

Berneslai Homes - Freedom of Information 2024-2025: Lettings

582	03/05/2024	How many vacant council homes, including void properties do you currently have to date?
		323 (as of 23.04.2024)
		How many of these properties have been vacant for longer than 3 months?
		222 (as of 23.04.2024)
		How many of these properties have been vacant for longer than 6 months?
		134 (as of 23.04.2024)
		How many of these properties have been vacant for longer than 1 year?
		30 (as of 23.04.2024)
		How many people do you currently have to date on your current council housing waiting list?
		5765 (as of 31.03.2024)
		How many homeless families and or individuals have you received from London boroughs (out of area rehousing) in the last 5 years (2019, 2020, 2021, 2022, 2023)
		None (information provided by Barnsley Council)

2.C How many people that declared themselves homeless to your council in the last year, were not deemed a priority need and therefore were not accepted onto your council housing waiting list?

The Council does not restrict people from joining the waiting list because they are not in priority need. Eligibility criteria to join the waiting list is publicly available here:
<https://www.berneslaihomes.co.uk/media/liljher/lettings-policy-april-2024.pdf> (information provided by Barnsley Council)

589	21/05/2024	Could you please tell me why so many houses are being left empty in Lundwood?
		As of 08/05/2024 there are 2 empty council properties in Lundwood. There are a further 2 properties “on notice” and will become empty in the next month. The properties currently empty are undergoing repair work prior to being relet and will be offered by the Choice Based Lettings system when ready.
		Could you please tell me why Barnsley people on the housing register are not being placed in these homes?
		These homes will be let via the Choice Based Lettings system to people on the waiting list. As we have had some delays to repair works on empty homes we typically do not offer properties until we have a good estimation of the date it will be ready for occupation, this is the same for all areas of Barnsley.
		Barnsley has an extensive housing list, could I see the refusals of Barnsley people rejecting these properties?
		Of these properties in Lundwood none have been refused.

Berneslai Homes - Freedom of Information 2024-2025: Lettings

Could I have the number of Barnsley residents waiting to be housed?

As of 08/05/24 there were 5,775 on the waiting list, 5,330 of these from Barnsley and 445 from outside Barnsley with an assessed local connection.

602	14/06/2024	1. Total Number of Homes: The total number of residential properties for which the Council holds the leasehold from 2016 to the present.		
		Financial Year	No. properties	Annual Revenue (£)
		2015-16	309	19578.95
		2016-17	315	32813.91
		2017-18	329	46176.39
		2018-19	335	42312.35
		2019-20	340	43137.09
		2020-21	339	36927.38
		2021-22	345	59959.35
		2022-23	348	45675.35
		2023-24	350	68111.61

609	21/06/2024	• What is the waiting list for social housing in your Local Authority for each financial year since 2015/16?	
		Year	Social housing waiting list length
		2015/16	6884
		2016/17	6759
		2017/18	6821
		2018/19	7232
		2019/20	8181
		2020/21	7400
		2021/22	8329
		2022/23	9779
		2023/24	5765
		• What is the longest time (in days) that someone has been on your social housing waiting list as it stands?	
		As of 12/06/2024 the longest length of time spent on the housing waiting list is 11,714 days.	
		• What is your net loss or gain of the number of social homes in your Local Authority for each financial year since 2015/16?	
		Year	Net loss / gain of social homes
		2015/16	-102
		2016/17	-114
		2017/18	-111
		2018/19	-107
		2019/20	-71

