time they may have previously spent in other bands)

171 days

2. The number of households included in the question 1 data

116 households

3. The question 1 figure excluding backdated households

171 days*

4. The number of households included in the question 3 data (i.e. excluding backdated households)

116 households*

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5. The average time (in days) the households currently in the second-highest priority band on the council's social housing register have been in that specific priority band for (thus excluding any time they may have previously spent in other bands)

483 days

6. The number of households included in the question 5 data

717 households

7. The question 5 figure excluding backdated households

483 days*

8. The number of households included in the question 7 data (i.e. excluding backdated households

717 households*

9. Among households in the highest priority band who were rehoused in financial year 2024/25 (and thus left the social housing register), the average time (in days) they had been in the highest priority band for at the time they were rehoused

153 days

10. The number of households included in the question 9 data

421 households

11. The question 9 figure excluding backdated households

153 days*

12. The number of households included in the question 11 data (i.e. excluding backdated households)

421 households*

13. Among households in the second-highest priority band who were rehoused in financial year 2024/25 (and thus left the social housing register), the average time (in days) they had been in the second-highest priority band for at the time they were rehoused

421 days

14. The number of households included in the question 13 data

241 households

15. The question 13 figure excluding backdated households

421 days*

16. The number of households included in the question 15 data (i.e. excluding backdated households)

241 households*

**N.B. Please be advised Berneslai Homes do not artificially backdate priority, therefore all data for questions "excluding" backdated households is the same as data provided for the total wait time and total number of households.*

827 31/10/2025

1. **Two-bedroom bungalows and flats (without restrictions)**

o How many such properties does Berneslai Homes have for rent in these areas?

Two-bedroom bungalows (general purpose): 0

Two-bedroom flats (general purpose): 19

o Between April 2023 and September 2025, how many of these properties have been allocated to new tenants?

Two-bedroom bungalows (general purpose): N/A

Two-bedroom flats (general purpose): 2

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- o Of those allocations, how many were to a **single individual with a young child**?

Two-bedroom bungalows (general purpose): N/A

Two-bedroom flats (general purpose): 2

- o Of those allocations, how many were **first-choice allocations**?

We do not understand this phrase. Both of the two-bedroom flats were let via our choice based lettings scheme which meant they were advertised and the applicants bid.

2. **One-bedroom houses**

- o How many one-bedroom houses does Berneslai Homes have in these areas?

Berneslai Homes manages 23 one-bedroom houses across both Monk Bretton and Cundy Cross.

- o Of these, how many are **unrestricted properties**?

All 23 one-bedroom houses are unrestricted properties.

- o Since **April 2023**, how many of these one-bedroom properties have been allocated to a single individual with a young child?

0 lettings made to a single individual with a young child as we determine that this is a family and they require 2 bedrooms.

828 31/10/2025

1. **Flats advertised under medical need or age restrictions**

- o Between **April 2023 and September 2025**, how many **1-bedroom or 2-bedroom flats** above ground floor (i.e. first floor or above) have been advertised:

a) Under “medical need”

b) With an “over 40” or “over 60” restriction

Please provide this information broken down as follows:

- o Barnsley as a whole
- o Monk Bretton (individually)
- o Cundy Cross (individually)

N.B. Please note that the provided data is for tenancies starting in the period asked, and not advertised.

	1 bed: General needs	1 bed: 40 or Medical	1 bed: 60 or Medical	1 bed: 60 first, and then consider over 40 medical	1 bed: over 60	2 bed: General needs	2 bed: 40 or Medical	2 bed: 60 or Medical	2 bed: 60 first, and then consider over 40 medical	2 bed: over 60
Cundy Cross	0	0	0	0	0	0	0	0	0	0
Monk Bretton	0	0	0	0	0	2	0	0	0	0
Barnsley as a whole	92	21	20	5	17	92	16	14	2	0

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2. **Allocations not meeting occupancy requirements**

o In the same period (April 2023 – September 2025), how many 1-bedroom or 2-bedroom houses, flats, and bungalows have been allocated to applicants who did not meet the official occupancy requirements (for example, one person allocated to a 3-bedroom house)?

N.B. Please note this data has been split between for the 23/24 financial year and then from April 2024 when the new lettings policy came in to effect.

To note that until 1st April 2024 when the current policy became effective we allowed 1 spare bedroom in a house and we did not have underoccupancy rules in 1 and 2 bed flats and bungalows. Under the current policy (effective 1st April 2024) we do not allow spare bedrooms in houses but we still do not have underoccupancy rules in 1 and 2 bed flats and bungalows.

Also please be advised there are some lettings in 2024/25 where the bid and offer were made under the old policy as the vacancy was advertised before the change in policy.

The following provided data is for the whole of Barnsley as your request did not ask for this question response to be broken down into areas.

	1 bed house	2 bed house	1 bed bungalo w	2 bed bungalo w	1 bed flat	2 bed flat
Old Policy						
No let in 23/24	1	60	77	58	70	43
No let with outside of policy underoccupancy 23/24	0	0	0	0	0	0
	1 bed house	2 bed house	1 bed bungalo w	2 bed bungalo w	1 bed flat	2 bed flat
New policy						
No let April 24 to 17-Oct 2025	8	171	242	201	282	161

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		No let with outside of policy under occupancy April 2024 to 17 Oct 2025	0	5*	0	0	0	0
*All of which were offers made under the previous policy which allowed under occupation								