Berneslai Homes - Freedom of Information 2024-2025: Lettings

		2020/21	-65
		2021/22	-169
		2022/23	-99
		2023/24	-87

620	12/07/2024	<p>How many bungalows unallocated or empty throughout the borough?</p> <p>As of 03/07/24 Berneslai Homes have 102 bungalows which are empty (including those under offer and those empty but not allocated).</p>
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632	08/08/2024	Number of vacant homes:																				
		As of 24/07/24 Berneslai Homes had a total of 396 empty council properties.																				
		Reasons for vacancy:																				
		Of our 396 vacant properties:																				
		-69 are on offer to applicants,																				
		-21 are decant properties,																				
		-306 are awaiting void completion (routine void work, major works, and adaptations)																				
		Waiting list size:																				
As of 24/07/24 Berneslai Homes had 5720 Applicants on the waiting list.																						
Waiting list length:																						
We have provided an average for available data from 2015/16 to 2023/24 financial years for the number of people on our waiting list, as no timeframe has been provided to otherwise calculate an average for our waiting list.																						
<table><tr><th>Financial Year</th><th>Number of people on the waiting list</th></tr><tr><td>2015/16</td><td>6884</td></tr><tr><td>2016/17</td><td>6759</td></tr><tr><td>2017/18</td><td>6821</td></tr><tr><td>2018/19</td><td>7232</td></tr><tr><td>2019/20</td><td>8181</td></tr><tr><td>2020/21</td><td>7400</td></tr><tr><td>2021/22</td><td>8329</td></tr><tr><td>2022/23</td><td>9779</td></tr><tr><td>2023/24</td><td>5765</td></tr><tr><td>Average</td><td>7461</td></tr></table>	Financial Year	Number of people on the waiting list	2015/16	6884	2016/17	6759	2017/18	6821	2018/19	7232	2019/20	8181	2020/21	7400	2021/22	8329	2022/23	9779	2023/24	5765	Average	7461
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Berneslai Homes - Freedom of Information 2024-2025: Lettings

650	23/08/2024	<p>“The Areas of Temporary Housing Accommodations in Barnsley”</p> <p>We cannot disclose their localities due to the risk that Berneslai Homes could endanger the life of a resident if we revealed the locations of such properties. Under the Freedom of Information Act of 2000, we have therefore applied Exemption Section 38, which provides an exemption from disclosing information held, that if doing so would or would be likely to endanger the physical or</p>
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666	28/10/2024	How many Berneslai Homes in the Rockingham ward are empty on 1st October 2024?	
		In Rockingham ward there were 22 empty properties.	
		How many applicants are on the waiting list at Berneslai homes in each band on the 1st October 2024?	
		Housing band	Number of applicants
		Band 1	145
		Band 2	768
		Band 3	721
	Band 4	3419	

667	29/10/2024	<p>Average waiting time for homeless applicants on the housing register in priority banding.</p> <p>The average number of days for an applicant with homeless priority on the housing register to be rehoused is 115 days.</p> <p>This average is based on data collected from this financial year (2024/2025) until the 25th October 2024.</p>
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668	28/10/2024	<p>1. The total number of council homes completed each year from April 2021 to the present.</p> <table> <tr> <th>Financial Year</th><th>Council New Build - Social Rent</th><th>Council Acquisitions for Social Rent</th></tr> <tr> <td>2021/22</td><td>0</td><td>14</td></tr> <tr> <td>2022/23</td><td>7</td><td>2</td></tr> <tr> <td>2023/24</td><td>27</td><td>7</td></tr> <tr> <td>Total</td><td>34</td><td>23</td></tr> </table> <p>2. The number of these homes currently available for occupancy.</p> <p>0 of the above properties are currently available for occupancy as of 22/10/2024.</p> <p>3. The council's target for the number of homes to be completed per year during this period.</p> <p>There is not a specific annual target for council housing delivery for Berneslai Homes and Barnsley Council.</p>	Financial Year	Council New Build - Social Rent	Council Acquisitions for Social Rent	2021/22	0	14	2022/23	7	2	2023/24	27	7	Total	34	23
Financial Year	Council New Build - Social Rent	Council Acquisitions for Social Rent															
2021/22	0	14															
2022/23	7	2															
2023/24	27	7															
Total	34	23															

681	28/11/2024	<p>1. The number of applicants on your council housing waiting list by property type:</p>
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Berneslai Homes - Freedom of Information 2024-2025: Lettings

- Accessible property –

We do not record this information centrally and therefore cannot report on this data for an FOI Request.

- 1-bed property

- 2-bed property

- 3-bed property

- 4-bed property

- 5+ bed property

Information is produced as of 19th November 2024 and shows the number of applicants per minimum bedroom requirements and designation by priority banding.

	Number of applicants per Band			
Minimum bedrooms required inc. designation	Band 1	Band 2	Band 3	Band 4
Minimum 1 bedroom requirement. General needs.	47	84	153	1353
Minimum 1 bedroom requirement. Elderly or medical need.	22	217	207	466
Minimum 2 bedroom requirement. General needs.	40	170	204	979
Minimum 2 bedroom requirement. Elderly or medical need.	7	70	44	76
Minimum 3 bedrooms requirement. General needs.	15	153	101	454

Berneslai Homes - Freedom of Information 2024-2025: Lettings

Minimum 3 bedrooms requirement. Elderly or medical need.	3	23	11	21
Minimum 4 bedroom requirement. General need.	7	83	25	145
Minimum 4 bedroom requirement. Medical or elderly.	4	9	1	11
2. The average waiting time for each property type listed below: - Accessible property - 1-bed property - 2-bed property - 3-bed property - 4-bed property - 5+ bed property Information is produced as of 19th November 2024 and shows the number of days waiting across all priority bands by number of bedrooms, this data is based off lettings made between April 2024 and November 2024. Please note that priority housing applicants will be housed sooner than the average number, see table in answer to question 3 for average wait time per priority band.				
No. of bedrooms		Average number of days		
Accessible property		Data not available		
1 to 2 bedroom houses		280 days		
3 bedrooms houses		233 days		
4+ bedroom houses		466 days		
1 bed bungalow		314 days		
2 bed bungalow		542 days		
3 bed bungalow		698 days		
1 bed lower flat		291 days		

Berneslai Homes - Freedom of Information 2024-2025: Lettings

	1 bed upper flat	311 days		
	2 bed lower flat	248 days		
	2 bed upper flat	517 days		
	Bedsit	300 days		
	3. If possible, please provide additional insights or typical ranges for waiting times based on priority needs or location preferences. If this information is unavailable in full, kindly provide partial or approximate data along with any relevant explanations for the limitations.			
The below table shows the average wait time per priority band from April 2024 to October 2024.				
	Band	Number of lets April to October 2024/25	Average wait time in days	
	Band 1	208	135	
	Band 2	117	470	
	Band 3	26	656	
	Band 4	36	814	

685	28/11/2024	How many Berneslai Homes in the Rockingham ward are empty on 1st November 2024?	
		As of the 1st November there are 32 Void properties within the Rockingham area.	
		How many applicants are on the waiting list at Berneslai homes in each band on the 1st November 2024?	
		Housing band	Number of applicants
		Band 1	145
		Band 2	768
		Band 3	724
		Band 4	3422

690	18/12/2024	Please confirm how many council/social houses that the council currently holds.	
		As of 02/12/2024 Berneslai Homes manages 17948 properties on behalf of Barnsley Council.	
		Please also confirm how many of these properties are allocated to Refugee tenants.	
		Berneslai Homes does not record information relating to immigration status, only rehousing reasons. Refugees and asylum seekers would be classified as “homeless” on our systems so we cannot provide statistics specific to your request.	

691	24/12/2024	How many Berneslai Homes in the Rockingham ward are empty on 1st December 2024?	
		As of December 2024 there have been 23 empty properties in the Rockingham Ward.	
		How many applicants are on the waiting list in the Rockingham ward at Berneslai homes in each	

Berneslai Homes - Freedom of Information 2024-2025: Lettings

		band on the 1st December 2024?										
		As of December 2024 the following number have been on the Housing Register for the Rockingham Ward by priority band.										
		<table><tr><th>Band</th><th>Number</th></tr><tr><td>Band 1</td><td>9</td></tr><tr><td>Band 2</td><td>34</td></tr><tr><td>Band 3</td><td>63</td></tr><tr><td>Band 4</td><td>194</td></tr></table>	Band	Number	Band 1	9	Band 2	34	Band 3	63	Band 4	194
		Band	Number									
		Band 1	9									
		Band 2	34									
		Band 3	63									
Band 4	194											
How many Berneslai Homes in the borough are empty on 1st December 2024?												
As of December 2024 there have been 301 empty properties across the borough.												