829	31/10/2025	<p><u>Since the introduction of the new Housing Policy in 2024 (designed by Barnsley Council and applied by Berneslai Homes), I would like to know:</u></p> <p>1. On how many occasions has a “reasonable adjustment” been made to the Housing Policy pursuant to the Equality Act 2010?</p> <p>Under the terms of Berneslai Homes’ reasonable adjustment policy we make reasonable adjustments on an individual basis. There is no defined list of reasonable adjustments and these depend upon the individuals’ needs. More information about reasonable adjustments can be found on the Berneslai Homes website here: https://www.berneslaihomes.co.uk/your-home-and-estate/managing-your-tenancy/reasonable-adjustments/</p> <p>We can however advise regarding Assisted Bidding which allows Berneslai Homes to apply for homes on an applicants’ behalf. This can be put in place if applicants who are registered for rehousing are unable to make bids for available homes through the advert cycle, are using a public PC at a local library, and have no third party support. Berneslai Homes have a total of 206 applicants registered for Assisted Bidding.</p> <p>2. For each occasion, please confirm the section of the Equality Act 2010 under which the reasonable adjustment was made (for example, Section 20: Duty to make reasonable adjustments).</p> <p>The Equality Act 2010 is the legislative framework that protects the rights of individuals and to advance equality of opportunity for all. Information on how Berneslai Homes complies can be found in the Reasonable Adjustment policy published on our website. As mentioned in response to question 1 any reasonable adjustments are made on an individual basis, and there is no defined list of reasonable adjustments. We advise this data is not centrally recorded.</p>
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856	29/10/2025	<p><u>"Placement of tenants in Elderley and Sheltered Housing."</u> Exemption: 40(5B)(a)(i)</p>
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859	04/11/2025	<p>1. The total number of properties that have been directly allocated to applicants without being publicly advertised through the Choice Based Lettings (CBL) system. The total number of properties allocated without CBL advertising is 111 properties</p> <p>2. Please break these figures down into two parts:</p>
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a) Allocations made under the previous allocations policy (before the introduction of the most recent policy).

b) Allocations made under the current allocations policy (after the policy change).

This has been broken down as follows:

Financial year	Band 1	Band 2	Band 3	Band 4	Total	Policy
2020/21	12	1	3	0	16	Former policy
2021/22	7	1	1	1	10	Former policy
2022/23	6	2	0	0	8	Former policy
2023/24	17	5	0	0	22	Former policy
2024/25	17	9	0	0	26	Current policy effective 01/04/25
2025/26*	14	15	0	0	29	Current policy 01/04/25

*Current Policy (from 1st April 2025 to 10th November 2025)

3. For each category above, please also include the banding of the applicants at the time of allocation (e.g., Band 1, Band 2, etc.).

Included in tables above (Bands 1–4 for each financial year). The date the new policy came into effect is listed above.

860 04/11/2025

I would like to request the following data relating to housing allocations in the Monk Bretton and Cundy Cross areas:

1. Since April 2020, how many properties in Monk Bretton and Cundy Cross have been allocated to applicants in Band 1 & Band 2 – Social and Welfare priority?

Please refer to the table below showing lettings by Band 1 and Band 2 for all reasons for each financial year. Figures in brackets for 2024/25 and 2025/26 indicate the number of Band 1 and Band 2 applicants housed where the main priority reason was Social and Welfare.

Prior to 2024/25, we operated a composite assessment policy and did not record separately the main reason for awarding priority.

Year	Band 1 Monk	Band 1 Cundy	Band 2 Monk	Band 2 Cundy	Total
2020/21	19	1	12	1	33
2021/22	17	1	20	1	39
2022/23	18	2	6	0	26
2023/24	22	1	5	0	28
2024/25	20 (0)	1 (0)	11 (1)	0 (0)	32
2025/26	8 (0)	2 (0)	4 (0)	0 (0)	14
Total	104	8	58	2	172

2. For the same period (April 2020 to present), please provide the year-on-year number of applicants who were on the waiting list for Monk Bretton and Cundy Cross who had Band 1 & Band 2 – Social and Welfare priority at each year point (e.g., April 2020, April 2021, April 2022, etc.).

Unfortunately, this data cannot be provided as the waiting list changes daily due to new applications joining and leaving the register, applicant priority and reasons, areas requested and application status. This would require significant manual analysis and may still not be accurate.

We can provide a count of applicants who have requested a specific area by priority band as of 10th November 2025. These figures include all applicants and not just those with social and welfare priority. These figures are below:

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	All waiting list	All waiting list	Number	Number
Band 1	123	4	45	60
Band 2	707	159	143	258
Band 3	611	120	156	236
Band 4	2267	n/a	685	1008

Further information that we can provide if requested or information that is publicly available:

A snapshot of the housing register as of 1 April 2025, which includes counts by priority band and reason for priority award allocation (this would not be by area applicant is interested in as this is a complex report which we would need to develop).

Data on average bids per property for vacancies let in Monk Bretton and Cundy Cross since 2020/21, which demonstrates demand. This is publicly available for the last two years via the Homechecker tool: <https://www.berneslaihomes.co.uk/housing-demand-tool/>

888 **22/12/2025** **(a) the total number of households on the housing register in your local authority [as per Item cc1a of the Local Authority Housing Statistics return] and**

(b) the number of households on the housing register in your local authority for which the lead tenant is aged 16 to 24 inclusive, on the following dates: 31st of March 2025, 31st of March 2024, 31st of March 2023.

Please be advised Berneslai Homes does not hold a detailed breakdown by age for 2023, however, we have provided the data below for 2024 and 2025

Total on register as of 31st March 2024:

5901 of which **4512** were not existing social housing tenants

Total aged 16 – 24:

714 of which **634** were not existing social housing tenants

Total on register as of 31st March 2025:

4250 of which **3184** were not existing social housing tenants

Total aged 16-14:

454 of which **51** were not existing social housing tenants

*NB The total figures will differ from cc1a of the Local Authority Housing Statistics return **and** include the size of the register including transfers and the size excluding existing social housing tenants.*