697	05/01/2025	<p>Rockingham Ward:</p> <p>How many asylum seekers who came via the legal route have been placed in Berneslai Homes houses in 2024?</p> <p>How many asylum seekers who came via the illegal route have been placed in Berneslai Homes houses in 2024?</p> <p>Barnsley Borough:</p> <p>How many asylum seekers who came via the legal route have been placed in Berneslai Homes houses in 2024?</p> <p>How many asylum seekers who came via the illegal route have been placed in Berneslai Homes houses in 2024?</p> <p>How much money do these asylum seekers legal and illegal, cost the local tax payers?</p> <p>What is the average waiting time for asylum seekers legal and illegal, have to wait for housing in Barnsley Borough?</p> <p>Berneslai Homes does not record information relating to immigration status, only rehousing reasons. Our policy sets out the criteria in which a person must meet to be eligible to join the Barnsley Homeseeker Scheme. Refugees and asylum seekers would be classified as “homeless” on our systems so we cannot provide statistics specific to your request.</p>
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702	13/01/2025	<p>1. Does your local authority routinely consider people living with HIV to have a priority need for social housing?</p> <p>a) – What criteria do you use to determine whether a person living with HIV has a priority need for social housing?</p> <p>b) – Do you use the MHCLG “Homelessness code of guidance for local authorities” to assess whether a person living with HIV has a priority need for social housing?</p> <p>2. Does your local authority have the sufficient time and resources to assess the priority need for social housing of a person living with HIV?</p> <p>3. Are there further resources or guidance that do not currently exist that would help your local authority assess if a person living with HIV had a priority need for social housing?</p> <p>Under the Barnsley Council Lettings Policy, specific medical issues are not specified. When assessing priority for rehousing we assess:</p>
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Berneslai Homes - Freedom of Information 2024-2025: Lettings

- A person's ability to resolve their housing needs in different ways (i.e., affordability, adaptations, support services and so on)
 - Whether rehousing will resolve their housing need or reduce risk,
 - A person's distance from support, work, education, and their ability to travel.
- Whether the applicant has intentionally made their circumstances worse

We do not have specific mention of HIV within our policy.

The following excerpt is from our Lettings Policy Procedure, stating how Berneslai Homes allocates properties based on medical need:

Health Priority 1 (Band 1 Need)

*This priority must only be awarded if the person has a **high risk of significant and immediate harm** in their existing home. This could include:*

- People who are bed blocking at medical facilities
- People that have been referred on an Occupational Therapists' recommendation which we conclude meets this priority.
- People that have been sectioned under the Mental Health Act, whose home proposes a **serious risk** should they stay there

Health Priority 2 (Band 2 Need)

This priority will be awarded to people with high level and permanent medical need, or high-level mental health issues. They will be at high risk in the immediate future and their current housing is having a detrimental impact on their health, which will be reduced or eliminated by re-housing.

This could include:

- People sleeping downstairs with no access to toilet or bathing facilities
- People that are unable to use stairs in their current property and needing assistance on or off a stairlift
- People that have been referred on an Occupational Therapists' recommendation which we conclude meets this priority.
- People that are unable to use installed adaptations independently
- People whose current property and/or location present a **serious risk** to their mental health and where it can be evidenced that attempts to address the issue in their current property are not alleviating the situation.

People with minor health issues affected by their current living arrangements (Band 3 Need)

This category includes people with a minor level of permanent physical need or minor level mental health issues. They will be at minor risk in the immediate future and their current housing is having an impact on their health.

- People that have been referred on an Occupational Therapists' recommendation which we conclude meets this priority.

People with health issues but where rehousing would not alleviate or reduce their risk (Band 4)

This category is for applicants where any health problems are not affected by their current housing or where there is low level need, but applicants are suitably housed or where there is a medical need, but it can be met with minor adaptations (e.g., grab rails) or where moving is the preference of the applicant and would not significantly improve their health/ home situation. Applicants in these cases will be placed in Band 4.

Berneslai Homes - Freedom of Information 2024-2025: Lettings

Examples are:

- No medical problems, or despite any medical conditions, the applicant can manage any accommodation.
- The applicant is already in suitable accommodation to meet their health needs and where there are no access problems with their current property and the applicant is wanting similar accommodation to the property that they already live in.
- Any medical need for re-housing can be solved by the provision of a ramp.
- A household member has a medical condition which may deteriorate in the future and is requesting re-housing to meet this anticipated need but where there is no evidence to suggest present risk.
- Where mental health issues are not directly linked to their housing situation.
- Where a member of the household may have a medical condition but have no, or low level, limitations in their current accommodation.

Any decision relating to homelessness duties are assessed by the Barnsley Council Housing

722	18/03/2025	<p>1. A list of all the different priority “bands” (or levels, or categories) in the council’s social housing register/waiting list, and the current criteria for inclusion in each band</p> <p>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.</p> <p>Lettings Policy</p>										
		<p>2. The number of people currently in each priority band</p> <table><tr><th>Priority Band</th><th>Number of applicants*</th></tr><tr><td>Band 1</td><td>129</td></tr><tr><td>Band 2</td><td>889</td></tr><tr><td>Band 3</td><td>670</td></tr><tr><td>Band 4</td><td>2563</td></tr></table> <p>*As of 1st April 2025</p>	Priority Band	Number of applicants*	Band 1	129	Band 2	889	Band 3	670	Band 4	2563
Priority Band	Number of applicants*											
Band 1	129											
Band 2	889											
Band 3	670											
Band 4	2563											
		<p>3. The average time the people in each priority band have been on the social housing register/waiting list (regardless of whether they have changed priority band during that time)</p> <p>Please be advised the provided averages are based on the received date of applications (up to 1st April 2025), and is not based specifically on time in the priority band.</p> <table><tr><th>Priority Band</th><th>Average time spent on the waiting list</th></tr><tr><td>Band 1</td><td>630 days</td></tr><tr><td>Band 2</td><td>698 days</td></tr><tr><td>Band 3</td><td>1071 days</td></tr><tr><td>Band 4</td><td>926 days</td></tr></table>	Priority Band	Average time spent on the waiting list	Band 1	630 days	Band 2	698 days	Band 3	1071 days	Band 4	926 days
Priority Band	Average time spent on the waiting list											
Band 1	630 days											
Band 2	698 days											
Band 3	1071 days											
Band 4	926 days											
		<p>4. The predicted/likely waiting time to secure social housing for anyone newly joining each priority band</p> <p>Please find this information publicly available as part of Berneslai Homes’ Housing Demand Tool which can be found on the Berneslai Homes website. The Housing Demand Tool can provide average wait times by property type, area, and banding.</p> <p>Housing Demand Tool</p>										
		<p>The following question only applies to councils with responsibilities for carrying out housing repairs:</p>										

Berneslai Homes - Freedom of Information 2024-2025: Lettings

		<p>5. Please list all housing repair jobs concerning broken communal lifts since January 2023 – in each case, please state the location (individual tower block/housing development), whether the council classes the block/development in question as being accessible for disabled people, what the problem was, and how long it took for it to be fixed. Successive broken lifts at the same location should be listed separately.</p> <p>Please find attached a list of all repair jobs for communal lifts since January 2023 with available notes from our repair system. We advise that all buildings with communal lifts, which are included in the attached, are considered to be accessible for disabled people.</p>
726	27/03/2025	<p>1. The average time the households 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)</p> <p>As of the 1st April 2025 applicants in band 1 priority have been in this priority band for an average of 210 days.</p> <p>2. The average time the households 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)</p> <p>As of the 1st April 2025 applicants in band 2 priority have been in this priority for an average of 507 days.</p> <p>3. Among households in the highest priority band who were rehoused in calendar year 2024 (and thus left the social housing register), the average time they had been in the highest priority band for at the time they were rehoused</p> <p>Of band 1 applicants who were housed during the calendar year 2024, the average time they were in band 1 until they were housed was 164 days.</p> <p>4. Among households in the second-highest priority band who were rehoused in calendar year 2024 (and thus left the social housing register), the average time they had been in the second-highest priority band for at the time they were rehoused</p> <p>Of band 2 applicants who were housed during the calendar year 2024, the average time they were in band 2 until they were housed was 455 days.</p>